



MULTI-FAMILY FINANCE PRODUCTION DIVISION

2005 HTC APPLICATION LOG

Texas Department of Housing and Community Affairs

05000: Snyder Housing Venture, Ltd.

A. General Project Information

Project Location: 100 East 37th ST. City: Snyder County: Scurry Region: 2
Total Units: 39 Total LI Units: 39 Activity\*: NC/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$30,658
Set Asides: [ ] Non-Profit [x] At-Risk [x] USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Snyder Housing Venture, Ltd.; James Brawner, (512) 331-5173

Applicant/Principals (Entity Name, Contact):

Snyder Housing Venture, Ltd. James Brawner
Johnny L. Melton Johnny L. Melton
Sandy Melton Sandy Melton

Development Team (Entity, Contact Name, Phone):

Developer: Johnny L. Melton, Johnny L. Melton, (361) 758-0250 Housing GC: Mid-Coast Property Management, Inc., Johnny L. Melton, (361) 758-0250
Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A
Appraiser: West Texas Appraisal Associates, Clint Bumgardner, (915) 692-5039 Property Manager: Mid-Coast Property Management, Inc., Johnny L. Melton, (361) 758-0250
Originator/UW: N/A, N/A Cost Estimator: N/A, N/A
Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Engineer: EL Investment Consultants, James Brawner, (512) 331-5173
Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150
Syndicator: TBD, N/A Supp. Services: N/A, N/A

C. Scoring Information

First Review: , Reviewed on
Second Review: , Reviewed on

Table with 6 columns: QAP Category, Requested, Awarded, QAP Category, Requested, Awarded. Rows 1-13 and summary rows for App Deficiency Points Lost, Total Points Requested, and Total Points Awarded.

\* Points were awarded by the Department and were not eligible for self-score.

**05000: Snyder Housing Venture, Ltd. Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** This is a Rural Rescue Award.

**Credit Amount Allocated by Board:** \$30,463

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05001: Mountainview Apartments**

**A. General Project Information**

Project Location: 801 North Orange Rd. City: Alpine County: Brewster Region: 13  
 Total Units: 56 Total LI Units: 56 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$66,861  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Alpine Mountainview, Ltd.; James Brawner, (512) 331-5173

**Applicant/Principals (Entity Name, Contact):**

Alpine Mountainview, Ltd. James Brawner  
 Gary L. Kersch Gary L. Kersch  
 Doublekaye Corporation Gary L. Kersch  
 M. Laure Kersch M. Laure Kersch

**Development Team (Entity, Contact Name, Phone):**

Developer: Doublekaye Corporation, Gary L. Kersch, (512) 331-5173 Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
 Infrastructure GC: N/A, N/A, Market Analyst: N/A, N/A,  
 Appraiser: USDA-RD Appraisal, N/A, Property Manager: Town & Country Management Company, Richard Hampton, (512) 249-9887  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Engineer: EL Investment Consultants, James Brawner, (512) 331-5173  
 Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
 Syndicator: TBD, N/A, Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	194	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0			
12	0	6			
13	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	0
				<b>Total Points Awarded:</b>	200

\* Points were awarded by the Department and were not eligible for self-score.

**05001: Mountainview Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** This is a Rural Rescue Award.

**Credit Amount Allocated by Board:** \$66,861

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05002: Villa Apartments**

**A. General Project Information**

Project Location: Golf Course Southeast Rd. City: Marfa County: Presidio Region: 13  
 Total Units: 24 Total LI Units: 24 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$32,432  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Marfa Villa, Ltd.; James Brawner, (512) 331-5173

Applicant/Principals (Entity Name, Contact):

Marfa Villa, Ltd. Gary L. Kersch  
 Doublekaye Corporation Gary L. Kersch  
 M. Laure Kersch M. Laure Kersch

Development Team (Entity, Contact Name, Phone):

Developer: Doublekaye Corporation, Gary L. Kersch, (512) 331-5173

Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250

Infrastructure GC: N/A, N/A,

Market Analyst: N/A, N/A,

Appraiser: USDA-RD Appraisal, N/A,

Property Manager: Town & Country Management Company, Richard Hampton, (512) 249-9887

Originator/UW: N/A, N/A,

Cost Estimator: N/A, N/A,

Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200

Engineer: EL Investment Consultants, James Brawner, (512) 331-5173

Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244

Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150

Syndicator: TBD, N/A,

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: , Reviewed on

Second Review: , Reviewed on

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	0	194	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0			
12	0	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	200	

\* Points were awarded by the Department and were not eligible for self-score.

## 05002: Villa Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** This is a Rural Rescue Award.

**Credit Amount Allocated by Board:** \$32,432

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05003: Oasis Apartments**

**A. General Project Information**

Project Location: 1501 N. Marshall Road City: Fort Stockton County: Pecos Region: 12  
 Total Units: 56 Total LI Units: 56 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$45,024  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Fort Stockton Oasis, Ltd.; James Brawner, (512) 331-5173

**Applicant/Principals (Entity Name, Contact):**

Fort Stockton Oasis, Ltd. Gary L. Kersch  
 Gary L. Kersch Gary L. Kersch  
 Doublekaye Corporation Gary L. Kersch  
 M. Laure Kersch M. Laure Kersch

**Development Team (Entity, Contact Name, Phone):**

Developer: Doublekaye Corporation, Gary L. Kersch, (512) 331-5173 Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
 Infrastructure GC: N/A, N/A, Market Analyst: N/A, N/A,  
 Appraiser: USDA-RD Appraisal, N/A, Property Manager: Town & Country Management Company, Richard Hampton, (512) 249-9887  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Engineer: EL Investment Consultants, James Brawner, (512) 331-5173  
 Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
 Syndicator: TBD, N/A, Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	0	194	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0			
12	0	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	200	

\* Points were awarded by the Department and were not eligible for self-score.

**05003: Oasis Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** This is a Rural Rescue Award.

**Credit Amount Allocated by Board:** \$55,422

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05004: Samuel's Place**

**A. General Project Information**

**Project Location:** Southeast Corner of Samuel's Ave. and Poindexter St.      **City:** Fort Worth      **County:** Tarrant      **Region:** 3

**Total Units:** 36    **Total LI Units:** 36    **Activity\*:** NC    \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation    **Credits Requested:** \$309,858

**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Samuel's Avenue, LP; Barbara Holston, (817) 332-8614

**Applicant/Principals (Entity Name, Contact):**

Housing Authority of the City of Fort Worth	Barbara Holston
Samuel Avenue, LP	Barbara Holston
Pioneers of Samuels, LLC	Barbara Holston
Fort Worth Affordability, Inc	Barbara Holston

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Carleton Development, Ltd./Housing Authority FTW, R. David Kelly, (972) 980-9810

**Housing GC:** Carleton Development, Ltd., Neal R. Hildebrandt, (972) 980-9810

**Infrastructure GC:** Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810

**Market Analyst:** Integra Realty Resources, Charles Bissell, 972-960-1222

**Appraiser:** Appraisal Services, Inc., Kenneth Huffman, (817) 335-5757

**Property Manager:** Lincoln Property Company, Joyce Eldredge, (214) 890-5000

**Originator/UW:** Red Capital Group, David Martin, (614) 857-1428

**Cost Estimator:** N/A, N/A,

**Architect:** James, Harwick & Partners, Ron Harwick, (214) 363-5687

**Engineer:** N/A, N/A,

**Attorney:** Coats, Rose, Yale, Ryman, & Lee, Barry Palmer, (713) 653-7395

**Accountant:** Thomas V. Stephan and Company, Tom Katopody, (817) 424-2437

**Syndicator:** Red Capital Group, David Martin, (614) 857-1428

**Supp. Services:** Housing Authority of the City of Fort Worth, Barbara Holston, (817) 332-8614

**C. Scoring Information**

**First Review:** Emily, Reviewed on 3/14/2005

**Second Review:** Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	155	
			<b>Total Points Awarded:</b>	155	

\* Points were awarded by the Department and were not eligible for self-score.

## 05004: Samuel's Place Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$254,842

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/27/2005	Brenda Hull	Underwriting	Barbara Holston, Jeff Fulle	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Conversation to discuss current status of underwriting reports and possible options for rent restrictions.					
6/28/2005	Brenda Hull	Underwriting	David Kelly, Jeff Fullenche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discuss rent schedule for 05005, Cambridge Courts.					

**05005: Cambridge Courts**

**A. General Project Information**

**Project Location:** 8124 Calmont Ave. **City:** Fort Worth **County:** Tarrant **Region:** 3  
**Total Units:** 330 **Total LI Units:** 330 **Activity\*:** ACQ/ R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,093,473  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Western Hills Affordable Housing, LP; Barbara Holston, (817) 332-8614

**Applicant/Principals (Entity Name, Contact):**

Housing Authority of the City of Fort Worth Barbara Holston  
 Western Hills Affordable Housing, LP Barbara Holston  
 Western Hills Affordable Housing, GP LLC Barbara Holston  
 Fort Worth Affordability, Inc Barbara Holston

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Carleton Development/Housing Authority of ETW, R. David Kelly/Barbara Holston, (972) 980-9810 **Housing GC:** Carleton Development, Ltd, Neal R. Hildebrandt, (972) 980-9810  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Integra Realty Resources, Charles Bissell, 972-960-1222  
**Appraiser:** Integra Realty Resources, Charles Bissell, (972) 960-1222 **Property Manager:** Lincoln Property Company, Joyce Eldredge, (214) 890-5000  
**Originator/UW:** Red Capital Group, David Martin, (614) 857-1428 **Cost Estimator:** N/A, N/A,  
**Architect:** James, Harwick & Partners, Ron Harwick, (214) 363-5687 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman, & Lee, Barry Palmer, (713) 653-7395 **Accountant:** Thomas V. Stephan and Company, Tom Katopody, (817) 424-2437  
**Syndicator:** Red Capital Group, David Martin, (614) 857-1248 **Supp. Services:** Housing Authority of the City of Fort Worth, Barbara Holston, (817) 332-8614

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/29/2005  
**Second Review:** Ben, Reviewed on 5/1/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	158	
			<b>Total Points Awarded:</b>	158	

\* Points were awarded by the Department and were not eligible for self-score.

## 05005: Cambridge Courts Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$818,995

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/22/2005	Brenda Hull	Underwriting	Jeff Fulenчек	Other	Deficiencies
<b>Description:</b> Discussed deficiency letter sent 6/22/05.					
6/28/2005	Brenda Hull	Underwriting	David Kelly, Jeff Fullenche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discuss rent schedule for 05005, Cambridge Courts.					

**05008: Mathis Apartments II**

**A. General Project Information**

Project Location: 500 West Freeman City: Mathis County: San Patricio Region: 10  
 Total Units: 32 Total LI Units: 32 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Mathis Housing II, LP; Murray A. Calhoun, (225) 775-2584  
 Applicant/Principals (Entity Name, Contact):  
 RD 2000 Development Company, LLC Murray A. Calhoun  
 CVZ Coompany, LLC Murray A. Calhoun

**Development Team (Entity, Contact Name, Phone):**

Developer: Lymac, LLC, Murray A. Calhoun, (504) 561-1172 Housing GC: Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690  
 Infrastructure GC: Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690 Market Analyst: Mitchell Real Estate Appraisals, Paul C. Mitchell, (972) 889-9488  
 Appraiser: Mitchell Real Estate Appraisals, Paul C. Mitchell, (972) 889-9488 Property Manager: MAC-RE, LLC, Murray A Calhoun, (504) 561-1172  
 Originator/UW: Peoples State Bank, Donald B. Wooley, (318) 256-4335 Cost Estimator: Wilmax Construction. LLC, Grant Ethridge, (225) 344-9690  
 Architect: Architecture Associates, Inc., Wayne Holtzclaw, (318) 322-7158 Engineer: N/A, N/A,  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: Bond & Tousignant, CPA, James C. Bond, (318) 323-0717  
 Syndicator: Boston Capital, Josh Gould, (617) 624-8835 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Emily, Reviewed on 3/16/2005  
 Second Review: Shannon, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	0
2*		12	15	0	0
3	16	16	16	4	4
4 (A)	6	6	17 (A)	0	0
4 (B)	14	12	17 (B)	0	0
5 (A)	18	18	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	0	0			
13	4	4			

Total Points Requested:	138
Total Points Awarded:	129

\* Points were awarded by the Department and were not eligible for self-score.

**05008: Mathis Apartments II Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated To be terminated for 2x per Capita on 4/28/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Application Terminated Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Barbara Skinner	LIHTC	Murray Calhoun	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax. Applicant has a question regarding scoring and was referred to JJ.					
1/24/2005	Barbara Skinner	LIHTC	Murray Calhoun	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax. Applicant has a question regarding scoring and was referred to JJ.					

## 05009: Stardust Apartments

### A. General Project Information

**Project Location:** Hwy. 83 & Brazos St.      **City:** Uvalde      **County:** Uvalde      **Region:** 11  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$200,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Uvalde Affordable Housing, LP; Murray A. Calhoun, (225) 775-2584

**Applicant/Principals (Entity Name, Contact):**

RD 2000 Development Company, LLC	Murray A. Calhoun
CVZ Company, LLC	Murray A. Calhoun
Murray A. Calhoun	Murray A. Calhoun

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> Lymac, LLC, Murray A. Calhoun, (504) 561-1172	<b>Housing GC:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690
<b>Infrastructure GC:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9691	<b>Market Analyst:</b> Mitchell Real Estate Appraisals, Paul C. Mitchell, (972)889-9488
<b>Appraiser:</b> Mitchell Real Estate Appraisals, Paul C. Mitchell, (972) 889-9488	<b>Property Manager:</b> MAC-RE, LLC, Murray A. Calhoun, (504) 561-1172
<b>Originator/UW:</b> Peoples State Bank, Donald B. Wooley, (381) 256-4335	<b>Cost Estimator:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690
<b>Architect:</b> Architecture Associates, Inc., Wayne Holtzclaw, (318) 322-7158	<b>Engineer:</b> N/A, N/A,
<b>Attorney:</b> Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707	<b>Accountant:</b> Bond & Tousignant, CPA, James C. Bond, (318) 323-0717
<b>Syndicator:</b> Boston Capital, Josh Gould, (617) 624-8835	<b>Supp. Services:</b> N/A, N/A,

### C. Scoring Information

**First Review:** Teresa, Reviewed on 3/16/2005

**Second Review:** Emily, Reviewed on 3/16/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	16	16	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

**Total Points Requested: 108**

**Total Points Awarded: 108**

\* Points were awarded by the Department and were not eligible for self-score.

**05009: Stardust Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05012: Landa Place**

**A. General Project Information**

Project Location: 800 Landa St. City: New Braunfels County: Comal Region: 9  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$657,317  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): New Braunfels Landa Place Apartments, LP; Lucille Jones, (830) 257-5323

**Applicant/Principals (Entity Name, Contact):**

New Braunfels Landa Place Apartments, LP Lucille Jones  
 New Braunfels Landa Place Apartments, LLC Lucille Jones  
 J. C. Ventures, LLC Lucille Jones

**Development Team (Entity, Contact Name, Phone):**

Developer: New Braunfels Landa Place Builders, LLC, G. Granger MacDonald, (830) 257-5323  
 Infrastructure GC: N/A, N/A, Appraiser: N/A, N/A, Originator/UW: N/A, N/A, Architect: A. Ray Payne, Ray Payne, (512) 343-7239  
 Attorney: J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724  
 Syndicator: Boston Capital, Tom Dixon, (617) 624-8673  
 Housing GC: G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
 Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
 Property Manager: Alpha Barnes Real Estate Services, Mike Clark, (972) 643-3205  
 Cost Estimator: N/A, N/A, Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922  
 Accountant: Resnick, Fedder & Silverman, Dan Worrall, (404) 847-7640  
 Supp. Services: Community Council of South Central Texas, Carol Kruse, (830) 303-4376

**C. Scoring Information**

First Review: Sharon, Reviewed on 3/16/2005  
 Second Review: Emily, Reviewed on 3/16/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>149</b>	
			<b>Total Points Awarded:</b>	<b>149</b>	

\* Points were awarded by the Department and were not eligible for self-score.

**05012: Landa Place Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: FWD**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05015: Country Lane Seniors-Greenville Community**

**A. General Project Information**

**Project Location:** North side of Industrial Dr., East of U.S. Highway 69 **City:** Greenville **County:** Hunt **Region:** 3  
**Total Units:** 150 **Total LI Units:** 144 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,103,075  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Two Country Lane-Greenville, Ltd.; Kenneth H. Mitchell, (817) 249-6886  
**Applicant/Principals (Entity Name, Contact):**  
 Greenville Country Lane. LLC Kenneth H. Mitchell  
 Services For Residents, LLC Amy E. Mitchell

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Services For Residents, LLC, Amy E. Mitchell, (972) 569-9199 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, (817)927-2838  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Service, Inc., Barbara Cantrell, (972) 550-6054  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Gailer Tolson and French, Marc Tolson, (817) 514-0584 **Engineer:** Hannon Engineering, Inc., Mark Hannon, (817) 268-6600  
**Attorney:** Cantey & Hanger, LLP, Warren Shipman, (817) 877-2819 **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** SunAmerica Affordable Housing Partners, Inc., Dana Mayo, (310) 772-6831 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily, Reviewed on 3/15/2005  
**Second Review:** Shannon, Reviewed on 3/16/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>150</b>	
			<b>Total Points Awarded:</b>	<b>132</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05015: Country Lane Seniors-Greenville Community Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/17/2005	Phillip Drake	Underwriting	Ned Burleson	Market Analyst/Appraiser	Other
<b>Description:</b> Discussing floodplain map and ESA's opinion of floodplain determination					
5/17/2005	Phillip Drake	Underwriting	Ken Mitchell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed liens, title, land, rents.					

**05016: Country Lane Seniors-Temple Community**

**A. General Project Information**

**Project Location:** North side of Southeast H.K. Dodgen Loop, West of MLK, Jr. Dr. **City:** Temple **County:** Bell **Region:** 8  
**Total Units:** 102 **Total LI Units:** 98 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$889,327  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Two Country Lane-Temple, Ltd.; Kenneth H. Mitchell, (817) 249-6886

**Applicant/Principals (Entity Name, Contact):**

Temple Country Lane, LLC Kenneth H. Mitchell  
 Services For Residents, LLC Amy E. Mitchell

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Services For Residents, LLC, Amy E. Mitchell, (972) 569-9199 **Housing GC:** Baird/Williams Construction, Inc., Ken Kjelland, (254) 773-3499  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Services, Inc., Barbara Cantell, (972) 550-6054  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Gailer Tolson and French, Marc Tolson, (817) 514-0584 **Engineer:** Hannon Engineering, Inc., Mark Hannon, (817) 268-6600  
**Attorney:** Cantey & Hanger, LLP, Warren Shipman, (817) 877-2819 **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** SunAmerica Affordable Housing Partners, Inc., Dana Mayo, (310) 772-6831 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily, Reviewed on 3/16/2005  
**Second Review:** Ben, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	6	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	154	
			<b>Total Points Awarded:</b>	148	

\* Points were awarded by the Department and were not eligible for self-score.

## 05016: Country Lane Seniors-Temple Community Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$889,327

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/12/2005	Phillip Drake	Underwriting	Ken Mitchell	Owner/Applicant/GP	Deficiencies

**Description:** Talked about deficiencies: specifically parking spaces, interior corridors, and issues with the site plan.

**05020: Central Place**

**A. General Project Information**

Project Location: 402 West 4th St. City: Hereford County: Deaf Smith Region: 1  
Total Units: 32 Total LI Units: 32 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$280,145  
Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hereford Central Place, Ltd.; Richard L. Brown, (214) 521-0300  
Applicant/Principals (Entity Name, Contact):  
I-Integrity Management Star Rhodes

**Development Team (Entity, Contact Name, Phone):**

Developer: Hereford Central Place, Ltd., Richard L. Brown, (214) 521-0300  
Infrastructure GC: N/A, N/A,  
Appraiser: N/A, N/A,  
Originator/UW: Red Capital Group, David Martin, (614) 857-1400  
Architect: Salem Associates, Al Salem, (972) 308-0100  
Attorney: N/A, N/A,  
Syndicator: Red Capital Group, David Martin, (614) 857-1400

Housing GC: N/A, N/A,  
Market Analyst: Ipser & Associates, Inc., Ed Ipser, (817)927-2838  
Property Manager: Integrity Management, Star Rhodes, (972) 881-9052  
Cost Estimator: N/A, N/A,  
Engineer: N/A, N/A,  
Accountant: N/A, N/A,  
Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Emily, Reviewed on 3/16/2005  
Second Review: Ben, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	12	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>131</b>	
			<b>Total Points Awarded:</b>	<b>143</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05020: Central Place Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$280,145

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/13/2005	Shannon Roth	LIHTC	Rick Brown voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voicemail alerting him the deficiency fax I was sending over.					
1/26/2005	Shannon Roth	LIHTC	Rick Brown voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know today is the 7th day. I received a message from him yesterday morning, in which he indicated he was sending the information. I told him in the message also that I did not receive anything from him yesterday, if he had sent the info we need to chat to see where it was sent to, so I can track it down if need be.					
2/26/2005	Shannon Roth	LIHTC	Rick Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He returned my call, he said he can fax over the mailing list. However he is still trying to get a contract for the land from the School District. I told him to fax over what he currently has, but to continue up to the deadline to try and get a contract that has been executed by both parties.					
4/8/2005	Ben Sheppard	LIHTC	Rick Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/8/2005	Ben Sheppard	LIHTC	Rick Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/14/2005	Ben Sheppard	LIHTC	Richard Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/14/2005	Ben Sheppard	LIHTC	Richard Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/14/2005	Ben Sheppard	LIHTC	Richard Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



**05021: Waterside Court**

**A. General Project Information**

**Project Location:** South side of Approx. 500 Block of West Rd. **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 118 **Total LI Units:** 112 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,054,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Waterside Court, Ltd.; W. Barry Kahn, (713) 871-0063  
**Applicant/Principals (Entity Name, Contact):**  
 Harris County Housing Authority Guy R. Rankin  
 HCHA Waterside, LLC Guy R. Rankin  
 HCHA Waterside, LLC Guy R. Rankin  
 Waterside Court, Ltd. W. Barry Kahn  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** Hettig Asset Management Group X, Ltd., W. Barry Kahn, (713) 871-0063 **Housing GC:** Hettig Development Group X, Ltd., W. Barry Kahn, (713) 871-0063  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** O'Connor & Associates, Craig Young, 713 686 9955  
**Appraiser:** N/A, N/A, **Property Manager:** Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063  
**Originator/UW:** Mitchell Mortgage Company, LLC, Sarah Hutchinson, (281) 297-7944 **Cost Estimator:** N/A, N/A,  
**Architect:** JRM Architects, Inc., James R. Merriman, (281) 242-6806 **Engineer:** Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-8700  
**Attorney:** Winstead Sechrest & Minick, Gail McDonald, (713) 650-2744 **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** JER Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4488 **Supp. Services:** Child and Adult Development Center of Houston, LaShondia Pollard, (713) 290-1802

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 3/17/2005  
**Second Review:** Emily, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>145</b>
				<b>Total Points Awarded:</b>	<b>145</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05021: Waterside Court Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,054,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/28/2005	Teresa Morales	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned applicant's call regarding the deficiency letter. He wanted to know what exactly was needed to be considered sufficient documentation for the deficiency item.					
5/24/2005	Brenda Hull	Underwriting	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Kahn called to explain that the requested UW deficiencies are on the way. He clarified that the expense information comes from a property that is 9 years old.					
6/14/2005	Brenda Hull	Underwriting	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> With Tom we discussed the use of HOME funds for the land acquisition and the possible need for a letter of opinion from a tax attorney.					



## 05022: The Enclave Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$524,209

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2005	Emily Price	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about his deficiency item. I told him to send a picture of the bus stop and a map.					
5/23/2005	Ben Sheppard	LIHTC	Ann Duggin	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
6/1/2005	Brenda Hull	Underwriting	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Barry called to respond to the deficiency letter. He explained that according to the QAP, the first commitment for the local Housing Authority/City of Houston funds is not due to TDHCA until the commitment for credits is issued. Also, he explained that they will only take one of the \$60K grants and not both. If the Home funds from the city do not come through, then the Housing Authority will provide the funds. I requested that he send me an e-mail that states that the applicant will only receive one of the other of the \$60K grants.					

## 05024: Figueroa Apartments

### A. General Project Information

**Project Location:** 998 Ruben Chavez St.      **City:** Robstown      **County:** Nueces      **Region:** 10  
**Total Units:** 44 **Total LI Units:** 44 **Activity\*:** ACQ/ R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$301,301  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Figueroa Housing, Ltd.; Rick J. Deyoe, (512) 306-9206

#### Applicant/Principals (Entity Name, Contact):

Robstown Public Housing Authority	Laura Young
PNC Bank	Nicole Flores
Rick J. Deyoe	Rick J. Deyoe

#### Development Team (Entity, Contact Name, Phone):

<b>Developer:</b> Figueroa Housing Development, LLC, Rick J. Deyoe, (512) 306-9206	<b>Housing GC:</b> Safari Construction, Mike Parr, (512) 858-2819
<b>Infrastructure GC:</b> Safari Construction, Mike Parr, (512) 858-2819	<b>Market Analyst:</b> O'Connor & Associates, Craig Young, (713) 686-9955
<b>Appraiser:</b> O'Connor & Associates, Craig Young, (713) 686-9955	<b>Property Manager:</b> Capstone Real Estate Services, Matt Lutz, (512) 464-6700
<b>Originator/UW:</b> N/A, N/A,	<b>Cost Estimator:</b> Safari Construction, Mike Parr, (512) 858-2819
<b>Architect:</b> Northfield Design Associates, Don Smith, (512) 302-1458	<b>Engineer:</b> Powers Engineering Group, Forrest Powers, (512) 785-6970
<b>Attorney:</b> Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707	<b>Accountant:</b> Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100
<b>Syndicator:</b> N/A, N/A,	<b>Supp. Services:</b> N/A, N/A,

### C. Scoring Information

**First Review:** Emily, Reviewed on 3/17/2005  
**Second Review:** Shannon, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>153</b>
<b>Total Points Awarded:</b>	<b>153</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05024: Figueroa Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$298,898

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/16/2005	Lisa Vecchietti	Underwriting	Representative (Female)	Owner/Applicant/GP	Deficiencies
<b>Description:</b> A call to confirm response to UW info request should be submitted in three (3) days rather than eight (8). I stated they could take the full eight (8) days indicated in QAP, but that would slow down the UW process and their file may "move to the bottom of the UW stack."					
5/16/2005	Lisa Vecchietti	Underwriting	Representative (Female)	Owner/Applicant/GP	Deficiencies
<b>Description:</b> A call to confirm response to UW info request should be submitted in three (3) days rather than eight (8). I stated they could take the full eight (8) days indicated in QAP, but that would show down the UW process and their file may "move to the bottom of the UW stack."					

**05025: Poinsetta Apartments**

**A. General Project Information**

**Project Location:** Between North 9th St. and North 10th St. at Duranta Ave. **City:** Alamo **County:** Hidalgo **Region:** 11

**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$571,979

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Poinsetta Housing, Ltd.; Rick J. Deyoe, (512) 306-9206

**Applicant/Principals (Entity Name, Contact):**

Alamo Public Housing Authority Mary Vela  
 PNC Bank Nicole Flores  
 Rick J. Deyoe Rick J. Deyoe

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Poinsetta Housing Development, LLC, Rick J. Deyoe, (512) 306-9206 **Housing GC:** Safari Construction, Mike Parr, (512) 858-2819  
**Infrastructure GC:** Safari Construction, Mike Parr, (512) 858-2819 **Market Analyst:** O'Connor & Associates, Craig Young, (713)686-9955  
**Appraiser:** O'Connor & Associates, Craig Young, (713) 686-9955 **Property Manager:** Capstone Real Estate Services, Matt Lutz, (512) 646-6700  
**Originator/UW:** N/A, N/A, **Cost Estimator:** Safari Construction, Mike Parr, (512) 858-0629  
**Architect:** NorthField Design Associates, Don Smith, (512) 302-1482 **Engineer:** Powers Engineering Group, Forrest Powers, (512) 785-6970  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 **Accountant:** Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100  
**Syndicator:** N/A, N/A, **Supp. Services:** Texas Inter-faith Housing Corporation, Jot Couch, (713) 526-6634

**C. Scoring Information**

**First Review:** Shannon, Reviewed on 3/17/2005  
**Second Review:** Emily, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	7	7	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>156</b>
<b>Total Points Awarded:</b>	<b>156</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05025: Poinsetta Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$571,979

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/20/2005	Emily Price	LIHTC	Sharon Korkern	Owner/Applicant/GP	Deficiencies

**Description:** She called to ask about deficiency item #2. She said she had a letter from PHA in Volume 3, Tab 6. Since we are not reviewing threshold at this time, I did not see letter. I looked and the letter is acceptable; therefore, deficiency is satisfied.



**05026: Mesa Vista Apartments**

**A. General Project Information**

Project Location: Salinas St. at Stites St. City: Donna County: Hidalgo Region: 11  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$453,995  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): M.V. Housing, Ltd.; Rick J. Deyoe, (512) 306-9206

**Applicant/Principals (Entity Name, Contact):**

Donna Public Housing Authority Bob Gonzalez  
 PNC Bank Nicole Flores  
 Rick J. Deyoe Rick J. Deyoe

**Development Team (Entity, Contact Name, Phone):**

Developer: M V Housing Development, LLC, Rick J. Deyoe, (512) 306-9206

Infrastructure GC: Safari Construction, Mike Parr, (512) 858-2819

Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955

Originator/UW: N/A, N/A,

Architect: NorthField Design Associates, Don Smith, (512) 302-1458

Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707

Syndicator: N/A, N/A,

Housing GC: Safari Construction, Mike Parr, (512) 858-2819

Market Analyst: O'Connor & Associates, Craig Young, 7136869955

Property Manager: Capstone Real Estate Services, Matt Lutz, (512) 646-6700

Cost Estimator: Safari Construction, Mike Parr, (512) 858-0629

Engineer: Powers Engineering Group, Forrest Powers, (51) 278-5697

Accountant: Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100

Supp. Services: Texas Inter-faith Housing Corporation, Jot Couch, (713) 526-6634

**C. Scoring Information**

First Review: Emily, Reviewed on 3/17/2005

Second Review: Ben, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4	<b>Total Points Requested:</b>		<b>158</b>
			<b>Total Points Awarded:</b>		<b>158</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05026: Mesa Vista Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$453,995

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2005	Ben Sheppard	LIHTC	Sharon Realtex	Owner/Applicant/GP	Deficiencies

Description:

**05027: Timber Village Apartments**

**A. General Project Information**

Project Location: 2707 Norwood St. at Loop 390 City: Marshall County: Harrison Region: 4  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$620,359  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Timber Village, Ltd.: John O. Boyd, (512) 306-9206  
 Applicant/Principals (Entity Name, Contact):  
 Timber Village I, LLC Rick J. Deyoe  
 Realtex Development Corporation Rick J. Deyoe

**Development Team (Entity, Contact Name, Phone):**

Developer: Timber Village Development, LLC, Rick J. Deyoe, (512) 306-9206  
 Infrastructure GC: Safari Construction, Mike Parr, (512) 858-2819  
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955  
 Originator/UW: N/A, N/A  
 Architect: NorthField Design Associates, Don Smith, (512) 230-1458  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707  
 Syndicator: N/A, N/A  
 Housing GC: Safari Construction, Mike Parr, (512) 858-2819  
 Market Analyst: O'Connor & Associates, Craig Young, (713) 686-8336  
 Property Manager: Capstone Real Estate Services, Matt Lutz, (512) 646-6700  
 Cost Estimator: Safari Construction, Mike Parr, (512) 858-0629  
 Engineer: Powers Engineering Group, Forrest Powers, (512) 785-6970  
 Accountant: Resnick, Fedder & Silverman, Tom Fassett, (704) 332-9100  
 Supp. Services: Texas Inter-faith Housing Corporation, Jot Couch, (713) 526-6634

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/15/2005  
 Second Review: Shannon, Reviewed on 3/15/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	145
				Total Points Awarded:	145

\* Points were awarded by the Department and were not eligible for self-score.

## 05027: Timber Village Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$620,359

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05028: Sevilla Apartments**

**A. General Project Information**

Project Location: 600 North Airport Dr. City: Weslaco County: Hidalgo Region: 11  
 Total Units: 80 Total LI Units: 80 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$364,252  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Sevilla Housing, Ltd.; Rick J. Deyoe, (512) 306-9206

**Applicant/Principals (Entity Name, Contact):**

Weslaco Housing Authority Ruben Sepulveda  
 PNC Bank Nicole Flores  
 Rick J. Deyoe Rick J. Deyoe

**Development Team (Entity, Contact Name, Phone):**

Developer: Sevilla Housing Development, LLC, Rick J. Deyoe, (512) 306-9206 Housing GC: Safari Construction, Mike Parr, (512) 858-2819  
 Infrastructure GC: Safari Construction, Mike Parr, (512) 858-2819 Market Analyst: O'Connor & Associates, Craig Young, (713)686-9955  
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Property Manager: Capstone Real Estate Services, Matt Lutz, (512) 646-6700  
 Originator/UW: N/A, N/A, Cost Estimator: Safari Construction, Mike Parr, (512) 858-2819  
 Architect: NorthField Design Associates, Don Smith, (512) 302-1458 Engineer: Powers Engineering Group, Forrest Powers, (512) 785-6970  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100  
 Syndicator: N/A, N/A, Supp. Services: Texas Inter-Faith Housing Corporation, Jot Couch, (713) 526-6634

**C. Scoring Information**

First Review: Nidia, Reviewed on 3/17/2005  
 Second Review: Shannon, Reviewed on 3/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		-7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4	<b>Total Points Requested:</b>		157
			<b>Total Points Awarded:</b>		157

\* Points were awarded by the Department and were not eligible for self-score.

## 05028: Sevilla Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$359,068

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/13/2005	Emily Price	LIHTC	Sharon Korken	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called her to tell her that the e-mail she sent was sufficient for confirmation of mailing list.					
1/18/2005	Emily Price	LIHTC	Sharon Korkan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Asked her to send a copy of the deed in the mail because the fax was hard to read.					
4/6/2005	Shannon Roth	LIHTC	Sharon at Rick Deyoe's Off	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let me know she was faxing over the deficiency response.					
6/13/2005	Lisa Vecchiatti	Underwriting	Rick Deyoe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Deyoe called to discuss/ask for clarification of requests for info from REA for several of his deals (05025,026, 027, 028).					



## 05029: Cimarron Springs Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,185,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/23/2005	Emily Price	LIHTC	Aubra Hance	Owner/Applicant/GP	Deficiencies

**Description:** She called to ask about selection items 2 and 3 on her deficiency letter.



**05031: Saddlewood Springs Apartments**

**A. General Project Information**

Project Location: 1300 N. Misty Meadows Dr. City: Granbury County: Hood Region: 3  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$499,763  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): LHD Saddlewood Springs, LP; Ron Hance, (512) 527-9335

**Applicant/Principals (Entity Name, Contact):**

LHD Saddlewood Springs, LP Ron Hance  
 Landmark TC Management, LLC Ron Hance  
 Kent Hance Kent Hance

**Development Team (Entity, Contact Name, Phone):**

Developer: LH Development, LP, Ron Hance, (512) 527-9335

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: N/A, N/A,

Architect: Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707

Syndicator: Related Capital, Amy Druckemiller, (212) 588-2160

Housing GC: N/A, N/A,

Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499

Property Manager: UAH Property Management, LP, Mike Clark, (214) 265-7227

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: N/A, N/A,

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/17/2005

Second Review: Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	123
				Total Points Awarded:	123

\* Points were awarded by the Department and were not eligible for self-score.

## 05031: Saddlewood Springs Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/31/2005	Emily Price	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message. He still must submit a revised Vol. 1, Tab 2, Part G and Lender's commitment lender/proforma by Monday (his 8th day).					

**05032: Pinewoods Orange Development**

**A. General Project Information**

**Project Location:** Scattered Sites in East town Section of Orange      **City:** Orange      **County:** Orange      **Region:** 5  
**Total Units:** 36 **Total LI Units:** 35 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$436,690  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Pinewoods Old Town, Ltd.; Douglas R. Dowler, (936) 637-7607

**Applicant/Principals (Entity Name, Contact):**

Pinewoods HOME Team Affordable Housing, Inc.      Douglas R. Dowler  
 Douglas R. Dowler      Douglas R. Dowler  
 Shannock Development, LLP      Jerry D. Moore, Manager

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Pinewoods HOME Team Affordable Housing, Inc., Douglas R. Dowler, (936) 637-7607      **Housing GC:** Moore Building Associates, LLP, Jerry D. Moore, (936) 699-2960  
**Infrastructure GC:** Moore Building Associates, LLP, Jerry D. Moore, (936) 699-2960      **Market Analyst:** Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
**Appraiser:** N/A, N/A,      **Property Manager:** Moore Asset Management, Mary Moore, (936) 699-4755  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Moore Building Associates, LLP, Jerry D. Moore, (936) 699-2960  
**Architect:** Camp Design Group, Harold Kaemmelring, (936) 699-2960      **Engineer:** Pax-Sun, Tom Paxson, (936) 699-2960  
**Attorney:** John D. Stover, John D. Stover, (936) 632-3130      **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** SunAmerica Affordable Housing Partners, Inc., Robert Johnson, (310) 772-6553      **Supp. Services:** Pinewoods HOME Affordable, N/A, (936) 637-7607

**C. Scoring Information**

**First Review:** Ben, Reviewed on 3/19/2005  
**Second Review:** Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>142</b>
<b>Total Points Awarded:</b>	<b>142</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05032: Pineywoods Orange Development Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies

Description:

**05033: Waterford Parkplace**

**A. General Project Information**

Project Location: 1400 North Eastman Rd. City: Longview County: Gregg Region: 4  
 Total Units: 156 Total LI Units: 150 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,045,330  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Pineywoods Longview HOME Team, Ltd.; Douglas R. Dowler, (936) 637-7607

**Applicant/Principals (Entity Name, Contact):**

Pineywoods HOME Team Affordable Housing, Inc. Douglas R. Dowler  
 Douglas R. Dowler Douglas R. Dowler  
 Shannock Development, LLP Jerry D. Moore, Manger

**Development Team (Entity, Contact Name, Phone):**

Developer: Pineywoods HOME Team Affordable Housing, Inc., Douglas R. Dowler, (936) 637-7607 Housing GC: Moore Building Associated, LLP, Jerry D. Moore, (936) 699-2960  
 Infrastructure GC: Moore Building Associates, LLP, Jerry D. Moore, (936) 699-2960 Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
 Appraiser: Mike Reader Appraisal, Mike Reader, (903) 759-8210 Property Manager: Moore Asset Management, Mary Moore, (936) 699-4755  
 Originator/UW: N/A, N/A, Cost Estimator: Moore Building Associates, LLP, Jerry D. Moore, (936) 699-2960  
 Architect: Camp Design Group, Harold Kaemmerling, (936) 699-2960 Engineer: Pax-Sun, Tom Paxson, (936) 699-2960  
 Attorney: John D. Stover, John D. Stover, (936) 632-3130 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (310) 722-6553 Supp. Services: Pineywoods HOME Team Affordable Housing, Inc., Douglas R. Dowler, (936) 637-7607

**C. Scoring Information**

First Review: Emily, Reviewed on 3/21/2005  
 Second Review: Ben, Reviewed on 3/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	6	6	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	0			
13	4	4			

App Deficiency Points Lost: 0

Total Points Requested:	150
Total Points Awarded:	144

\* Points were awarded by the Department and were not eligible for self-score.

## 05033: Waterford Parkplace Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/24/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contact e-mail: ddowler@pineywoodshometeam.org.					
3/24/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/24/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Message was sent via e-mail and confirmed by phone: The first deficiency under "Selection" refers to Selection items #5 and #6 (not #4 and #5).					
3/29/2005	Ben Sheppard	LIHTC	Melissa Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Sheppard, Could you please further clarify the following admin. Deficiency for Pinewoods Longview HOME Team, Ltd. (Waterford Parkplace/ TDHCA #05033)? Revise self-score to reflect points under Tab 3, A or B (selection items 4 and 5), but not both. (We are confused as to which section of the application this is referring. Do we need to revise the self score application form?) If so item #4 is for size of units (this has not changed), #5 commitment form local political subdivisions,					
3/31/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Points may be obtained for both 5A and 5B, but the total points for 5A and 5B may not exceed 18 points.					
4/5/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/5/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/7/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant wanted to know when he could appeal.					
4/7/2005	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**05034: The Gardens of Taylor, LP**

**A. General Project Information**

Project Location: 317 Sloan St. City: Taylor County: Williamson Region: 7  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$280,388  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Gardens of Taylor, LP; George D. Hopper, (785) 266-6133  
 Applicant/Principals (Entity Name, Contact):  
 The Gardens of Taylor, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Realty, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
 Infrastructure GC: N/A, N/A Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224 Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: Dennis A. Haugh, AIA-Architect, Hedeem Architect, Dennis Haugh, Everett Hedeem, (785) 478-9660 Engineer: N/A, N/A  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-2176  
 Syndicator: Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/17/2005  
 Second Review: Ben, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
				<b>Total Points Requested:</b>	139
				<b>Total Points Awarded:</b>	139

\* Points were awarded by the Department and were not eligible for self-score.

## 05034: The Gardens of Taylor, LP Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$275,212

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2005	Ben Sheppard	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	I left message for him with receptionist. I only received 7 pages of a fax that was supposed to have contained 13 pages.				
4/1/2005	Ben Sheppard	LIHTC	Chris Mark Feaster's assist	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	3 calls went back and forth to track down a fax and an e-mail attachment containing a deficiency response.				
5/20/2005	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Returned his call. He said he will call me back on a land line.				
5/20/2005	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called me back from his office. He has questions regarding the deficiency items for Gardens of Taylor. He wanted to know if an email from the city official indicating the site is zoned appropriately is ok, I told him I thought that would be ok, however I did indicate I could not say that 100% until I actually saw a copy of the email, same with the City of Taylor zoning notification requirements, which I also asked for. He also indicated for Gardens of Gatesville, the map he would be sending me for zoning (having the distance marked, etc) is a fax of a fax, so it is not the clearest document. I said ok, please just send it and I will call him if I can't read it.				
5/24/2005	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Mark Feaster, he was out of the office. Called Don Youngs, told him I reviewed the deficiency information everything look acceptable, except the site control. I told him I couldn't see that the contract was assignable, therefore the assignment they sent seems to be invalid. I told him either indicate in the contract the language that makes it assignable or get something from the seller saying an assignment is ok, which will then make the assignment valid.				
5/24/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Mark to let him know I was leaving for the day, however Ben is aware of the remaining item that is outstanding for Gardens of Taylor. I asked him to fax or email the letter to Ben's attention and gave him Bens email address. He said ok.				
5/24/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called me back in response to my call to Don Youngs regarding the site control. Mark said it was his understanding all real estate contracts are assignable unless otherwise specifically stated in the contract, therefore the contract does not need to be amended. I indicated since the buyer on the contract is no where on the organization chart I was unable to determine whether or not it was a member of the Applicant (as the score sheet indicates is ok, and assignment would not be needed). Ben and I indicated we needed evidence that the seller was ok with the assignment. He said ok.				



5/24/2005 Shannon Roth LIHTC George Owner/Applicant/GP Deficiencies

**Description:** Called to remind that today is the 8th day. Need all information in by 5pm or 5 points will be deducted for each application.

5/24/2005 Shannon Roth LIHTC Mark Feaster Owner/Applicant/GP Deficiencies

**Description:** Mark called to ask about the deficiency notice, regarding the Reservation of Entity Name with the TX SOS. He stated they were working on getting it done, however said it was possible that the name they had intended to use may not be available. He wanted to know what their other options were. He indicated if the name was not available (all of the names, he is speaking about all the files I have, 05040, 05034, 05039), could they substitute the same GP for all of them. The GP they may substitute is the GP of the current GP. I stated that should be fine, if need be. All affected documents would have to be corrected. He later called back and indicated that version of the name is available, and wanted to know if instead of changing all the form he could submit a statement that this new entity was being substituted for the other one. I checked with JJ, who indicated yes that would be fine, I then told him revise the org chart, and then submit the written explanation.

5/24/2005 Shannon Roth LIHTC George Owner/Applicant/GP Deficiencies

**Description:** Called to remind that today is the 8th day. Need all information in by 5pm. Or 5 points will be deducted for each application.

**05035: The Gardens of Acton**

**A. General Project Information**

Project Location: Main Street, Acton City: Granbury County: Hood Region: 3  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$263,118  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Continental Realty, Inc.; George D. Hopper, (785) 266-6133  
 Applicant/Principals (Entity Name, Contact):  
 The Gardens of Action, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh  
 Continental Realty Associates I, Inc. George D. Hopper

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
 Infrastructure GC: N/A, N/A, Market Analyst: Apartment Market Data Research Service, Darrell Jack, (210)5300-0040  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224 Property Manager: Continental Management of Topeka, Inc., Joy Lee/ Judy Youngs, (785) 266-6133  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660 Engineer: N/A, N/A,  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-3176  
 Syndicator: Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/18/2005  
 Second Review: Emily, Reviewed on 3/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	138
				<b>Total Points Awarded:</b>	138

\* Points were awarded by the Department and were not eligible for self-score.

## 05035: The Gardens of Acton Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2005	Emily Price	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voicemail to let him know that his commitment letter for scoring item #1 is acceptable (the letter does not need to state operating expenses, NOI or DS).					
3/30/2005	Emily Price	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about the selection deficiency item #1. After reading the QAP, I realize that the letter may not have to specifically state operating expenses, net operating income and debt service even though it is on our review sheet. I told him I will review with Jen and call him back today.					

**05036: Gardens of Burkburnett LP**

**A. General Project Information**

Project Location: 107 W. Williams Dr. City: Burkburnett County: Wichita Region: 2  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$278,608  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Continental Realty, Inc.; George D. Hopper, (785) 266-6133  
 Applicant/Principals (Entity Name, Contact):  
 The Gardens of Burkburnett, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133  
 Infrastructure GC: N/A, N/A  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224  
 Originator/UW: N/A, N/A  
 Architect: Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901  
 Syndicator: Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869  
 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
 Market Analyst: Apartment Market Data Research Service, Darrell Jack, 2105300040  
 Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
 Cost Estimator: N/A, N/A  
 Engineer: N/A, N/A  
 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-3176  
 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/19/2005  
 Second Review: Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	139
				<b>Total Points Awarded:</b>	139

\* Points were awarded by the Department and were not eligible for self-score.

**05036: Gardens of Burkburnett LP Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05037: Gardens of White Oak LP**

**A. General Project Information**

Project Location: 207 W. Center Street City: White Oak County: Gregg Region: 4  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$277,794  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Continental Realty, Inc; George D. Hopper, (785) 266-6133

**Applicant/Principals (Entity Name, Contact):**

The Gardens of White Oak, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh  
 Continental Realty Associates VII, Inc. George D. Hopper

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6134  
 Infrastructure GC: N/A, N/A, Market Analyst: Apartment Market Data Research Service, Darrell Jack, (210)530-0040  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224 Property Manager: Continental Management of Topeka, Inc., Joy Lee/ Judy Youngs, (785) 266-6133  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660 Engineer: N/A, N/A,  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-3176  
 Syndicator: Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/20/2005  
 Second Review: Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	146
				<b>Total Points Awarded:</b>	146

\* Points were awarded by the Department and were not eligible for self-score.

**05037: Gardens of White Oak LP Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05038: Gardens of Mabank LP**

**A. General Project Information**

Project Location: 801 South 2nd St. City: Mabank County: Kaufman Region: 3  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$280,540  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Continental Realty, Inc.; George D. Hopper, (785) 266-6133  
 Applicant/Principals (Entity Name, Contact):  
 The Gardens of Mabank, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh  
 Continental Realty Associates IV, Inc. George D. Hopper

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
 Infrastructure GC: N/A, N/A Market Analyst: Apartment Market Data Research Service, Darrell Jack, (210)530-0040  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224 Property Manager: Continental Management of Topeka, Inc., Joy Lee/ Judy Youngs, (903) 887-8377  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660 Engineer: N/A, N/A  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-3176  
 Syndicator: Boston Capital Holdings LLC, Sam Guagliano, (617) 624-8869 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/19/2005  
 Second Review: Shannon, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	138
				<b>Total Points Awarded:</b>	138

\* Points were awarded by the Department and were not eligible for self-score.



**05038: Gardens of Mabank LP Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05039: The Gardens of Tye**

**A. General Project Information**

Project Location: 478 Scott St. City: Tye County: Taylor Region: 2  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$277,794  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Continental Realty, Inc.; George D. Hopper, (785) 266-6133

**Applicant/Principals (Entity Name, Contact):**

The Gardens of Tye, LP George D. Hopper  
 Continental Realty, Inc. Ivan L. Haugh

**Development Team (Entity, Contact Name, Phone):**

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133  
 Infrastructure GC: N/A, N/A  
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224  
 Originator/UW: N/A, N/A  
 Architect: Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660  
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901  
 Syndicator: Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869  
 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
 Market Analyst: Apartment Market Data Research Service, Darrell Jack, (210)530-0040  
 Property Manager: Continental Management of Topeka, Inc., Joy Lee/ Judy Youngs, (785) 266-6133  
 Cost Estimator: N/A, N/A  
 Engineer: N/A, N/A  
 Accountant: Mayer, Hoffman and McCann, Mary Ramos, (785) 272-3176  
 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/18/2005  
 Second Review: Emily, Reviewed on 3/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	148	
			<b>Total Points Awarded:</b>	148	

\* Points were awarded by the Department and were not eligible for self-score.

## 05039: The Gardens of Tye Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Emily Price	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Told him that he must have a "legally binding document signed by both parties" for site control. He said that he would just execute a contract. I said fine but that it must be through March 1st.				
1/24/2005	Emily Price	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called to ask about the site control deficiency. I told him to submit a copy of the recorded deed.				
4/4/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to ask him to revise the Credit Limit documentation Part 1 to include the Applicant, The Gardens of Gatesville. He said he would fax it right over.				
4/25/2005	Emily Price	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to tell him that the EDC and IDC would be considered local political subdivision.				
4/26/2005	Emily Price	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to go over his deficiency letter.				
5/24/2005	Shannon Roth	LIHTC	George	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind that today is the 8th day. Need all information in by 5pm or 5 points will be deducted for each application.				
5/24/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Mark called to ask about the deficiency notice, regarding the Reservation of Entity Name with the TX SOS. He stated they were working on getting it done, however said it was possible that the name they had intended to use may not be available. He wanted to know what their other options were. He indicated if the name was not available (all of the names, he is speaking about all the files I have, 05040, 05034, 05039), could they substitute the same GP for all of them. The GP they may substitute is the GP of the current GP. I stated that should be fine, if need be. All affected documents would have to be corrected. He later called back and indicated that a version of the name is available, and wanted to know if instead of changing all the forms he could submit a statement that this new entity was being substituted for the other one. I checked with JJ, who indicated yes that would be fine, I then told him revise the org chart, and then submit the written explanation.				
5/24/2005	Shannon Roth	LIHTC	George	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind that today is the 8th day. Need all information in by 5pm. Or 5 points will be deducted for each application.				

**05040: Gardens of Gatesville LP**

**A. General Project Information**

**Project Location:** Adjacent to 328 State School Rd. **City:** Gatesville **County:** Coryell **Region:** 8  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$278,454  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Gardens of Gatesville, LP; George D. Hopper, (785) 266-6133

**Applicant/Principals (Entity Name, Contact):**

The Gardens of Gateville, LP George Hopper  
 Continental Realty, Inc. Ivan L. Haugh

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Continental Real Estate, Inc., George D. Hopper, (785) 266-6133 **Housing GC:** Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, (210)530-0040  
**Appraiser:** Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224 **Property Manager:** Continental Management of Topeka, Inc., Joy Lee/ Judy Youngs, (785) 266-6133  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Dennis A. Haugh, AIA-Architect, Dennis Haugh, (785) 478-9660 **Engineer:** N/A, N/A,  
**Attorney:** Davis Holstead P.A., David Holstead, (785) 228-1901 **Accountant:** Mayer, Hoffman And McCann, Mary Ramos, (785) 272-3176  
**Syndicator:** Boston Capital Holdings, LLC, Sam Guagliano, (617) 624-8869 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/17/2005  
**Second Review:** Shannon, Reviewed on 3/18/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	138
				<b>Total Points Awarded:</b>	138

\* Points were awarded by the Department and were not eligible for self-score.

## 05040: Gardens of Gatesville LP Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/23/2005	Shannon Roth	LIHTC	Don Youngs voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called him, I have a question regarding the deficiency info he sent in.					
5/24/2005	Shannon Roth	LIHTC	George	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind that today is the 8th day. Need all information in by 5pm or 5 points will be deducted for each application.					
5/24/2005	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Don returned my call from yesterday. I told him since they are in the process of seeking the correct zoning, we needed a copy of the application as well as the release holding the city harmless in the event the zoning change is denied. He indicated he would get a copy of the application from the city or from the land owner, who happens to be the city attorney. He indicated since they are not the land owner that he did not think he could write a letter to the city holding them harmless, etc. I checked with JJ and confirmed as stated in the QAP the release letter is to come from the Applicant. I relayed this to Don. He said to cover his bases he would get a letter from the land owner to the city stating that as well as write one himself. Said ok, today is the 8th day all info is needed by 5 pm. He said he would contact the city and work it out this morning. Said ok.					
5/24/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mark called to ask about the deficiency notice, regarding the Reservation of Entity Name with the TX SOS. He stated they were working on getting it done, however said it was possible that the name they had intended to use may not be available. He wanted to know what their other options were. He indicated if the name was not available (all of the names, he is speaking about all the files I have 05040, 05034, 05039), could they substitute the same GP for all of them. The GP they may substitute is the GP of the current GP. I stated that should be fine, if need be. All affected documents would have to be corrected. He later called back and indicated that a version of the name is available, and wanted to know if instead of changing all the forms he could submit a statement that this new entity was being substituted for the other one. I checked with JJ, who indicated yes that would be fine, I then told him revise the org chart, and then submit the written explanation.					
5/24/2005	Shannon Roth	LIHTC	Mark Feaster	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mark called to ask about the deficiency notice, regarding the Reservation of Entity Name with the TX SOS. He stated they were working on getting it done, however said it was possible that the name they had intended to use may not be available. He wanted to know what their other options were. He indicated if the name was not available (all of the names, he is speaking about all the files I have, 05040, 05034, 05039), could they substitute the same GP for all of them. The GP they may substitute is the GP of the current GP. I stated that should be fine, if need be. All affected documents would have to be corrected. He later called back and indicated that a version of the name is available, and wanted to know if instead of changing all the forms he could submit a statement that this new entity was being substituted for the other one. I checked with JJ, who indicated yes that would be fine, I then told him revise the org chart, and then submit the written explanation.					

5/24/2005 Shannon Roth LIHTC George Owner/Applicant/GP Deficiencies

**Description:** Called to remind that today is the 8th day. Need all information in by 5pm. Or 5 points will be deducted for each application.

5/24/2005 Shannon Roth LIHTC Don Youngs Owner/Applicant/GP Deficiencies

**Description:** Don returned my call from yesterday. I told him since they are in the process of seeking the correct zoning, we needed a copy of the application as well as the release holding the city harmless in the event the zoning change is denied. He indicated he would get a copy of the application from the city or from the land owner, who happens to be the city attorney. He indicated since they are not the land owner that he did not think he could write a letter to the city holding them harmless, etc. I checked with JJ and confirmed as stated in the QAP the release letter is to come from the Applicant. I relayed this to Don. He said to cover his bases he would get a letter from the land owner to the city stating that as well as write on himself. Said ok, today is the 8th day all info is needed by 5 pm. He said he would contact the city and work it out this morning. Said ok.

**05041: San Diego Creek Apartments**

**A. General Project Information**

Project Location: 1499 Easterling Dr. City: Alice County: Jim Wells Region: 10  
 Total Units: 72 Total LI Units: 72 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$570,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): San Diego Creek Apartments, Ltd.; Doak Brown, (713) 963-7568

**Applicant/Principals (Entity Name, Contact):**

SDC Apartment Management, LLC William L. Brown  
 JWB Affordable Housing, LLC Jennifer W. Brown  
 Brownstone Affordable Housing, Ltd. William L. Brown  
 Three B Ventures, Inc. William L. Brown

**Development Team (Entity, Contact Name, Phone):**

Developer: Brownstone Affordable Housing, Ltd., William L. Brown, (713) 432-7727 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: JP Morgan Chase Bank, Omar Chaudhry, (214) 965-2913 Cost Estimator: N/A, N/A,  
 Architect: Brownstone Architects & Planners, Inc., William L. Brown, (713) 432-7727 Engineer: N/A, N/A,  
 Attorney: Campbell & Riggs, Doak Brown, (713) 621-6721 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437  
 Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 772-0319 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/19/2005  
 Second Review: Shannon, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	145
				Total Points Awarded:	145

\* Points were awarded by the Department and were not eligible for self-score.

## 05041: San Diego Creek Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$570,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/13/2005	Shannon Roth	LIHTC	Doak Brown	Owner/Applicant/GP	Deficiencies

**Description:** Returned his call to clarify item number 2 on the deficiency letter. I told him that no FEMA map was submitted. He said he would get us one.



**05043: San Jose Apartments**

**A. General Project Information**

**Project Location:** 2914 Roosevelt Ave. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 220 **Total LI Units:** 220 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** AIMCO Equity Services, Inc.; Paul Paterno, (310) 258-5122  
**Applicant/Principals (Entity Name, Contact):**  
 AIMCO San Jose, LLC Paul Patierno

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5122	<b>Housing GC:</b> LTB Construction, Inc., Leroy Turner, (713) 690-8000
<b>Infrastructure GC:</b> LTB Construction, Inc., Leroy Turner, (713) 690-8000	<b>Market Analyst:</b> Novogradac & Company, LLP, John Cole, 5123400420
<b>Appraiser:</b> Novogradac & Company, LLP, John Cole, (512) 340-0420	<b>Property Manager:</b> MHPMN Management Company, Brian Shuman, (303) 757-8101
<b>Originator/UW:</b> AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100	<b>Cost Estimator:</b> Conner Environ Services & Engin Assessments, Marybeth Markiewicz, (410) 296-7971
<b>Architect:</b> Duke Garwood Architects, Inc., Duke Garwood, (972) 732-6400	<b>Engineer:</b> Conner Environ Services & Engin Assessments, Marybeth Markiewicz, (410) 296-7971
<b>Attorney:</b> Resch. Polster, Alpert, Berger, Peter Alpert, (310) 277-8300	<b>Accountant:</b> Holthouse Carlin & Van Trigt, LLP, Morris Zotowitz, (310) 566-1900
<b>Syndicator:</b> AIMCO Capital Tax Credit Fund VII, Michael Hornbrook, (310) 258-5122	<b>Supp. Services:</b> Texas Interfaith, Jody Dejung, (281) 367-1230

**C. Scoring Information**

**First Review:** Shannon, Reviewed on 3/18/2005  
**Second Review:** Emily, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	153	
			<b>Total Points Awarded:</b>	129	

\* Points were awarded by the Department and were not eligible for self-score.

## 05043: San Jose Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Ben Sheppard	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/20/2005	Emily Price	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency letter.					
4/25/2005	Emily Price	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to find out when his deficiencies were due.					

**05044: Copperwood Apartments**

**A. General Project Information**

**Project Location:** 4407 South Panther Creek Dr. **City:** The Woodlands **County:** Montgomery **Region:** 6  
**Total Units:** 300 **Total LI Units:** 300 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,058,943  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Copperwood Preservation, LP; Paul Paterno, (310) 258-5122

**Applicant/Principals (Entity Name, Contact):**

AIMCO Copperwood, LLC Paul Patierno  
 AIMCO Equity Services, Inc. Paul Patierno  
 AIMCO Pavilion Preservation, GP, LLC Paul Patierno  
 AIMCO Loring Towers, LLC Paul Patierno

**Development Team (Entity, Contact Name, Phone):**

**Developer:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100 **Housing GC:** Gemstar Construction and Development, Inc., Casey Carson, (281) 821-1195  
**Infrastructure GC:** Gemstar Construction and Development, Inc., Casey Carson, (281) 821-1195 **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, (210)530-0040  
**Appraiser:** Multi-Housing Appraisal Associates, Tom Doctor, (210) 493-3132 **Property Manager:** NHPMN Management Company, Brian Shuman, (303) 757-8101  
**Originator/UW:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100 **Cost Estimator:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Architect:** Duke Garwood Architects, Inc., Duke Garwood, (972) 732-6400 **Engineer:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Attorney:** Resch, Polster, Alpert & Berger, Peter Alpert, (310) 277-8300 **Accountant:** Novogradac & Company, Kevin Watkins, (512) 231-0158  
**Syndicator:** AIMCO Capital Tax Credit Fund VII, Michael Hornbrook, (310) 258-5100 **Supp. Services:** Texas Interfaith, Jody Dejung, (281) 367-1230

**C. Scoring Information**

**First Review:** Emily, Reviewed on 3/23/2005  
**Second Review:** Shannon, Reviewed on 3/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	149	
			<b>Total Points Awarded:</b>	125	

\* Points were awarded by the Department and were not eligible for self-score.

## 05044: Copperwood Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$1,058,943

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Ben Sheppard	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/5/2005	Ben Sheppard	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Paul had reservations about saying that he would have 7% of his units accessible. Shannon wrote the deficiency notice but he called me because he knew that I was present at discussions about 504 requirements.					
5/6/2005	Albert Murray	Underwriting	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Requested a new HUD - HAP contract for the Copperwood Senior Apartments. The existing contracts will expire in May 2005.					
5/11/2005	Albert Murray	LIHTC	Paul Paterno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Requested a letter update to the "ESA" which is dated 2-24-2004 by e-mail. Mr. Paterno called requesting verification about exactly what we wanted and was questioning if the QAP has dates in it relating to the expiration time for an ESA.					



**05045: Evergreen at North Richland Hills Senior Apartment Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew 5/04/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05046: Evergreen at Pecan Hollow Senior Apartment Communi**

**A. General Project Information**

Project Location: Approx. 5500 Block of 14th St. City: Murphy County: Collin Region: 3  
 Total Units: 200 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): PWA-Murphy Senior Community, LP; Brad Forslund, (972) 550-7800

**Applicant/Principals (Entity Name, Contact):**

PWA Coalition of Dallas, Inc. Don Maison/ Mike Anderson  
 Churchill Residential, Inc. Bradley E. Forslund  
 PWA-Murphy GP, LLC Don Maison, Mike Anderson

**Development Team (Entity, Contact Name, Phone):**

Developer: Churchill Residential, Inc, Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Infrastructure GC: N/A, N/A Market Analyst: Integra Realty Resources, Charles Bissell, 9729601222  
 Appraiser: Integra Realty Resources, Charles Bissel, (972) 960-1222 Property Manager: N/A, N/A,  
 Originator/UW: MMA Financial, Monica Kasparac, (972) 404-1118 Cost Estimator: ICI Construction, Chris Sidwa, (972) 387-8000  
 Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Engineer: Kimley Horn, James Hall, (972) 770-1300  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: MMA Financial, LLC, Marie Keutmann and Korbin Heiss, (617) 772-9557 Supp. Services: PWA Coalition of Dallas, Inc., Don Maison/ Mike Anderson, (214) 941-0523

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	0			
13	0	0	<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		0

\* Points were awarded by the Department and were not eligible for self-score.

**05046: Evergreen at Pecan Hollow Senior Apartment Communi Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew 5/04/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05047: Evergreen at Rockwall Senior Apartment Community**

**A. General Project Information**

Project Location: Approx. 5000 Block of Horizon Rd. City: Rockwall County: Rockwall Region: 3  
 Total Units: 120 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$800,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): PWA-Rockwall Senior Community, LP; Brad Forslund, (972) 550-7800

**Applicant/Principals (Entity Name, Contact):**

PWA Coalition of Dallas, Inc. Don Maison/ Mike Anderson  
 Churchill Residential, Inc. Bradley E. Forslund  
 PWA-Rockwall GP, LLC Don Maison / Mike Anderson

**Development Team (Entity, Contact Name, Phone):**

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Infrastructure GC: N/A, N/A Market Analyst: Integra Realty Resources, Charles Bissell, (972) 960-1222  
 Appraiser: Integra Realty Resources, Charles Bissel, (972) 960-1222 Property Manager: N/A, N/A  
 Originator/UW: Sun America Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 Cost Estimator: ICI Construction, Chris Sidwa, (972) 387-8000  
 Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Engineer: Kimley Horn, James Hall, (972) 770-1300  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 Supp. Services: PWA Coalition Of Dallas, Inc., Don Maison/ Mike Anderson, (214) 941-0523

**C. Scoring Information**

First Review: Ben, Reviewed on 3/21/2005  
 Second Review: Emily, Reviewed on 3/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	2	2			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>145</b>	
			<b>Total Points Awarded:</b>	<b>145</b>	

\* Points were awarded by the Department and were not eligible for self-score.



**05051: Longview Senior Apartment Community**

**A. General Project Information**

Project Location: 1600 Block of East Whaley City: Longview County: Gregg Region: 4  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$870,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Longview Senior Community, LP; Brad Forslund, (972) 550-7800

**Applicant/Principals (Entity Name, Contact):**

LifeNet Community Behavioral Healthcare Betts Hoover  
 Churchill Residential, Inc. Bradley E. Forslund  
 LifeNet-Longview GP, LLC Betts Hoover

**Development Team (Entity, Contact Name, Phone):**

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, (817)927-2838  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Property Manager: N/A, N/A  
 Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 Cost Estimator: ICI Construction, Chris Sidwa, (972) 387-8000  
 Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Engineer: Kimley Horn, James Hall, (972) 770-1300  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 563-7395 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 932-1932

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/22/2005  
 Second Review: Ben, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>147</b>	
			<b>Total Points Awarded:</b>	<b>147</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05051: Longview Senior Apartment Community Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$870,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/14/2005	Shannon Roth	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was faxing over a deficiency request for 05049, 05050, 05051 and 05052.					
4/1/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/7/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/8/2005	Ben Sheppard	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/11/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/11/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/11/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/12/2005	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/19/2005	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Had a question regarding deficiency item. She said the submitted cost schedule was incorrect. She will submit the correct one, which will have the site work cost per unit below \$7500.					
5/19/2005	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Had a question regarding deficiency item. She said the submitted cost schedule was incorrect. She will submit the correct one, which will have the site work costs per unit below \$7500.					
6/1/2005	Brenda Hull	Underwriting	Angela Choy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to ask some questions about the deficiencies, I clarified what we are looking for in terms of operating expense and construction cost estimates. She stated that the CDBG grant is now a loan and will provide me information on the current terms of the loan.					
6/27/2005	Brenda Hull	Underwriting	Brad Forslund	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message to call back.					

**05053: Essex Gardens Apartments**

**A. General Project Information**

Project Location: 800 Columbus Rd. City: Sealy County: Austin Region: 6  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$489,443  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Essex Gardens Partners, LP; Brian Cogburn, (713) 626-7796

**Applicant/Principals (Entity Name, Contact):**

Hyperion Holding, Inc. Brian Cogburn  
 Essex Gardens Development, Inc. Brian Cogburn  
 Essex Gardens Partners, LP Brian Cogburn  
 Essex Gardens Development, Inc. Brian Cogburn

**Development Team (Entity, Contact Name, Phone):**

Developer: Hyperion Holdings, Inc., Brian Cogburn, (713) 626-7796  
 Infrastructure GC: William Taylor, Ford Taylor, (254) 772-9675  
 Appraiser: National Realty Consultants, Ron Little, (281) 497-2200  
 Originator/UW: N/A, N/A  
 Architect: Thompson Nelson Group, Daniel Mazilou, (713) 266-7250  
 Attorney: Fulbright & Jaworski, Jim Plummer, (210) 270-7192  
 Syndicator: MMA Financial, LLC, Marie Kaufmann, (617) 772-9557  
 Housing GC: William Taylor & Co., Ford Taylor, (254) 772-9675  
 Market Analyst: National Realty Consultants, Ron Little, 2814972200  
 Property Manager: Orion Real Estate Service, Kirk Tate, (713) 622-5833  
 Cost Estimator: William Taylor & Co., Ford Taylor, (254) 772-9675  
 Engineer: Edminster Hinshaw Russ & Associates, Truman Edminster, (713) 784-4500  
 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Supp. Services: Sealy Independent School District, Dale Lechler, (979) 885-6457

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/19/2005  
 Second Review: Shannon, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	135	
			<b>Total Points Awarded:</b>	135	

\* Points were awarded by the Department and were not eligible for self-score.

## 05053: Essex Gardens Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/14/2005	Shannon Roth	LIHTC	Brian Cogburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I'm faxing over a deficiency request.					
3/28/2005	Shannon Roth	LIHTC	Brian Cogburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency letter. I told him to submit an organization chart for the Developer, and include the limited partner. I told him Friday the 25th did not count as one of the 8 days.					

## 05054: Residences at Eastland

### A. General Project Information

Project Location: 5500 Eastland St. City: Fort Worth County: Tarrant Region: 3  
Total Units: 158 Total LI Units: 151 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FW-Eastland Housing Partners, Ltd.; Robert H. Voelker, (972) 745-0756

#### Applicant/Principals (Entity Name, Contact):

NDG-Eastland, LLC Robert H. Voelker  
RC California Affordable Housing, LLC Christopher Clarke

#### Development Team (Entity, Contact Name, Phone):

Developer: NuRock Development Group, Inc., Robert G. Hopkins, (678) 397-3400 Housing GC: NuRock Construction, LLC, Robert G. Hoskins, (678) 297-3400  
Infrastructure GC: N/A, N/A, Market Analyst: James Sawyer & Associates, Inc., James Sawyer, (940)497-0151  
Appraiser: N/A, N/A, Property Manager: NuRock Management, Inc., Robert G. Hopkins, (678) 297-3400  
Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Engineer: Jones & Carter, Inc., Kyle Kruppa, (972) 488-3880  
Attorney: Arnall, Golden & Gregory, Alison Drummond, (404) 873-8152 Accountant: N/A, N/A,  
Syndicator: RC California Affordable Housing Partners, LLC, Christopher Clarke, (760) 918-5542 Supp. Services: NuRock Housing Foundation I, Inc., Robert G. Hoskins, (678) 297-3400

### C. Scoring Information

First Review: Teresa, Reviewed on 3/21/2005

Second Review: Emily, Reviewed on 3/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
				App Deficiency Points Lost:	0
				Total Points Requested:	147
				Total Points Awarded:	147

\* Points were awarded by the Department and were not eligible for self-score.

## 05054: Residences at Eastland Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/14/2005	Shannon Roth	LIHTC	Carol	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing a deficiency letter over to Bob Voelker.					
4/4/2005	Emily Price	LIHTC	Brad Bell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency letter. He pointed out items in Volume 4 and I told him that they would satisfy Selection deficiency items #1 and #2.					
4/6/2005	Emily Price	LIHTC	Brad Bell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to say he was faxing over the response to his deficiency (evidence that the funding under 5A should be considered a local political subdivision even though the funds are from the HFC). I told him that I would forward the docs, to legal and the points would only be awarded upon confirmation from legal that, in this instance, the HFC funds are from a local political subdivision. I explained to him that the Department would likely make a decision within the 8 day "clock", but wasn't required to. Legal is either going to say yes or no to the points and if they say no he can appeal to the board when he receives his scoring notice.					



**05057: CityParc at Runyon Springs**

**A. General Project Information**

**Project Location:** Lancaster Rd. at E. Camp Wisdom Rd.      **City:** Dallas      **County:** Dallas      **Region:** 3  
**Total Units:** 144 **Total LI Units:** 144 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$992,971  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lone Star State Housing 3, LP; Christopher C. Finlay, (904) 694-1015

**Applicant/Principals (Entity Name, Contact):**

Lone Star State Housing 3, LP      Christopher C. Finlay  
 Lone Star State Development 3, LLC      Christopher C. Finlay

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Finlay Development, LLC, Christopher C. Finlay, (904) 694-1015      **Housing GC:** Housing Construction, LLC, Christopher C. Finlay, (904) 268-5500  
**Infrastructure GC:** N/A, N/A,      **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, (210-530-0040 x104  
**Appraiser:** N/A, N/A,      **Property Manager:** Alpha-Barnes Real Estate Service, Michael D. Clark, (972) 643-3205  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485      **Engineer:** N/A, N/A,  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Plante Moran, LLP, Linda Yudasz, (248) 375-7247  
**Syndicator:** Simpson Housing Solutions, LLC, Jeff Butcher, (562) 256-2000      **Supp. Services:** Texas Inter-Faith Management Corporation, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/19/2005  
**Second Review:** Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	6	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	141	
			<b>Total Points Awarded:</b>	135	

\* Points were awarded by the Department and were not eligible for self-score.

## 05057: CityParc at Runyon Springs Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2005	Emily Price	LIHTC	Denise Elliot	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Left a message to tell her that I received her deficiency response. Since they have written approval from the Department allowing the parking space variance for item 5A, they will get the points. I am still waiting on the response for deficiency item (selection) #2.				
3/30/2005	Emily Price	LIHTC	Michael Hartman	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called about selection deficiency #1. He said that he has an e-mail from TDHCA which states that the parking spot "contribution" is OK. I told him to fax over and I would review with Jen.				

**05058: Green Briar Village Apartments**

**A. General Project Information**

Project Location: 601 Airport Dr. City: Wichita Falls County: Wichita Region: 2  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$604,349  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): SWHP Wichita Falls, LP; Randy Stevenson, (817) 261-5088  
 Applicant/Principals (Entity Name, Contact):  
 SWHP Witchita Falls, LP Randy Stevenson  
 Southwest Housing Providers, LLC Ann Stevenson  
 SWHP Development, LP Randy Stevenson  
 SWHP Developer, LLC Randy Stevenson  
 Development Team (Entity, Contact Name, Phone):  
 Developer: SWHP Development, LP, Randy Stevenson, (817) 261-5088 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
 Appraiser: N/A, N/A, Property Manager: UAH Property Management, LP, Mike Clark, (214) 265-7227  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 772-9557 Supp. Services: Residence Service Group, Jo Ann Perez, (806) 372-7500

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/19/2005  
 Second Review: Emily, Reviewed on 3/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	146
				Total Points Awarded:	146

\* Points were awarded by the Department and were not eligible for self-score.

## 05058: Green Briar Village Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

Terminated July 1, 2005/ Reinstated August 19 with ADR

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: FWD

Comment Forward Commitment

Credit Amount Allocated by Board: \$591,841

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/20/2005	Barbara Skinner	LIHTC	Sharon at Southwest Housi	Other	Deficiencies
<b>Description:</b> Called to inform Applicant 3 of the items submitted were not acceptable. Sharon indicated she would forward the information to the appropriate party.					
5/24/2005	Barbara Skinner	LIHTC	Randy Stevenson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind applicant that I still need one item from the deficiency notice issued 5/13/05. Deficiency items are due 5/25/05.					
5/24/2005	Barbara Skinner	LIHTC	Randy Stevenson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called applicant to clear up the last deficiency item.					
5/24/2005	Barbara Skinner	LIHTC	Randy Stevenson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called applicant to clear up the last deficiency item.					

**05060: North Mountain Village**

**A. General Project Information**

Project Location: 9435 Diana Dr. City: El Paso County: El Paso Region: 13  
 Total Units: 200 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,103,714  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): North Mountain Village, Ltd.; Ike J. Monty, (915) 599-1245

**Applicant/Principals (Entity Name, Contact):**

Three Mission Construcion, Inc. Jose M. Alvarado  
 Investment Builders, Inc. Ike J. Monty  
 Investment Builders, Inc. Ike J. Monty  
 N/A

**Development Team (Entity, Contact Name, Phone):**

Developer: Investment Builders, Inc. & Three Mission, Ike J. Monty, (915) 599-1245 Housing GC: Investment Builders, Inc., Ike J. Monty, (915) 599-1245  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, (817)927-2838  
 Appraiser: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 Property Manager: Mariann Alvarado, Mariann Alvarado, (915) 590-1515  
 Originator/UW: MMA Financial, LLC, Ryan Luxon, (972) 404-1118 Cost Estimator: Investment Builders, Inc., Antonio Gallardo, (915) 599-1245  
 Architect: Ron Brown Architects, Ron Brown, (915) 532-1777 Engineer: SLI Engineering, Inc., George Halloul, (915) 584-4457  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: Robert H. Wooley, Jr., CPA, Robert H. Wooley, Jr., (915) 599-1220  
 Syndicator: MMA Financial, LLC, Mark George, (727) 461-4801 Supp. Services: YWCA Consumer Credit Counseling Service, Maureen Hankins, (915) 577-2530

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/28/2005  
 Second Review: Shannon, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	0			
13	4	4			
				<b>Total Points Requested:</b>	<b>145</b>
				<b>Total Points Awarded:</b>	<b>121</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05060: North Mountain Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$1,102,540

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05069: Santa Rosa Village**

**A. General Project Information**

Project Location: FM 506 at Colorado City: Santa Rosa County: Cameron Region: 11  
 Total Units: 53 Total LI Units: 53 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$151,058  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas Santa Rosa Village, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas Santa Rose Lee Felgar  
 GCL Rio Rosa, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A Market Analyst: The Jack Poe Company, Jack Poe, (214)720-9898  
 Appraiser: TBA, N/A Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Red Capital Group, David Martin, (614) 857-1400 Cost Estimator: N/A, N/A  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: TBA, N/A  
 Attorney: N/A, N/A Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
 Syndicator: Red Capital Group, David Martin, (614) 857-1400 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/24/2005  
 Second Review: Ben, Reviewed on 3/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>		5
			<b>Total Points Requested:</b>	125	
			<b>Total Points Awarded:</b>	114	

\* Points were awarded by the Department and were not eligible for self-score.

## 05069: Santa Rosa Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$132,202

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/23/2005	Shannon Roth	LIHTC	Lee Felgar	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him that the deficiency items are due by 5pm today. I told him that if they come in after 5pm, they will lose 5 points. He said ok.				
6/22/2005	Albert Murray	Underwriting	Nate Tassler	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Discussed the line item "Sales Tax under "Other Construction Costs:. Mr. Tassler indicated that this is the sales tax paid for materials used in the direct construction costs. He said he would revise the Development Cost Schedule to include these costs in the direct construction cost line items.				
7/14/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Appeals
<b>Description:</b>	Left message for Nate Tassler answering his question about the appeals process. He was wanting to send in information that would alter the above captioned deals and their tax credit allocation amounts. I told him that he needed to send in a appeal notice because any information sent to us will not extend his time for making an appeal.				
7/14/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Appeals
<b>Description:</b>	Nate Tassler called and told me that he was going to appeal at least 2 of the above tax credit deals and possibly all 4. He wanted to know if he sent in additional information if we could look at it and make a decision or did he need to send in a formal appeal request. I told him that I thought he needed to send in the appeal request and any additional information he wanted us to look at as I was not sure of the exact timing of the appeals process. I told him that I would talk to Tom Gouris, get the correct information and get back with him as soon as possible told him that I would talk to Tom Gouris, get the correct information and get back with him as soon as possible.				



**05070: Center Ridge**

**A. General Project Information**

Project Location: 700 West Center St. City: Duncanville County: Dallas Region: 3  
 Total Units: 224 Total LI Units: 224 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$766,539  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 700 West Center Street, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas Center Ridge, Inc. Lee Felgar  
 GCL Duncanville, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, (214)720-9898  
 Appraiser: N/A, N/A, Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Bank of America, Stephen Apple, (214) 209-3024 Cost Estimator: N/A, N/A,  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
 Syndicator: Alliant Capital, Scott Kotick, (818) 668-2801 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Nidia, Reviewed on 3/24/2005  
 Second Review: Shannon, Reviewed on 4/6/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		139
			<b>Total Points Awarded:</b>		139

\* Points were awarded by the Department and were not eligible for self-score.

**05070: Center Ridge Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05073: Villa San Benito**

**A. General Project Information**

Project Location: 870 South McCullough City: San Benito County: Cameron Region: 11  
 Total Units: 60 Total LI Units: 60 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$166,367  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas Villa San Benito, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas Villa San Benito GP, Inc. Lee Felgar  
 GCL Benito, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, (214)969-7025  
 Appraiser: N/A, N/A, Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Red Capital Group, David Martin, (614) 857-1400 Cost Estimator: N/A, N/A,  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: Red Capital Group, David Martin, (614) 857-1400 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/24/2005  
 Second Review: Ben, Reviewed on 3/25/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	12	12	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	0			
13	4	4			
				App Deficiency Points Lost:	5
				Total Points Requested:	130
				Total Points Awarded:	119

\* Points were awarded by the Department and were not eligible for self-score.

## 05073: Villa San Benito Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$141,925

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/31/2005	Barbara Skinner	LIHTC	Lee Felgar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss the deficiency notice and remind applicant today is the 8th day.					
6/1/2005	Barbara Skinner	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and emailed applicant to inform him that today is the 8th day.					
6/22/2005	Albert Murray	Underwriting	Nate Tassler	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed the line item "Sales Tax under "Other Construction Costs". Mr. Tassler indicated that this is the sales tax paid for materials used in the direct construction costs. He said he would revise the Development Cost Schedule to include these costs in the direct construction cost line items.					
7/14/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Appeals
<b>Description:</b> Left message for Nate Tassler answering his question about the appeals process. He was wanting to send in information that would alter the above captioned deals and their tax credit allocation amounts. I told him that he needed to send in an appeal notice because any information sent to us will not extend his time for making an appeal.					

**05074: Alamo Village**

**A. General Project Information**

Project Location: 504 North 9th St. City: Alamo County: Hidalgo Region: 11  
 Total Units: 56 Total LI Units: 56 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$145,370  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas Alamo Village, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas Alamo Village GP, Inc. Lee Felgar  
 GCL Rio Alma, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, (214)720-9898  
 Appraiser: N/A, N/A, Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Bank Of America, Stephen Apple, (214) 209-3024 Cost Estimator: N/A, N/A,  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
 Syndicator: Alliant Capital, Scott Kotick, (818) 668-2801 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/24/2005  
 Second Review: Ben, Reviewed on 3/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	7	0			
12	6	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>	5	
			<b>Total Points Requested:</b>	138	
			<b>Total Points Awarded:</b>	120	

\* Points were awarded by the Department and were not eligible for self-score.

## 05074: Alamo Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside.

**Credit Amount Allocated by Board:** \$127,257

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/31/2005	Barbara Skinner	LIHTC	Lee Felgar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss deficiencies and remind applicant that today is the 8th day.					
6/1/2005	Barbara Skinner	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> E-mailed and called applicant to notify him that today is the 8th day.					
6/8/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed various deficiencies and when the changes or clarifications would be submitted to TDHCA. He indicated that the PCA reports are currently undergoing change and as soon as they are finished they will get answers to us.					
6/22/2005	Albert Murray	Underwriting	Nate Tassler	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed the line item "Sales Tax under "Other Construction Costs". Mr. Tassler indicated that this is the sales tax paid for materials used in the direct construction costs. He said he would revise the Development Cost Schedule to include these costs in the direct construction cost line items.					
7/14/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Appeals
<b>Description:</b> Left message for Nate Tassler answering his question about the appeals process. He was wanting to send in information that would alter the above captioned deals and their tax credit allocation amounts. I told him that he needed to send in an appeal notice because any information sent to us will not extend his time for making an appeal.					

**05076: Villa Main**

**A. General Project Information**

Project Location: 901 Main Ave. City: Port Arthur County: Jefferson Region: 5  
Total Units: 140 Total LI Units: 140 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$451,323  
Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas Villa Main, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

Voa Texas Villa Main GP, Inc. Lee Felgar  
GCL Port Arthur, LLC Fred Burchill  
GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, (214) 720-9898  
Appraiser: N/A, N/A, Property Manager: Volunteer of America Texas, Inc., Lee Felgar, (817) 529-7311  
Originator/UW: Bank Of America, Stephen Apple, (214) 209-3024 Cost Estimator: N/A, N/A,  
Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
Attorney: N/A, N/A, Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
Syndicator: Alliant Capital, Scott Kotick, (818) 668-2801 Supp. Services: Volunteer of America, Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/28/2005  
Second Review: Ben, Reviewed on 3/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	0	0
4 (B)	12	12	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	0			
13	4	4			
			<b>Total Points Requested:</b>		126
			<b>Total Points Awarded:</b>		120

\* Points were awarded by the Department and were not eligible for self-score.

**05076: Villa Main Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated To be terminated for 2x per Capita on 4/28/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Application Terminated. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/9/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I will be out of the office in Waco on Monday; therefore, I left the applicant a message about a deficiency (loss of points, not termination), today.					
4/11/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Nate responded regarding the revitalization plan. He could not get one.					



**05077: Sphinx at Alsbury Villas**

**A. General Project Information**

Project Location: 755 NE Alsbury Blvd. City: Burleson County: Tarrant Region: 3  
 Total Units: 170 Total LI Units: 163 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,112,442  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): DCTC-Sphinx Development, LP; Jay O. Oji, (214) 342-1400

**Applicant/Principals (Entity Name, Contact):**

Alsbury Villas JV, LLC Jay O. Oji  
 Development Corp Of Tarrant County Ken Devero  
 Sphinx Development Corporatuion Jay O. Oji

**Development Team (Entity, Contact Name, Phone):**

Developer: Sphinx Development Corporation, Jay O. Oji, (214) 342-1400 Housing GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808  
 Infrastructure GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808 Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210 530 0040  
 Appraiser: Butler Burgher, Inc., Dianne Butler, (214) 739-0700 Property Manager: Crossroads Management, Inc., Jennifer Rodriguez, (817) 598-1919  
 Originator/UW: N/A, N/A, Cost Estimator: Texas BBL, LLC, Jerry Wilson, (972) 869-1808  
 Architect: James, Harwick & Partners, Ron Harwick, (214) 363-5687 Engineer: Brokette-Davis-Drake, Inc., Jim Riley, (214) 824-3647  
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 Accountant: Thomas Stephens, LLC, Tom Katapody, (817) 552-3100  
 Syndicator: Wachovia Securities, Robert E. Klixbull, (704) 374-3468 Supp. Services: Social Services MGMT Consultants, Inc., Pat Goates, (817) 373-2166

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/28/2005  
 Second Review: Emily, Reviewed on 3/29/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
			Total Points Requested:	149	
			Total Points Awarded:	149	

\* Points were awarded by the Department and were not eligible for self-score.

**05077: Sphinx at Alsbury Villas Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/18/2005	Emily Price	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies

**Description:** He called to go over his deficiency letter.



**05079: Rio Hondo Village Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated To be terminated for 2x per Capita on 4/28/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Application Terminated.

**Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2005	Teresa Morales	LIHTC	Nat Tassler	Other	Deficiencies

**Description:** Applicant called to clarify one of the threshold deficiency items.

**05080: Cambridge Villas**

**A. General Project Information**

Project Location: 800 Dessau Road City: Pflugerville County: Travis Region: 7  
 Total Units: 208 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Cambridge Villas Apartments LP; Scott McGuire, 5126266197  
 Applicant/Principals (Entity Name, Contact):  
 SHFC Cambridge Villas, LLC Keith Hoffpauir  
 Strategic Housing Finance Coproration Keith Hoffpauir

**Development Team (Entity, Contact Name, Phone):**

Developer: McGuire Development, LTD, Scott McGuire, (512) 626-6197 Housing GC: Pacesetter Multi-Family Construction LLC, Don Griffin, (817) 882-8800  
 Infrastructure GC: Pacesetter Multifamily LLC, Don Griffin, (817) 882-8800 Market Analyst: Apartment Market Data Research Service, Darrell Jack, (210) 530-0040  
 Appraiser: N/A, N/A, Property Manager: Capstone Real Estate Services, LLC, Diana Knight, (512) 646-6700  
 Originator/UW: N/A, N/A, Cost Estimator: Pacesetter Multifamily LLC, Don Griffin, (817) 882-8800  
 Architect: Rodriquez & Simon Design Associates, Carlos Rodriguez, (619) 544-8951 Engineer: Carter & Burgess, Inc., Timothy Moltz, (512) 314-3100  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4700 Accountant: Novogradac & Company, George F. Littlejohn, (512) 231-0158  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/29/2005  
 Second Review: Ben, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>149</b>	
			<b>Total Points Awarded:</b>	<b>149</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05080: Cambridge Villas Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,160,295

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2005	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/6/2005	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/6/2005	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/6/2005	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/6/2005	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**05081: Rivercrest Apartments**

**A. General Project Information**

Project Location: 1102 Ave. K City: Marble Falls County: Burnet Region: 7  
 Total Units: 40 Total LI Units: 40 Activity\*: NC/AC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$111,136  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas Rivercrest, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas Rivercrest GP, Inc. Lee Felgar  
 GCL Marble Falls, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, 214-720-9898  
 Appraiser: N/A, N/A, Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Bank of America, Stephen Apple, (214) 209-3024 Cost Estimator: N/A, N/A,  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
 Syndicator: Alliant Capital, Scott Kotick, (818) 668-2801 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0			
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
				<b>Total Points Requested:</b>	0
				<b>Total Points Awarded:</b>	0

\* Points were awarded by the Department and were not eligible for self-score.

## 05081: Rivercrest Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

To be terminated for 2x per Capita on 4/28/05

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

Comment Application Terminated

Credit Amount Allocated by Board: \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2005	Ben Sheppard	LIHTC	Lee Felgar	Consultant/Lobbyist	Deficiencies
<b>Description:</b> 8th day of deficiency notice is tomorrow.					
4/8/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/8/2005	Ben Sheppard	LIHTC	Lee Felgar	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/8/2005	Ben Sheppard	LIHTC	Lee Felgar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Deficiency response is deficient. Today is last day to respond before termination.					
4/8/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/19/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/4/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



**05082: Sphinx at Luxar**

**A. General Project Information**

**Project Location:** 3110 Cockrell Hill Rd. **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 100 **Total LI Units:** 96 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$887,230  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** SDC Luxar Investments, LP; Jay O. Oji, (214) 342-1400

**Applicant/Principals (Entity Name, Contact):**

SDC Luxar Development, LLC Jay O. Oji  
Operation Relief Center, Inc. Sherman Roberts  
Sphinx Development Corporation Jay O. Oji

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Sphinx Development Corporation, Jay O. Oji, (214) 342-1400 **Housing GC:** Texas BBL, LLC, Jerry Wilson, (972) 869-1808  
**Infrastructure GC:** Texas BBL, LLC, Jerry Wilson, (972) 869-1808 **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210 530 0040  
**Appraiser:** Butler Burgher, Inc., Diane Butler, (214) 739-0700 **Property Manager:** Crossroads Management, Inc., Jennifer Rodriguez, (817) 589-1919  
**Originator/UW:** N/A, N/A, **Cost Estimator:** Texas BBL, LLC, Jerry Wilson, (972) 869-1808  
**Architect:** James, Harwick & Partners, Ron Harwick, (214) 363-5687 **Engineer:** Brokette-Davis-Drake, Inc., Jim Riley, (214) 824-3647  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 **Accountant:** Thomas Stephens, LLC, Tom Katapody, (817) 552-3100  
**Syndicator:** Wachovia Securities, Bob Klixbull, (704) 374-3468 **Supp. Services:** Social Services MGMT Consultants, Inc., Pat Goates, (817) 373-2166

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/24/2005  
**Second Review:** Ben, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	149
				<b>Total Points Awarded:</b>	148

\* Points were awarded by the Department and were not eligible for self-score.

## 05082: Sphinx at Luxar Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$858,445

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2005	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/28/2005	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Received two calls from Joseph today.					
4/29/2005	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/30/2005	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/30/2005	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/30/2005	Ben Sheppard	LIHTC	Joe Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/30/2005	Ben Sheppard	LIHTC	Joe Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
6/7/2005	Brenda Hull	Underwriting	Joseph Amagadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Explained Deficiencies					
6/8/2005	Brenda Hull	Underwriting	Jeff Spicer	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Rent schedule deficiencies.					
6/10/2005	Brenda Hull	Underwriting	Joseph Amagadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Deficiencies					
6/14/2005	Barbara Skinner	MFFP	Joseph	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform applicant that I still needed site control, hold harmless letter to the city and to remind him that today was the 8th day.					

**Description:** Jeff Spicer called on 05082 Sphinx at Luxar - they have indicated that they will be making an appeal but have not submitted it yet. He wanted clarification on one of our underwriting conditions which reads: 4. Receipt review, and acceptance of a revised permanent loan commitment reflecting an increase in the debt by \$412,982, or maintenance of an initial deferred developer fee or any combination of additional debt plus initial deferred developer fee totaling the same amount. He would like to have us clarify in the allocation letter, if one is approved, that the second clause "or maintenance of an initial deferred developer fee" have the amount reflected in it as well to read "or maintenance of an initial deferred developer fee of at least \$412,982" REA is fine with this change as that was the intent of the condition, would you all be willing to add this to any approval condition for this transaction? I will print a copy of this e-mail and put it with our report for future reference as well.

**05084: University Place Apartments**

**A. General Project Information**

Project Location: 310 University City: Wharton County: Wharton Region: 6  
 Total Units: 82 Total LI Units: 82 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$200,633  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): FDI-University Place, Ltd.; James W. Fieser, (281) 599-8684

**Applicant/Principals (Entity Name, Contact):**

FDI-University Place, Ltd. James W. Fieser  
 Fieser Holding, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser

**Development Team (Entity, Contact Name, Phone):**

Developer: Fieser Development, Inc., James W. Fieser, (281) 599-8684 Housing GC: LCJ Construction, Jim Washburn, (281) 689-2030  
 Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A  
 Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858 Property Manager: FDI Property Management Service, Inc., Diane Dowell, (281) 363-4321  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: David J. Albright, David J. Albright, (832) 309-5279 Engineer: N/A, N/A  
 Attorney: Wilson, Criggs & Goren, P.C., Peggy Felder, (713) 222-9000 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333  
 Syndicator: Paramount Financial Services, Dale Cook, (830) 997-6960 Supp. Services: SHARE Center, Beckly Samuelson, (979) 282-2021

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/21/2005  
 Second Review: Shannon, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	141
Total Points Awarded:	141

\* Points were awarded by the Department and were not eligible for self-score.

## 05084: University Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$186,356

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/14/2005	Barbara Skinner	LIHTC	James Fieser	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to inform applicant of deficiency notice. (voicemail) after 6pm.					
6/10/2005	Jim Anderson	Underwriting	Jim Fieser	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of my faxed deficiency notice.					
6/10/2005	Jim Anderson	Underwriting	Jim Fieser	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed HOME Program rent restrictions					
6/10/2005	Jim Anderson	Underwriting	Tim Treadway	Market Analyst/Appraiser	Deficiencies
<b>Description:</b> Discussed mistake in appraisal (wrong tract), requested correction.					
6/10/2005	Jim Anderson	Underwriting	Aaron Donger (HBC Terrac	Market Analyst/Appraiser	Deficiencies
<b>Description:</b> Discussed environmental condition regarding elevator (contradiction in Phase I ESA report).					
6/24/2005	Jim Anderson	Underwriting	Jim Fieser	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He informed me that the letter from SW Housing authorizing HAP rents above market rents would be forthcoming in a couple of weeks. I told him that we would finish our reports this weekend.					
6/27/2005	Jim Anderson	Underwriting	Melissa Baughman of Fies	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Requested revised sources & uses of funds statement reflecting new \$0.93 WNC credit price & revised total development cost.					

**05085: Pelican Landing Townhomes**

**A. General Project Information**

**Project Location:** 2511-2699 Block of Highway 35 Bypass    **City:** Rockport    **County:** Aransas    **Region:** 10

**Total Units:** 76    **Total LI Units:** 76    **Activity\*:** NC    \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation    **Credits Requested:** \$695,726

**Set Asides:**     Non-Profit     At-Risk     USDA Allocation    **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDI-Pelican Landing, Ltd.; James W. Fieser, (281) 599-8684

**Applicant/Principals (Entity Name, Contact):**

FDI-Pelican Landing, Ltd.	James W. Fieser
Fieser Holing, Inc.	James W. Fieser
Fieser Holding, Inc.	James W. Fieser

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Fieser Development, Inc., James W. Fieser, (281) 599-8684

**Infrastructure GC:** N/A, N/A,

**Appraiser:** N/A, N/A,

**Originator/UW:** N/A, N/A,

**Architect:** David J. Albright, David J. Albright, (713) 728-0401

**Attorney:** Wilson, Cridds & Goren, P.C., Peggy Felder, (713) 222-9000

**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960

**Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030

**Market Analyst:** The Gerald Teel Co., Tim Treadway, 713-467-5858

**Property Manager:** FDI Property Management Services, Inc., Diane Dowell, (281) 363-4321

**Cost Estimator:** N/A, N/A,

**Engineer:** N/A, N/A,

**Accountant:** Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333

**Supp. Services:** ACCESS, Evelyn Harley, (361) 729-0633

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/21/2005

**Second Review:** Shannon, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>140</b>
				<b>Total Points Awarded:</b>	<b>140</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05085: Pelican Landing Townhomes Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Applicant Withdrew 4/7/05

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

Comment Applicant withdrew Application

Credit Amount Allocated by Board: \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/24/2005	Shannon Roth	LIHTC	Kim Dennison	Owner/Applicant/GP	Deficiencies

**Description:** Kim called to go over the deficiency letter I faxed over. She explained why they didn't complete Part 2 on Page 3. She said she will complete it and fax it over.

**05088: Oak Timbers-Fort Worth South**

**A. General Project Information**

Project Location: 300 East Terrell Ave. City: Fort Worth County: Tarrant Region: 3  
 Total Units: 168 Total LI Units: 160 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Oak Timbers-Fort Worth South, LP; A.V. Mitchell, 8175420897

**Applicant/Principals (Entity Name, Contact):**

Oak Timbers Lynda Pittman  
 A.V. Mitchell AV Mitchell

**Development Team (Entity, Contact Name, Phone):**

Developer: A.V. Mitchell, Vaughan Mitchell, (817) 542-0043

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: N/A, N/A,

Architect: Southwest Architects, Inc., Jeff Heffelfinger, (817) 645-4445

Attorney: Mark D. Foster, Attorney at Law, Mark Foster, (231) 436-3959

Syndicator: Guilford Capital Corporation, Mike Sugrue, (903) 887-4344

Housing GC: MCM Construction, Michael Harding, (214) 507-4830

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 8179272838

Property Manager: Integrity Management, Star Rhodes, (972) 881-9052

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: Novogradac & Company, George F. Littlejohn, (512) 991-0158

Supp. Services: Senior Friends/H2U (Health, Happiness, You), Merry Gardner, (817) 347-1540

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/29/2005

Second Review: Emily, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7	App Deficiency Points Lost:		0
12	6	6			
13	4	4	Total Points Requested:		153
			Total Points Awarded:		153

\* Points were awarded by the Department and were not eligible for self-score.



## 05088: Oak Timbers-Fort Worth South Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,200,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/18/2005	Emily Price	LIHTC	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to see if his deficiencies were resolved. I told him yes, but the points for item #22 are still outstanding. If we rule that Enterprise Zone is not private, federal or state financing, we will send another deficiency letter.					
5/25/2005	Barbara Skinner	LIHTC	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called in inform applicant that today is the 8th day.					
7/18/2005	Emily Price	LIHTC	Vaughn Mitchell	Owner/Applicant/GP	Scoring
<b>Description:</b> Called to let him know that we did get the firm commitment for 18 points under 5A, but did not yet receive anything for #22. He acknowledged that nothing has been sent in for that item at this time.					

**05090: Oak Timbers-Granbury**

**A. General Project Information**

Project Location: 300 Davis Rd. City: Granbury County: Hood Region: 3  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$494,886  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Oak Timbers-Granbury, LP; A.V. Mitchell, (817) 542-0897

**Applicant/Principals (Entity Name, Contact):**

Oak Timbers Lynda Pitman  
 A.V. Mitchell A.V. Mitchell

**Development Team (Entity, Contact Name, Phone):**

Developer: A.V. Mitchell, Vaughan Mitchell, (817) 542-0897

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: N/A, N/A,

Architect: Southwest Architects, Inc., Jeff Heffelfinger, (817) 654-4445

Attorney: Mark D. Foster, Attorney at Law, Mark Foster, (214) 363-9599

Syndicator: Guilforde Capital Corporation, Mike Sugrue, (903) 887-4344

Housing GC: MCM Construction, Mike Harding, (214) 507-4830

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 927 2838

Property Manager: Integrity Management, Star Rhodes, (972) 881-9052

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: Novogradac & Company, George F. Littlejohn, (512) 991-0158

Supp. Services: Senior Friends/H2U (Health, Happiness, You), Merry Gardner, (817) 347-1540

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/29/2005

Second Review: Ben, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	0			
13	4	4			
				<b>Total Points Requested:</b>	<b>135</b>
				<b>Total Points Awarded:</b>	<b>135</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05090: Oak Timbers-Granbury Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2005	Ben Sheppard	LIHTC	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies

**Description:** I returned Vaughn's call from yesterday.

**05091: Los Milagros Apartments**

**A. General Project Information**

**Project Location:** 3600 Block of East Mile 8 North Rd. **City:** Weslaco **County:** Hidalgo **Region:** 11

**Total Units:** 128 **Total LI Units:** 128 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,135,993

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Los Milagros Apartments LP; Rowan Smith, (281) 550-7077

**Applicant/Principals (Entity Name, Contact):**

Texas Regional Properties Rowan Smkth  
 Los Milagros Apartments I, LLC Rowan Smith

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Texas Regional Properties, Rowan Smith, (281) 550-7077

**Infrastructure GC:** Texas Regional Construction, Ken Erwin, (281) 550-1080

**Appraiser:** N/A, N/A,

**Originator/UW:** N/A, N/A,

**Architect:** Clerkly Watkins Group, Ed Watkins, (713) 532-2800

**Attorney:** J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724

**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800

**Housing GC:** Texas Regional Construction, Ken Erwin, (281) 550-1080

**Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210 530 0040

**Property Manager:** Texas Regional Asset Management, N/A, (281) 550-7111

**Cost Estimator:** Texas Regional Construction, Ken Erwin, (281) 550-1080

**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981

**Accountant:** Novogradac & Company, George F. Littlejohn, (512) 231-0158

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Shannon, Reviewed on 3/29/2005

**Second Review:** Ben, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		0	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
				<b>Total Points Requested:</b>	144
				<b>Total Points Awarded:</b>	144

\* Points were awarded by the Department and were not eligible for self-score.

## 05091: Los Milagros Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05092: Vida Que Canta Apartments**

**A. General Project Information**

**Project Location:** 500 ft. North of South Mile Rd. on Inspiration Rd. **City:** Mission **County:** Hidalgo **Region:** 11

**Total Units:** 160 **Total LI Units:** 160 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$953,820

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Vida Que Canta Apartments LP; Ketinna Williams, (281) 550-7077

**Applicant/Principals (Entity Name, Contact):**

Bozrah International Ministries	Kaye Snyder
Vida Que Canta Apartments LP	Ketinna Livingston
Vida Que Canta Apartments I, LLC	Ketinna Livingston

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> Texas Regional Properties, Rowan Smith, (281) 550-7111	<b>Housing GC:</b> Texas Regional Construction, Ken Erwin, (281) 550-1080
<b>Infrastructure GC:</b> Texas Regional Construction, Ken Erwin, (281) 550-1080	<b>Market Analyst:</b> Apartment Market Data Research Service, Darrell Jack, 210 530 0040
<b>Appraiser:</b> N/A, N/A,	<b>Property Manager:</b> Texas Regional Asset Management, Joy Burrow, (281) 550-7077
<b>Originator/UW:</b> N/A, N/A,	<b>Cost Estimator:</b> Texas Regional Construction, Ken Erwin, (281) 550-1080
<b>Architect:</b> Clerkly Watkins Group, Ed Watkins, (713) 532-2800	<b>Engineer:</b> Melden & Hunt, Fred Kurth, (956) 381-0981
<b>Attorney:</b> J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724	<b>Accountant:</b> Novogradac & Company, George F. Littlejohn, (512) 231-0158
<b>Syndicator:</b> Richman Group, Phil Corbett, (781) 828-6800	<b>Supp. Services:</b> Bozrah International Ministries, Ketinna Williams, (281) 550-7111

**C. Scoring Information**

**First Review:** Emily, Reviewed on 3/29/2005  
**Second Review:** Shannon, Reviewed on 4/3/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>143</b>	
			<b>Total Points Awarded:</b>	<b>143</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05092: Vida Que Canta Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$950,919

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Barbara Skinner	LIHTC	Ketinna Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax.					
4/5/2005	Shannon Roth	LIHTC	Rowan Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency notice.					
4/7/2005	Shannon Roth	LIHTC	Rowan Smith and Michelle	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency items they sent in. The revised org. chart is still not correct and Tab 5 Part B was not submitted as requested. In addition, vol. 4 tab 2 was submitted but was different than what was originally submitted. I asked if he had meant to not check the box for covered parking, he said not and he would refax the form and it would be identical to what was already in the application.					
4/7/2005	Shannon Roth	LIHTC	Rowan Smith and Michelle	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency items they sent in. The revised org. chart is still not correct and Tab 5 Part B was not submitted as requested. In addition, vol. 4 tab 2 was submitted but was different than what was originally submitted. I asked if he had meant to not check the box for covered parking, he said no and he would refax the form and it would be identical to what was already in the application.					

**05094: San Juan Village**

**A. General Project Information**

Project Location: 400 North Iowa City: San Juan County: Hidalgo Region: 11  
 Total Units: 86 Total LI Units: 86 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$225,937  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VOA Texas San Juan Village, LP; Lee Felgar, (817) 529-7311

**Applicant/Principals (Entity Name, Contact):**

VOA Texas San Juan Villiage GP Inc. Lee Felgar  
 GCL Rio Juanita, LLC Fred Burchill  
 GCL Holdings, LLC Fred Burchill

**Development Team (Entity, Contact Name, Phone):**

Developer: VOA Texas Housing Preservation, Inc., Lee Felgar, (817) 529-7311 Housing GC: Cordova Construction Co., Inc., Tommy Cordova, (936) 564-0485  
 Infrastructure GC: N/A, N/A, Market Analyst: The Jack Poe Company, Jack Poe, 214-720-9898  
 Appraiser: N/A, N/A, Property Manager: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311  
 Originator/UW: Red Capital Group, David Martin, (614) 857-1400 Cost Estimator: N/A, N/A,  
 Architect: SGA Architects, LLP, Art Schuldt Jr., AIA, (318) 226-1404 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: Maddox & Associates, APC, Bryan Beale, (225) 926-3360  
 Syndicator: Red Capital Group, David Martin, (614) 857-1400 Supp. Services: Volunteers of America Texas, Inc., Lee Felgar, (817) 529-7311

**C. Scoring Information**

First Review: Emily, Reviewed on 3/29/2005  
 Second Review: Ben, Reviewed on 4/25/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	139	
			<b>Total Points Awarded:</b>	132	

\* Points were awarded by the Department and were not eligible for self-score.



## 05094: San Juan Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$187,117

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/12/2005	Teresa Morales	LIHTC	Nate Tassler	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called applicant and requested they revise a form in Volume 4 to be consistent with the documentation they submitted.					
5/12/2005	Ben Sheppard	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I talked to Nate twice yesterday and left a message today.					
5/16/2005	Emily Price	LIHTC	Nate Tassler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Nate called in response to my 8th day reminder. He asked that if he could not get some of the information in until tomorrow would he only lose 5 points and not be terminated. I told him yes.					
6/22/2005	Albert Murray	Underwriting	Nate Tassler	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed the line item "Sales Tax under "Other Construction Costs". Mr. Tassler indicated that this is the sales tax paid for materials used in the direct construction costs. He said he would revise the Development Cost Schedule to include these costs in the direct construction cost line items.					
7/14/2005	Albert Murray	Underwriting	Nate Tassler	Owner/Applicant/GP	Appeals
<b>Description:</b> Left message for Nate Tassler answering his question about the appeals process. He was wanting to send in information that would alter the above captioned deals and their tax credit allocation amounts. I told him that he needed to send in an appeal notice because any information sent to us will not extend his time for making an appeal.					

**05095: Sphinx At Reese Court**

**A. General Project Information**

Project Location: 1201 Ewing Ave. City: Dallas County: Dallas Region: 3  
 Total Units: 80 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$597,776  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): SDC Ewing Courts, LP; Jay O. Oji, (214) 342-1400

Applicant/Principals (Entity Name, Contact):

Reese Court Villas, LLC Jay O. Oji  
 Sphinx Development Corporation Jay O. Oji

Development Team (Entity, Contact Name, Phone):

Developer: Sphinx Development Corporation, Jay O. Oji, (214) 342-1400

Infrastructure GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808

Appraiser: Butler Burgher, Inc., Dianne Butler, (214) 739-0700

Originator/UW: N/A, N/A,

Architect: James, Harwick & Partners, Ron Harwick, (214) 363-5687

Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400

Syndicator: Wachovia Securities, Bob Klixbull, (704) 347-3468

Housing GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210 530 0040

Property Manager: Crossroads Management, Inc., Jennifer Rodriguez, (817) 598-1919

Cost Estimator: Texas BBL, LLC, Jerry Wilson, (972) 869-1808

Engineer: Brokette-Davis-Drake, Inc., Jim Riley, (214) 824-3647

Accountant: Thomas Stephens, LLC, Tom Katapody, (817) 552-3100

Supp. Services: Social Services MGMT Consultants, Inc., Pat Goates, (817) 373-2166

**C. Scoring Information**

First Review: Teresa, Reviewed on 3/30/2005

Second Review: Emily, Reviewed on 4/5/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	0			

Total Points Requested:	147
Total Points Awarded:	142

\* Points were awarded by the Department and were not eligible for self-score.

## 05095: Sphinx At Reese Court Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$597,776

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/13/2005	Teresa Morales	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called the applicant to confirm that while threshold deficiency documentation was received, selection deficiencies were not. Applicant said they were unclear on what to submit for second deficiency scoring item, I explained what we needed. The first selection deficiency item, they said they would assign the 4 points to another category to receive the points and would fax the information to me. I told the applicant that I would be out of the office the next two days and that Monday the 18th would be the 8th day.					
6/8/2005	Brenda Hull	Underwriting	Jeff Spicer	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Rent schedule deficiencies.					
6/10/2005	Brenda Hull	Underwriting	Joseph Amagadu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discuss deficiencies.					

**05097: Cathy's Pointe**

**A. General Project Information**

Project Location: 2701 North Grand St. City: Amarillo County: Potter Region: 1  
 Total Units: 120 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$757,752  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Cathy's Pointe, Ltd.; Donald Pace, (321) 453-3127

Applicant/Principals (Entity Name, Contact):

CDHM Group GP, LLC Donald Pace  
 Kegley, Inc. Anita Kegley  
 Cathy Dixon (Individual) Cathy Dixon

Development Team (Entity, Contact Name, Phone):

Developer: CDHM Group, LLC, Donald Pace, (321) 453-3127 Housing GC: Charter Contractors, Inc., RJ Collins, (512) 249-6240  
 Infrastructure GC: Charter Contractors, Inc., R. J. Collins, (512) 249-6240 Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210 530 0040  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: LK Travis & Associates, Inc., LK Travis, (210) 732-2828 Engineer: N/A, N/A,  
 Attorney: Broad and Cassel, Randy Alligood, (407) 839-4200 Accountant: N/A, N/A,  
 Syndicator: PNC Multifamily Capital, N/A, Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Emily, Reviewed on 3/29/2005  
 Second Review: Shannon, Reviewed on 4/6/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	1	1
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	129
Total Points Awarded:	128

\* Points were awarded by the Department and were not eligible for self-score.

## 05097: Cathy's Pointe Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$757,752

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Emily Price	LIHTC	Donald Pace	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to let him know he must notify any neighborhood orgs given to him by the City whether or not he believes they are a "neighborhood organization". I told him that he must do it within the deficiency timeframe and that we would fax him a deficiency notice today.					
7/13/2005	Ben Sheppard	LIHTC	Cathy in Don Pace's Office	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**05098: Bella Vista Apartments**

**A. General Project Information**

**Project Location:** East side of North Grand Ave., just north of Hwy. 82      **City:** Gainesville      **County:** Cooke      **Region:** 3

**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$701,332

**Set Asides:**  Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** UHF Gainesville Housing, LP; Ted Stokely, 2147508845

**Applicant/Principals (Entity Name, Contact):**

Unified Housing Foundation, Inc.      Ted Stokely  
 Unified Housing of Gainesville, LLC      Ted Stokely  
 Clifton Phillips      Clifton Phillips

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Unified Housing Foundation, Inc., Ted Stokely, (972) 243-4205      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A,      **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
**Appraiser:** N/A, N/A,      **Property Manager:** Pacific West Management, Beverly Ferguson, (972) 377-0408  
**Originator/UW:** Collateral Mortgage Capital, LLC, Philip Melton, (972) 385-6005      **Cost Estimator:** N/A, N/A,  
**Architect:** WSI Architects, N/A, (972) 458-9999      **Engineer:** Kimley-Horn, Brandon Guillory, (972) 770-1300  
**Attorney:** Eaton, Deaguero & Bishop, Michael Eaton, (214) 638-0020      **Accountant:** N/A, N/A,  
**Syndicator:** JER Hudson Housing Capital, Sam Ganeshan, (212) 218-4488      **Supp. Services:** Unified Housing Foundation, Inc., Ted Stokely, (214) 750-8845

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0			
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
				<b>Total Points Requested:</b>	0
				<b>Total Points Awarded:</b>	0

\* Points were awarded by the Department and were not eligible for self-score.

**05098: Bella Vista Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew 3/24/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05099: Madison Pointe**

**A. General Project Information**

Project Location: US 81 and Las Palmas Dr. City: Cotulla County: La Salle Region: 11  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$619,762  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): MM Pointe, Ltd.; Donald Pace, (321) 453-3127

**Applicant/Principals (Entity Name, Contact):**

CDHM Group GP, LLC Donald Pace  
 Con-Cor, Inc. Cy Jary  
 Futuro Communities, Inc. Tammye Trevino  
 MHC Limited Partner, Inc. Donald Pace

**Development Team (Entity, Contact Name, Phone):**

Developer: CDHM Group, LLC, Donald Pace, (321) 453-3127

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: N/A, N/A,

Architect: LK Travis & Associates, Inc., LK Travis, (210) 732-2828

Attorney: Broad and Cassel, Randy Alligood, (407) 839-4200

Syndicator: PNC Multifamily Capital, Robert Courtney, (502) 581-3260

Housing GC: Charter Contractors, Inc., RJ Collins, (512) 249-6240

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210 530 0040

Property Manager: Pinnacle, Jeanne Wheeler, (210) 824-4221

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/29/2005

Second Review: Emily, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	2	2			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>144</b>
				<b>Total Points Awarded:</b>	<b>144</b>

\* Points were awarded by the Department and were not eligible for self-score.



## 05099: Madison Pointe Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$619,762

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2005	Emily Price	LIHTC	Don Pace	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over selection deficiency #1 and #2.					
3/31/2005	Emily Price	LIHTC	Phyllis Varnon	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency letter. I told her to fax me the information for selection deficiency #2 and I would let her know if it is acceptable.					

**05100: Tierra Blanca Apartments**

**A. General Project Information**

**Project Location:** South Ave. K, North of Austin Rd., City: Hereford County: Deaf Smith Region: 1  
 South of Victory Dr.

**Total Units:** 76 **Total LI Units:** 73 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$615,000

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** JKST Tierra Blanca Apartments, LP; Tammie Goldston, (806) 383-8784

**Applicant/Principals (Entity Name, Contact):**

JKST Terra Blanca GP, LLC Tammie Goldston  
 KLT Associates, LP Tammie Goldston  
 HG & Associates, LP Tammie Goldston  
 JKST Terra Blanca GP, LLC Tammie Goldston

**Development Team (Entity, Contact Name, Phone):**

**Developer:** KLT Associates, LP/Nations Construction Management, Tammie Goldson/John Czapski, (806) 383-8784 **Housing GC:** N/A, N/A,

**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040

**Appraiser:** The Steve Rodgers Company, Travis Loe, (806) 530-0040 **Property Manager:** N/A, N/A,

**Originator/UW:** MMA Financial. LLC, Ryan Luxon, (972) 404-1118 **Cost Estimator:** N/A, N/A,

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 398-6644 **Engineer:** N/A, N/A,

**Attorney:** N/A, N/A, **Accountant:** N/A, N/A,

**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 588-2100 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/26/2005

**Second Review:** Emily, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>140</b>
<b>Total Points Awarded:</b>	<b>140</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05100: Tierra Blanca Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: FWD

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$615,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05101: Creek Crossing Senior Village**

**A. General Project Information**

Project Location: West of Soncy Rd., North of US Highway 60 City: Canyon County: Randall Region: 1  
 Total Units: 76 Total LI Units: 73 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$394,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): JKST Creek Crossing Seniors, LP; Tammie Goldston, (806) 383-8784

**Applicant/Principals (Entity Name, Contact):**

JKST Creek Crossing GP, LLC Tammie Goldston  
 KLT Associates, LP Tammie Goldston  
 HG & Associates, LLC Tammie Goldston  
 Nations Construction Management, Inc. John Czapski

**Development Team (Entity, Contact Name, Phone):**

Developer: KLT Associates, LP/Nations Construction Management, Tammie Goldston/John Czapski, (806) 383-8784 Housing GC: N/A, N/A,

Infrastructure GC: N/A, N/A,

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040

Appraiser: N/A, N/A,

Property Manager: N/A, N/A,

Originator/UW: MMA Financial, LLC, Ryan Luxon, (972) 404-1118

Cost Estimator: N/A, N/A,

Architect: Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

Engineer: N/A, N/A,

Attorney: N/A, N/A,

Accountant: N/A, N/A,

Syndicator: Related Capital Company, Justin Ginsberg, (212) 588-2100

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/29/2005

Second Review: Shannon, Reviewed on 4/3/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	140
Total Points Awarded:	140

\* Points were awarded by the Department and were not eligible for self-score.

## 05101: Creek Crossing Senior Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$393,547

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2005	Shannon Roth	LIHTC	Tammie Goldston	Owner/Applicant/GP	Deficiencies

**Description:** She called to verify I received her fax in response to my deficiency letter. I told her yes and at this time I did not need any further information. She also asked when the commitment from the local political subdivision was due (item 5A) I looked in the QAP and quoted it directly, that it was due at the time a commitment was received for an allocation of tax credits.

**05102: Villa del Arroyo Apartments**

**A. General Project Information**

Project Location: 1200 Block of Elm St. City: Midland County: Midland Region: 12  
 Total Units: 52 Total LI Units: 50 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$445,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Midland Villa del Arroyo, LP; David Diaz, (432) 682-2520

**Applicant/Principals (Entity Name, Contact):**

Midland CDC, LLC David Diaz  
 Midland Community Corporation David Diaz  
 Carcon Industrie3s & Construction, LLC Arcilla Acosta

**Development Team (Entity, Contact Name, Phone):**

Developer: Midland Villa del Arroyo, LP, David Diaz, (432) 682-2520 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Mark Temple Real Estate Services, Mark Temple, (210)496-9499  
 Appraiser: Barlow Appraisal Associates, Keith Barlow, (432) 689-9878 Property Manager: N/A, N/A,  
 Originator/UW: MMA Financial, LLC, Ryan Luxon, (972) 404-1118 Cost Estimator: N/A, N/A,  
 Architect: Architettura, Inc., Frank Pollacia, (972) 509-0088 Engineer: N/A, N/A,  
 Attorney: Patrick Cordero, Patrick Cordero, (432) 683-3665 Accountant: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Marie Kaufmann, (617) 439-3911 Supp. Services: Midland Community Development Corporation, David Diaz, (432) 682-2520

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/29/2005  
 Second Review: Emily, Reviewed on 4/5/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	App Deficiency Points Lost:		5
12	6	6			
13	4	4			
				Total Points Requested:	150
				Total Points Awarded:	145

\* Points were awarded by the Department and were not eligible for self-score.

## 05102: Villa del Arroyo Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$402,119

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/18/2005	Emily Price	LIHTC	Kelly Hunt	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called Kelly to make sure she got my e-mail listing all of the revised exhibits needed by 5pm. She confirmed that she received e-mail and stated that she is working on the items.					
6/13/2005	Shannon Roth	LIHTC	Kelly Hunt	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Call to remind her today is the 8th day. Reminded her that all items are due by 5pm in order to avoid any loss of points. She said ok, that she was working on everything.					
6/13/2005	Shannon Roth	LIHTC	Kelly Hung	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let her know I was leaving for the day, and she should submit all outstanding items to Emily. I gave her Emily's phone number and email. She said Ok.					
6/24/2005	Lisa Vecchietti	Underwriting	Kelly Hunt	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Ms. Hunt called to ask for basic clarification on a REA information request.					

**05103: Elm Grove Senior Village**

**A. General Project Information**

**Project Location:** West of Upland Ave., South of 26th St., North of 34th St. **City:** Lubbock **County:** Lubbock **Region:** 1

**Total Units:** 100 **Total LI Units:** 96 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$740,000

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** JKST Elm Grove Seniors, LP; Tammie Goldston, (806) 383-8784

**Applicant/Principals (Entity Name, Contact):**

JKST Elm Grove Seniors GP, LLC Tammie Goldston  
 KIT Associates, LP Tammie Goldston  
 HG & Associates, Inc.  
 Nations Construction Management, Inc. John Czapski

**Development Team (Entity, Contact Name, Phone):**

**Developer:** JKST Elm Grove Seniors, LP, Tammie Goldston, (806) 383-8784 **Housing GC:** Nations Construction Management, Inc., John Czapski, (713) 863-7547

**Infrastructure GC:** N/A, N/A,

**Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040

**Appraiser:** N/A, N/A,

**Property Manager:** N/A, N/A,

**Originator/UW:** MMA Financial, LLC, Ryan Luxon, (972) 404-3911

**Cost Estimator:** N/A, N/A,

**Architect:** Cross Architects, PLLC, Brian Rumsay, (972) 398-6644

**Engineer:** N/A, N/A,

**Attorney:** N/A, N/A,

**Accountant:** N/A, N/A,

**Syndicator:** MMA Financial, LLC, Marie Keutman, (617) 439-3911

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/8/2005

**Second Review:** Emily, Reviewed on 3/10/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		0	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	142	
			<b>Total Points Awarded:</b>	142	

\* Points were awarded by the Department and were not eligible for self-score.



## 05103: Elm Grove Senior Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Application is not financially feasible. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/22/2005	Phillip Drake	Underwriting	Kelly Hunt	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Several calls following up on deficiencies related to Elm Grove Seniors Village Apartments (Lubbock); including rent, utilities, debt service, etc.					
5/26/2005	Tom Gouris	Underwriting	Tammie Goldston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tammie returned our (Phillip and I left her a message earlier today) call and I told her briefly about the problems with regard to rent and expenses and that the latest information they sent to us had a 1.05 DCR and a negative cash flow in year 30. She said she was not aware of these new numbers and that Kelly Hunt had submitted them so I suggested that she get with Kelly and find a time were they can call us back to walk through these issues.					

**05104: Landing at Moses Lake**

**A. General Project Information**

**Project Location:** Southwest Corner of Loop 197 and 34th St. North      **City:** Texas City      **County:** Galveston      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 96 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$608,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Landing at Moses Lake, LP; Mike Lollis, (417) 866-3000

**Applicant/Principals (Entity Name, Contact):**

Grey Oaks Development      Mike Lollis

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Grey Oaks Development, Mike Lollis, (417) 866-3000

**Infrastructure GC:** N/A, N/A,

**Appraiser:** N/A, N/A,

**Originator/UW:** MMA Financial, LLC, Ryan Luxon, (972) 404-1118

**Architect:** Melton Henry Architects, N/A,

**Attorney:** N/A, N/A,

**Syndicator:** MMA Financial, LLC, Marie Keutman, (617) 439-3911

**Housing GC:** N/A, N/A,

**Market Analyst:** Mark Temple Real Estate Services, Mark Temple, (210)496-9499

**Property Manager:** N/A, N/A,

**Cost Estimator:** N/A, N/A,

**Engineer:** N/A, N/A,

**Accountant:** N/A, N/A,

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/31/2005

**Second Review:** Emily, Reviewed on 4/5/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	0			
				<b>Total Points Requested:</b>	<b>149</b>
				<b>Total Points Awarded:</b>	<b>145</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05104: Landing at Moses Lake Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/14/2005	Barbara Skinner	LIHTC	Mike Lollis	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to confirm fax for deficiency notice.					
4/21/2005	Barbara Skinner	LIHTC	Kelly Hunt	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant e-mailed me part of the deficiency items.					

**05105: Zion Village**

**A. General Project Information**

**Project Location:** 2214 Tierwester & 3154 Gray St. **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 54 **Total LI Units:** 54 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$570,200  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Zion Village, Ltd.; Rev. L. David Punch, (713) 651-8050

**Applicant/Principals (Entity Name, Contact):**

Houston Love Inc. Eddie Winslow  
RE Ward Thrid Ward Inc. L. David Punch  
Olivia Community Development Corp. Robert Thomas

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Re Ward Third Ward Inc., Pastor L. David Punch, (713) 659-7735

**Infrastructure GC:** N/A, N/A,

**Appraiser:** O'Connor & Associates, Carl Thorton, (713) 686-9955

**Originator/UW:** N/A, N/A,

**Architect:** Shifik I Rifaat, Shifik I Rifaat, (713) 520-0631

**Attorney:** Nicholas & Jones, LLP, Nelson M. Jones, (713) 224-5323

**Syndicator:** J.E.R. Hudson Housing Capital, Orlando Alfaro, (212) 218-4488

**Housing GC:** Glooward Homes, Pastor Woody Gordon, (832) 264-5787

**Market Analyst:** O'Connor & Associates, Carl Thorton, 713-686-9955

**Property Manager:** Reality Real Estate Service, Bridgette Jackson, (713) 494-9105

**Cost Estimator:** N/A, N/A,

**Engineer:** Shifik I Rifaat, Shifik I Rifaat, (713) 520-0631

**Accountant:** Nicoleas & Jones LLP, Nelson M. Jones, (713) 224-5323

**Supp. Services:** Houston Love Inc., Rev. Eddie Winslow, (281) 449-1023

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 3/31/2005

**Second Review:** Emily, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>152</b>
<b>Total Points Awarded:</b>	<b>151</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05105: Zion Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

Will be terminated for identity of interest

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/2/2005	Emily Price	LIHTC	Bridget	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called about her deficiency letter.					
5/11/2005	Emily Price	LIHTC	Rev. Punch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke to him 3 times between yesterday and today concerning his deficiency notice.					
5/12/2005	Barbara Skinner	LIHTC	Rev. Punch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Rev. Punch called to inform the Department that he faxed over a Resolution regarding the Zion Village Application. In addition, Rev. Punch discussed the identify of interest as it pertains to the QAP.					
5/12/2005	Paul Smith	Other	Rick Sims	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Michele Atkins forwarded me a phone call from Mr. Sims. He had a complaint about how Emily Price had treated him in assessing a deduction in his application regarding what she thought was a "related-party" transaction because apparently the pastor of a church in this proposed development was listed as both buyer and seller in the transaction to secure the and for this development. He mentioned the idea of a "reasonable accommodation" and the Fair Housing Act several times. We had a short discussion of what he meant by this and I told him I thought that referred to the relation between a landlord and a tenant or an employee and an employer and not something a. He had a response to that that I did not find to be coherent. I asked him if he had received anything in writing regarding a deduction or termination. He said no that the he had just talked to Emily on the phone. I told him that if he was dissatisfied he should look for a termination or deduction notice and that he should be instructed in that notice how to file an appeal. I told him I could give him my direct line and that he could call me if he did not receive a notice of the action taken by the Multifamily division. I also informed him that though I did not fully understand his argument, if he filed an appeal it was likely that the Legal Services Section would look into his complaint. At the end he was somewhat dissatisfied, but told me that he understood how I was viewing this and what he had to do.					

**05108: Kingswood Village**

**A. General Project Information**

Project Location: 521 South 27th Ave. City: Edinburg County: Hidalgo Region: 11  
 Total Units: 80 Total LI Units: 80 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$349,985  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Kingswood South 27th, LP; Doug Gurkin, (512) 264-1020

Applicant/Principals (Entity Name, Contact):

Edgewater South 27th, LP Doug Gurkin  
 Edgewater Group South 27th, LLC Doug Gurkin

Development Team (Entity, Contact Name, Phone):

Developer: EAH TX 2004, LP, Doug Gurkin, (512) 264-1020 Housing GC: Capital Home Repair, Mit Jones, (512) 797-0087  
 Infrastructure GC: N/A, N/A Market Analyst: O'Connor & Associates, Craig Young, 713-686-9955  
 Appraiser: O'Connor & Associates, N/A Property Manager: UAH Property Management, LP, Justin Ginsberg, (214) 265-7227  
 Originator/UW: N/A, N/A Cost Estimator: Capital Home Repairs, Mit Jones, (512) 797-0087  
 Architect: Lloyd, Walker Jary & Associates, Lloyd Walker Jary, (210) 377-0222 Engineer: Aestimo, Inc., Brian Bonczynski, (281) 556-1522  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4700 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 421-5333 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Emily, Reviewed on 4/6/2005  
 Second Review: Shannon, Reviewed on 4/7/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	0	0	16	2	2
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	106
				Total Points Awarded:	106

\* Points were awarded by the Department and were not eligible for self-score.

## 05108: Kingswood Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside.      **Credit Amount Allocated by Board:** \$349,985

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05109: Country Village Apartments**

**A. General Project Information**

Project Location: 2401 North Lillie St. City: San Angelo County: Tom Green Region: 12  
 Total Units: 160 Total LI Units: 160 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$666,473  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): North Lillie, LP; Doug Gurkin, (512) 264-1020  
 Applicant/Principals (Entity Name, Contact):  
 Edgewater North Lillie, LP Doug Gurkin  
 Edgewater North Lillie, LP Doug Gurkin

**Development Team (Entity, Contact Name, Phone):**

Developer: EAH TX 2005, LP, Doug Gurkin, (512) 264-1020 Housing GC: Concept Builders, Mark Gross, (210) 826-4429  
 Infrastructure GC: N/A, N/A Market Analyst: O'Connor & Associates, Craig Young, 713-686-9955  
 Appraiser: O'Connor & Associates, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: Concept Builders, Mit Jones, (512) 797-0087  
 Architect: Lloyd, Walker Jary & Associates, Lloyd Walker Jary, (210) 377-2022 Engineer: Aestimo, Inc., Brian Bonczynski, (281) 556-1522  
 Attorney: Kutak Rock, LLP, Scott Shallhorn, (501) 975-3104 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 421-5333 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Emily, Reviewed on 4/7/2005  
 Second Review: Shannon, Reviewed on 4/7/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	0	0	16	2	2
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	106
Total Points Awarded:	106

\* Points were awarded by the Department and were not eligible for self-score.



## 05109: Country Village Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside.      **Credit Amount Allocated by Board:** \$666,473

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05113: St. Gerard Apartments**

**A. General Project Information**

**Project Location:** 100 Cornejo Dr. **City:** San Benito **County:** Cameron **Region:** 11  
**Total Units:** 65 **Total LI Units:** 65 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$286,468  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Cornejo Lopez Enterprises, LP; Elia C. Lopez, (956) 639-2911  
**Applicant/Principals (Entity Name, Contact):**  
 Cornejo Lopez Enterprises, LP Elia C. Lopez  
 St. Gerard Apartments, LLC Elia C. Lopez

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Cornejo Lopez Enterprises, LP, Elia C. Lopez, (956) 639-2911 **Housing GC:** Ruben Rodriguez, Inc., Ruben Rodriguez, (956) 504-1101  
**Infrastructure GC:** H20 Construction, Inc., Randy Gilbert, (956) 425-9922 **Market Analyst:** Novogradac & Company, LLP, John Cole, 512-340-0420  
**Appraiser:** Pat Ahumada Appraisal Services, Pat Ahumada, (956) 504-2423 **Property Manager:** N/A, N/A,  
**Originator/UW:** Malone Mortgage Capital, Bruce Minchey, (310) 242-6702 **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A, **Engineer:** AGH Consultants, PLLC, Fred Hernandez, (956) 574-8300  
**Attorney:** Law Office of Denis Downey, Denis Downey, (956) 544-0561 **Accountant:** McLelland & Smith, P.C., Mike McLelland, (956) 428-4552  
**Syndicator:** JER Hudson Housing Capital, Orlando Alfaro, (310) 242-6702 **Supp. Services:** Decision Makers, Inc., Professor Evelon Dale, (956) 536-5200

**C. Scoring Information**

**First Review:** Emily, Reviewed on 4/7/2005  
**Second Review:** Shannon, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	6	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7	<b>App Deficiency Points Lost:</b>		0
12	6	0			
13	4	4			

<b>Total Points Requested:</b>	<b>158</b>
<b>Total Points Awarded:</b>	<b>140</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05113: St. Gerard Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$284,900

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/20/2005	Ben Sheppard	LIHTC	Elia Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/20/2005	Ben Sheppard	LIHTC	Elia Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/24/2005	Ben Sheppard	LIHTC	Elia Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/24/2005	Ben Sheppard	LIHTC	Elia Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/9/2005	Emily Price	LIHTC	Elia Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about deficiency letter.					

**05114: Copperwood Seniors Apartments**

**A. General Project Information**

Project Location: NEC of Smithstone Drive and Somerall Drive City: Houston County: Harris Region: 6  
 Total Units: 72 Total LI Units: 72 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$518,137  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Houston Copperwood III, LP; Michael Robinson, (713) 850-7168  
 Applicant/Principals (Entity Name, Contact):  
 Houston Copperwood III, LP Michael Robinson  
 Houston Copperwood V, LLC Michael Robinson  
 Robinson Capital & Investment, Inc. Michael Robinson  
 CSR Interes, LLC Carolyn Robinson  
 Development Team (Entity, Contact Name, Phone):  
 Developer: Robinson Capital & Investment, Inc., Michael Robinson, (713) 850-7168 Housing GC: RCI Construction, LLC, Ken Cash, (713) 850-0300  
 Infrastructure GC: N/A, N/A Market Analyst: Butler Burgher, Inc., Diane Butler, 214 739 0700  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Property Manager: Greater Coastal Management Co., LLC, Laura Van Dyck, (713) 877-8721  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: Hill & Frank Architects, Inc., Gary Hill, (713) 877-1274 Engineer: Benchmark Engineering, Saib Saour, (713) 266-9930  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Accountant: Resnick Fedder and Silverman, Inc., Tim Kemper, (404) 847-9447  
 Syndicator: SunAmerican Affordable Housing Partners, Inc., Dana Mayo, (310) 772-6831 Supp. Services: Southwestern Housing Resources, Inc., Annell Kasper, (713) 554-1259

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/7/2005

Second Review: Emily, Reviewed on 4/11/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	1	0
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>144</b>	
			<b>Total Points Awarded:</b>	<b>142</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05114: Copperwood Seniors Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/21/2005	Teresa Morales	LIHTC	Michael Robinson	Owner/Applicant/GP	Deficiencies

**Description:** Called applicant to let him know today was the 7th day and that I hadn't received a response from my deficiency letter; he later returned my call stating all deficiency items with the exception of one scoring item was FedEx'd for delivery on 4/21/05.

**05116: Wahoo Frazier Townhomes**

**A. General Project Information**

**Project Location:** East side of Blocks 4700-4900 Hatcher St. **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 118 **Total LI Units:** 95 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$925,960  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Wahoo Frazier, LP; Lester Nevels, (214) 951-8327

**Applicant/Principals (Entity Name, Contact):**

Wahoo Development, Inc. Lester Nevels  
 The Housing Authority of the City of Dallas Claire Palmert  
 N/A

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Wahoo Development, Inc., Lester Nevels, (214) 951-8327 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** CB Richard Ellis, Tony Lenamon, 972 458 4800  
**Appraiser:** Mark Donoho Company, Inc., Mark Donoho, (214) 720-1400 **Property Manager:** N/A, N/A,  
**Originator/UW:** N/A, N/A, **Cost Estimator:** The Housing Authority of the City of Dallas, Texas, Bill Manning, (214) 951-8468  
**Architect:** Brown, Reynolds, Watford, Craig Reynolds, (214) 528-8704 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Tamea A. Dula, (713) 653-7322 **Accountant:** N/A, N/A,  
**Syndicator:** N/A, N/A, **Supp. Services:** The Housing Authority of the City of Dallas, Texas, Beverly Childs, (214) 525-3607

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/7/2005  
**Second Review:** Emily, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	8	8	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>149</b>	
			<b>Total Points Awarded:</b>	<b>149</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05116: Wahoo Frazier Townhomes Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$925,960

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/28/2005	Teresa Morales	LIHTC	Tamea Dula	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called Tamea Dula to get clarification on the deficiency item they sent in.					
5/23/2005	Barbara Skinner	LIHTC	Lester Nevels	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called the Applicant to confirm the fax, and notify him of the deficiency. Lester Nevels indicated that he did not receive his scoring notice. He stated that he reviewed the internet to find out about score updated. He believes that he should receive one additional point, and would like information on the appeal process. I referred him to Jennifer, he stated that he left her a voice mail but has not heard from her.					
6/2/2005	Barbara Skinner	LIHTC	Angle Douglass	Other	Deficiencies
<b>Description:</b> Called to inform applicant that 6/3 is the 8th day for the deficiency notice.					
6/2/2005	Barbara Skinner	LIHTC	Lester Nevels voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss deficiency notice, 6/3 is the 8th day.					
6/2/2005	Barbara Skinner	LIHTC	Lester Nevels voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss deficiency notice, 6/3 is the 8th day.					
6/2/2005	Barbara Skinner	LIHTC	Lester Nevels	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform applicant that June 3rd is his 8th day.					
6/3/2005	Barbara Skinner	LIHTC	Lester Nevel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to inform applicant that today is the 8th day. Left a voicemail with Lester Nevels and Angle Douglass.					
6/20/2005	Tom Gouris	REA	Lester Nevels	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Traded phone calls and briefly discussed the likelihood of a credit reduction due to higher cost and more implicit capacity for conventional dept if this was a conventional deal. i.e. to treat it the same way as last years deal. He is going to get with his consultant and get back with us.					
6/21/2005	Carl Hoover	Underwriting	Lester Nevels	Owner/Applicant/GP	Other
<b>Description:</b> Conference call with Lester Nevels, Tamea Dula, Nicole Graham to discuss Hope Fund rents that are considerably lower than the maximum tax credit rents allowed.					

**05117: Key West Village - Phase II**

**A. General Project Information**

Project Location: 1600 Clements St. City: Odessa County: Ector Region: 12  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$179,585  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Odessa Senior Housing Partnership II, Ltd.; Bernadine Spears, (432) 333-1088  
 Applicant/Principals (Entity Name, Contact):  
 Odessa Elderly Housing Corporation Bernadine Spears

**Development Team (Entity, Contact Name, Phone):**

Developer: SWHP Development, LP, Randy Stevenson, (817) 261-5088 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 772-9557 Supp. Services: Housing Authority of Odessa, Bernadine Spears, (915) 333-1088

**C. Scoring Information**

First Review: Emily, Reviewed on 4/8/2005  
 Second Review: Shannon, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	3	3
5 (B)	18	18	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	152
Total Points Awarded:	152

\* Points were awarded by the Department and were not eligible for self-score.



## 05117: Key West Village - Phase II Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/24/2005	Shannon Roth	LIHTC	Mary Nagel and Dan Allgei	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Bernadine Spears office, she is out until Thursday. Spoke with Mary Nagel, told her today is the 8th day, she said to contact Dan Allgeier. I called Dan left a message, today is the 8th day. Called another number I had for Dan, spoke with him, told him today is the 8th day, need info by 5pm or will lose 5 points, said he faxed it back on the 17th. I told him I never got it, asked him to refax it, he said not problem. He said I should have it around noon.				
5/24/2005	Shannon Roth	LIHTC	Mary Nagel and Dan Allgei	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Bernadine Spears office, she is out until Thursday. Spoke with Mary Nagel, told her today is the 8th day, she said to contact Dan Allgeier, I called Dan left a message, today is the 8th day. Called another number I had for Dan, spoke with him, told him today is the 8th day, need info by 5 pm. Or will lose 5 points, said he faxed it back on the 17th. I told him I never got it, asked him to refax it, he said not problem. He said I should have it around noon.				
6/8/2005	Phillip Drake	Underwriting	Odessa Housing Authority	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Receipt of fax for info request, #05117				

**05118: Vista Verde I & II Apartments**

**A. General Project Information**

Project Location: 810 & 910 North Frio City: San Antonio County: Bexar Region: 9  
 Total Units: 190 Total LI Units: 190 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,126,771  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 810/910 North Frio St., LP; Ronald C. Anderson, (210) 270-4600

**Applicant/Principals (Entity Name, Contact):**

810/910 North Frio Street, LP Ronald C. Anderson  
 810/910 North Frio Street GP, LLC Ronald C. Anderson  
 Housing and Community Services, Inc. Ronald C. Anderson

**Development Team (Entity, Contact Name, Phone):**

Developer: Housing and Community Services, Inc., Ronald C. Anderson, (210) 270-4600 Housing GC: Brownstone Development, LP, Bill Brown, (713) 432-7727  
 Infrastructure GC: N/A, N/A, Market Analyst: Butler Burgher, Inc., Diane Butler, 214 739 0700  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: Mears Development, Jeremy Mears, (210) 669-3081  
 Architect: GNB, Inc., Francisco D. Gonzales, (210) 692-0331 Engineer: Bury & Partners, Inc., Larry Heimer, (210) 525-9090  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: N/A, N/A,  
 Syndicator: JER Hudson Housing Capital, N/A, Supp. Services: Housing and Community Service, Inc., N/A,

**C. Scoring Information**

First Review: Sharon, Reviewed on 4/22/2005  
 Second Review: Ben, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	12	18	0	0
5 (B)	18	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	153
Total Points Awarded:	147

\* Points were awarded by the Department and were not eligible for self-score.

## 05118: Vista Verde I & II Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$1,126,771

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/2/2005	Ben Sheppard	LIHTC	Ray Lucas	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/3/2005	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
5/23/2005	Ben Sheppard	LIHTC	Ron Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
6/22/2005	Lisa Vecchiotti	Underwriting	Ron Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with Mr. Anderson about the outstanding items requested earlier this month (June 7). All of the items are needed in order to proceed with the underwriting analysis. He indicated he thought a colleague had responded, but that he would try to have a packet together as soon as possible.					



## 05119: Las Palmas Garden Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2005	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b> He called to say his phone changed to 210228-0560 and fax to 210 228-0566.					
5/3/2005	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
5/3/2005	Ben Sheppard	LIHTC	Bonnie	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/3/2005	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**05122: Twelve Oaks Apartments**

**A. General Project Information**

Project Location: 2405 Highway 12 City: Vidor County: Orange Region: 5  
 Total Units: 70 Total LI Units: 70 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$433,832  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Vidor Twelve Oaks, LP; Ike Akbari, (409) 724-0020  
 Applicant/Principals (Entity Name, Contact):  
 Vidor Twelve Oaks GP LLC Ike Akbari

**Development Team (Entity, Contact Name, Phone):**

Developer: Itex Developers, LLC, Ike Akbari, (409) 724-0020	Housing GC: N/A, N/A,
Infrastructure GC: N/A, N/A,	Market Analyst: The Gerald Teel Co., Tim Treadway, 713 467 5858
Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858	Property Manager: Itex Property Management, LLC, Ike Akbari, (409) 724-0020
Originator/UW: GMAC, Carolyn McMullen, (312) 845-5158	Cost Estimator: N/A, N/A,
Architect: N/A, N/A,	Engineer: N/A, N/A,
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395	Accountant: N/A, N/A,
Syndicator: Related Capital, Drew Foster, (212) 588-2100	Supp. Services: Housing Authority of the City of Port Arthur, Seledonio Quesada, (409) 982-5442

**C. Scoring Information**

First Review: Emily, Reviewed on 4/8/2005  
 Second Review: Shannon, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
			Total Points Requested:	142	
			Total Points Awarded:	142	

\* Points were awarded by the Department and were not eligible for self-score.

## 05122: Twelve Oaks Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/20/2005	Shannon Roth	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies

**Description:** Returned his call. He wanted to make sure I got the overnight he sent. As well as a fax he just sent. I told him yes I had received the overnight, but not the fax (hadn't checked the fax yet, once I did it was there). I told him I needed a statement regarding the school attendance area, I couldn't tell if the site was in the school attendance zone based on the map he sent. He said ok he would get with the ISD. He indicated the fax regarding the cooperation agreement with the City of Vidor and the City of Port Arthur PHA was being sent as an FYI. (I didn't request it).

**05124: TownParc at Amarillo**

**A. General Project Information**

Project Location: Woodward Ave. & Kirkland Dr. City: Amarillo County: Potter Region: 1  
 Total Units: 144 Total LI Units: 144 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$931,177  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lone Star State Housing 1, LP; Christopher C. Finlay, (904) 694-1015  
 Applicant/Principals (Entity Name, Contact):  
 Lone Star State Housing 1, LP Christopher C. Finlay  
 Lone Star State Development 1, LLC Christopher C. Finlay

**Development Team (Entity, Contact Name, Phone):**

Developer: Finlay Development, LLC, Christopher C. Finlay, (904) 694-1015 Housing GC: Finlay Construction, LLC, Christopher C. Finlay, (904) 280-1000  
 Infrastructure GC: N/A, N/A, Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040-104  
 Appraiser: N/A, N/A, Property Manager: Alpha-Barnes Real Estate Service, Michael D. Clark, (972) 643-3205  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Engineer: N/A, N/A,  
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 Accountant: Plante Moram, LLP, Linda Yudasz, (248) 375-7247  
 Syndicator: Simpson Housing Solutions, LLC, Jeff Butcher, (562) 256-2000 Supp. Services: Texas Inter-Faith Management Corporation, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/9/2005  
 Second Review: Shannon, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	6	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	140	
			<b>Total Points Awarded:</b>	134	

\* Points were awarded by the Department and were not eligible for self-score.



## 05124: TownParc at Amarillo Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$931,177

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/3/2005	Tom Gouris	Real Estate	Michael Hartman	Consultant/Lobbyist	Deficiencies

**Description:** Mr. Hartman asked about the differences in operating expenses communicated to him by Phillip Drake and wondered why he was not given our number now for comparison purposes like he has been provided in the past. I told him that we do not release our draft numbers but went over specific line items that stand out as being inconsistent with our database. I told him that the purpose of Phillip's inquiry was to determine if there was some documented evidence of performance at the level that was being proposed in the application. He agreed to provide the information based on two other transactions they have in the area but said it would probably Thursday before he could get the information to us.

**05125: La Villita Apartments Phase II**

**A. General Project Information**

Project Location: 2828 Rockwell Dr. City: Brownsville County: Cameron Region: 11  
 Total Units: 80 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$558,290  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Housing Associates of Brownsville II, Ltd.; Mark Musemeche, (713) 522-4141  
 Applicant/Principals (Entity Name, Contact):  
 Texas Housing Associates Inc. Laura Musemeche  
 MGroup LIC Mark Musemeche

**Development Team (Entity, Contact Name, Phone):**

Developer: M Group LLC, Mark Musemeche, (713) 522-4141 Housing GC: Muse Limited Inc., Bob Musemeche, (713) 256-9100  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 927 2838  
 Appraiser: N/A, N/A Property Manager: Integrity Management, Star Rhodes, (972) 881-9052  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: M group Architects Inc., Mark Musemeche, (713) 522-4141 Engineer: N/A, N/A  
 Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: MMA Financial LLC, Chris Diaz, (727) 461-4801 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Emily, Reviewed on 4/8/2005  
 Second Review: Shannon, Reviewed on 4/14/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	143
Total Points Awarded:	143

\* Points were awarded by the Department and were not eligible for self-score.

## 05125: La Villita Apartments Phase II Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$555,478

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/18/2005	Ben Sheppard	LIHTC	Ofelia Elizando	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/26/2005	Ben Sheppard	LIHTC	Ofelia Elizando	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**05127: Navigation Pointe**

**A. General Project Information**

Project Location: 909 S. Navigation Blvd. City: Corpus Christi County: Nueces Region: 10  
 Total Units: 124 Total LI Units: 124 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$800,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): C.C.T. Navigation-Cameron, LP; Manish Verma, (210) 240-8376  
 Applicant/Principals (Entity Name, Contact):  
 Merced-Navigation, LLC Manish Verma  
 Merced Housing Texas Susan R. Sheeran

**Development Team (Entity, Contact Name, Phone):**

Developer: GMAT III Development, Ltd., Manish Verma, (210) 240-8376 Housing GC: Galaxy Builders, Ltd., Arun Verma, (210) 493-0550  
 Infrastructure GC: N/A, N/A Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
 Appraiser: N/A, N/A Property Manager: N/A, N/A  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Engineer: N/A, N/A  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: N/A, N/A  
 Syndicator: Paramount Financial Group, Inc., Dale Cook, (830) 997-6960 Supp. Services: Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/7/2005  
 Second Review: Emily, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	138
Total Points Awarded:	138

\* Points were awarded by the Department and were not eligible for self-score.

## 05127: Navigation Pointe Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$800,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Ben Sheppard	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/19/2005	Emily Price	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency letter.					
5/23/2005	Barbara Skinner	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax number and notify applicant of deficiency notice.					

**05128: Rhias Oaks Apartments**

**A. General Project Information**

Project Location: 700 Gross Rd. City: Mesquite County: Dallas Region: 3  
 Total Units: 208 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,170,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Parkway Housing, LP; Ron Pegram, (817) 267-2492

Applicant/Principals (Entity Name, Contact):

Parkway Housing, LP Ron Pegram  
 Parkway Housing Development, LLC  
 Boulevard Enterprises, Inc.  
 Ron Pegram

Development Team (Entity, Contact Name, Phone):

Developer: RLP Development II, LLC, Ron Pegram, (214) 457-8243

Housing GC: Integrated Construction & Development, LP, Richard Simmons, (817) 742-1851

Infrastructure GC: N/A, N/A,

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 2105300040

Appraiser: N/A, N/A,

Property Manager: N/A, N/A,

Originator/UW: Malone Mortgage Company, Jeff Rogers, (214) 696-0386

Cost Estimator: Integrated Construction & Development, LP, Richard Simmons, (817) 742-1851

Architect: KSNG Architects, Inc., Samuel NG, (214) 890-7980

Engineer: GSWW, Inc., Joseph Reue, (817) 306-1444

Attorney: Duane Morris LLP, Art Momjian, (214) 979-1521

Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 454-8020

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/7/2005

Second Review: Emily, Reviewed on 4/7/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	145	
			<b>Total Points Awarded:</b>	145	

\* Points were awarded by the Department and were not eligible for self-score.

## 05128: Rhias Oaks Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/14/2005	Barbara Skinner	LIHTC	Assistant	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss obtaining a letter from DHA that indicates language listed in deficiency notice.					
4/14/2005	Barbara Skinner	LIHTC	Assistant	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to discuss deficiency notice items.					
4/14/2005	Barbara Skinner	LIHTC	Ron Pegram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to confirm fax for deficiency notice.					

**05129: First Street Townhomes**

**A. General Project Information**

Project Location: 1300-1500 South 1st St. City: Sherman County: Grayson Region: 3  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$316,906  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Sherman First St. Townhomes Ltd.; Steve Rumsey, (214) 893-4208  
 Applicant/Principals (Entity Name, Contact):  
 Rumsey Development, LLC Steve Rumsey

**Development Team (Entity, Contact Name, Phone):**

Developer: Rumsey Development, LLC, Steve Rumsey, (214) 898-4208 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Ipser & Associates, Inc., Ep Ipser, 817 927 2838  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: Cross Architects, PLLC, Brian Rumsey, (972) 398-6644  
 Architect: Cross Architects, PLLC, Brian Rumsey, (972) 398-6644 Engineer: N/A, N/A,  
 Attorney: Lock Liddell & Sapp, LLP, Chris Richardson, (512) 305-4700 Accountant: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Marie Kaufmann, (617) 439-4393 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/8/2005  
 Second Review: Emily, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	3	3
5 (B)	12	12	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>146</b>	
			<b>Total Points Awarded:</b>	<b>146</b>	

\* Points were awarded by the Department and were not eligible for self-score.



## 05129: First Street Townhomes Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/20/2005	Ben Sheppard	LIHTC	Steve Rumsey	Owner/Applicant/GP	Deficiencies

Description:

**05130: Southpark Apartments**

**A. General Project Information**

Project Location: 9401 S. First Street City: Austin County: Travis Region: 7  
 Total Units: 192 Total LI Units: 192 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$955,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): A.T. South First-Slaughter, LP; Manish Verma, (210) 240-8376  
 Applicant/Principals (Entity Name, Contact):  
 CIS-Southpark, LLC Manish Verma

**Development Team (Entity, Contact Name, Phone):**

Developer: GMAT III Development, Ltd., Manish Verma, (210) 240-8376 Housing GC: Galaxy Builders, Ltd., Arun Verma, (210) 493-0550  
 Infrastructure GC: N/A, N/A Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
 Appraiser: N/A, N/A Property Manager: N/A, N/A  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Engineer: N/A, N/A  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 Accountant: N/A, N/A  
 Syndicator: JER Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4469 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/8/2005  
 Second Review: Shannon, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	140
Total Points Awarded:	140

\* Points were awarded by the Department and were not eligible for self-score.

## 05130: Southpark Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/20/2005	Ben Sheppard	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> It means to certify that you did what the deficiency notice said to do.					
1/20/2005	Ben Sheppard	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/2/2005	Ben Sheppard	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/2/2005	Barbara Skinner	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss deficiency. 7:00-8:00 pm.					
5/26/2005	Tom Gouris	Underwriting	Tammie Goldston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tammie returned our (Phillip and I left her a message earlier today) call and I told her briefly about the problems with regard to rent and expenses and that the latest information they sent to us had a 1.05 DCR and a negative cash flow in year 30. She said she was not aware of these new numbers and that Kelly Hunt had submitted them so I suggested that she get with Kelly and find a time were they can call us back to walk through these issues.					

**05134: Birdsong Place Villas**

**A. General Project Information**

Project Location: Birdsong Dr. East of Garth City: Baytown County: Harris Region: 6  
 Total Units: 96 Total LI Units: 96 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$740,099  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Birdsong Place Villas, LP; Les Kilday, (713) 914-9400

**Applicant/Principals (Entity Name, Contact):**

Birdsong Place Villas LP Tom F. Lord  
 Birdsong Place Partners LLC Tom F. Lord  
 The Housing Corporation Tom F. Lord  
 Kiday Partners LLC R.R. Kilday

**Development Team (Entity, Contact Name, Phone):**

Developer: Kilday Partners, LLC, R. R. Kilday, (713) 914-9400 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: Apartment Market Data Research Service, Darrell Jack,  
 210 530 0040  
 Appraiser: O'Connor & Associates, Carl Thornton, (713) 680-9955 Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Jim Gwynn Architects, Jim Gwynn, (713) 529-6262 Engineer: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 Accountant: Resnick, Fedder & Silverman, Tim Kemper, (404) 847-9447  
 Syndicator: MMA Financial, LLC, Marie Kentmann, (617) 772-9557 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Shannon, Reviewed on 4/8/2005  
 Second Review: Emily, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	12	12	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	144
Total Points Awarded:	144

\* Points were awarded by the Department and were not eligible for self-score.

## 05134: Birdsong Place Villas Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Ben Sheppard	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/26/2005	Emily Price	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him that his deficiencies are due tomorrow.					
4/27/2005	Emily Price	LIHTC	Phyllis	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I need them to fax over a revised page 2 with the new credit amount request.					

**05135: Villas at German Spring**

**A. General Project Information**

Project Location: 600-700 Block of E. Torrey St. City: New Braunfels County: Comal Region: 9  
 Total Units: 96 Total LI Units: 96 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$741,420  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Villas at German Spring, LP; Les Kilday, (713) 914-9400

**Applicant/Principals (Entity Name, Contact):**

German Spring Partners LLC Las Kilday  
 Kilday Partners LLC Les Kilday  
 LPKilday LLC Les Kilday  
 Kilday Realty Corp. Las Kilday

**Development Team (Entity, Contact Name, Phone):**

Developer: Kilday Partners, LLC, Las Kilday, (713) 914-9400

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: N/A, N/A,

Architect: Jim Gwynn Architects, Jim Gwynn, (713) 529-6262

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 454-8020

Housing GC: N/A, N/A,

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040

Property Manager: TBC, N/A,

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: Resnick, Fedder & Silverman, Dan Worrall, (404) 847-7640

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/28/2005

Second Review: Emily, Reviewed on 3/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	148
Total Points Awarded:	148

\* Points were awarded by the Department and were not eligible for self-score.

## 05135: Villas at German Spring Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Ben Sheppard	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/12/2005	Emily Price	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to clarify the deficiency on the residential building floor plans.					
4/14/2005	Barbara Skinner	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to verify fax for deficiency notice.					
4/18/2005	Barbara Skinner	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform applicant that deficiencies are due today.					

**05137: Los Ebanos Apartments**

**A. General Project Information**

Project Location: 1103 Lincoln St. City: Zapata County: Zapata Region: 11  
 Total Units: 28 Total LI Units: 28 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$65,042  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM Zapata II, Ltd.; Dennis Hoover, (512) 756-6809  
 Applicant/Principals (Entity Name, Contact):  
 HVM Housing ,Inc. Dixie Farmer

**Development Team (Entity, Contact Name, Phone):**

Developer: HVM Housing, LLC, Dennis Hoover, (512) 756-6809 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-927-0032  
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Property Manager: Hamilton Valley Management, Inc., Dennis Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Engineer: W.S. Allen and Associates, Harry Bostic, (979) 779-2398  
 Attorney: Alvin Nored Law Offices, Alvin Nored, (512) 756-6141 Accountant: Lou Ann Montey & Associates, Lou Ann Montey, (512) 338-0044  
 Syndicator: BHHH, Inc., John Hoover, (512) 756-6041 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Emily, Reviewed on 4/10/2005  
 Second Review: Shannon, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	6	2	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	4	4			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	141
				Total Points Awarded:	119

\* Points were awarded by the Department and were not eligible for self-score.



## 05137: Los Ebanos Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$65,042

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2005	Shannon Roth	LIHTC	Dennis Hoover and Kim Tr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Today is the 8th day for 05137 and 05140, called and left a message for Dennis and Kim letting them know this. Told them I need all the info by 5pm today to avoid any point loss.					
4/26/2005	Shannon Roth	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to clarify when the 8th day was, I recalculated, not including the 21st (skeleton crew day), and tomorrow is actually the 8th day. She said everything had been overnighted yesterday, she thought she had 10 days. She also indicated for 05140 they did not know they were in a area with twice the capita, so they do not have a resolution...Jen spoke with her and indicated her application will be terminated and she could try to get a resolution now to have as supporting documentation for an appeal. If she so chooses to appeal.					
4/27/2005	Shannon Roth	LIHTC	Kim Treber voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her today is the 8th day.					
6/15/2005	Jim Anderson	REA	Kim Treiber	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed the deficiency responses she sent on 6/13.					

**05140: El Paraiso Apartments**

**A. General Project Information**

Project Location: 200 South Mile 2W Rd. City: Edcouch County: Hidalgo Region: 11  
 Total Units: 30 Total LI Units: 30 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$71,959  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM Edcouch III, Ltd.; Dennis Hoover, (512) 756-6809  
 Applicant/Principals (Entity Name, Contact):  
 HVM Housing, LLC Dixie Farmer

**Development Team (Entity, Contact Name, Phone):**

Developer: HVM Housing, LLC, Dennis Hoover, (512) 756-6809 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-927-0032  
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Property Manager: Hamilton Valley Management, Inc., Dennis Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Engineer: W.S. Allen and Associates, Harry Bostic, (979) 779-2398  
 Attorney: Alvin Nored Law Offices, Alvin Nored, (512) 756-6141 Accountant: Lou Ann Montey & Associates, Lou Ann Montey, (512) 338-0044  
 Syndicator: Raymond James Tax Credit Funds, Inc., James H. Evans, (800) 438-8088 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Emily, Reviewed on 4/10/2005  
 Second Review: Shannon, Reviewed on 4/13/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	2	24 (A)	0	0
9 (B)	0	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		137
			<b>Total Points Awarded:</b>		127

\* Points were awarded by the Department and were not eligible for self-score.

## 05140: El Paraiso Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

To be terminated for 2x per Capita on 4/28/05

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

Comment Application Terminated

Credit Amount Allocated by Board: \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2005	Shannon Roth	LIHTC	Dennis Hoover and Kim Tr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Today is the 8th day for 05137 and 05140, called and left a message for Dennis and Kim letting them know this. Told them I need all the info by 5pm today to avoid any point loss.					
4/26/2005	Shannon Roth	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to clarify when the 8th day was, I recalculated, not including the 21st (skeleton crew day), and tomorrow is actually the 8th day. She said everything had been overnighted yesterday, she thought she had 10 days. She also indicated for 05140 they did not know they were in an area with twice the capita, so they do not have a resolution...Jen spoke with her and indicated her application will be terminated and she could try to get a resolution now to have as supporting documentation for an appeal. If she so chooses to appeal.					
4/27/2005	Shannon Roth	LIHTC	Tim Treber voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her today is the 8th day.					

**05141: The Arbors at Rose Park**

**A. General Project Information**

Project Location: 2702 South 7th St. City: Abilene County: Taylor Region: 2  
 Total Units: 80 Total LI Units: 77 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$647,474  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Abilene DMA Housing, LP; Diana McIver, (512) 328-3232

**Applicant/Principals (Entity Name, Contact):**

Abilene DMA Housing, LP Diana McIver  
 The Arbors at Rose Park, LLC Diana McIver  
 DMA Community Partners II, Inc. Diana McIver

**Development Team (Entity, Contact Name, Phone):**

Developer: DMA Development Company, LLC, Diana McIver, (512) 328-3232 Housing GC: Global Construction Company, LLC, Sherri Swope, (713) 975-8990  
 Infrastructure GC: N/A, N/A, Market Analyst: Integra Realty Resources, Charles Bissell, 972-960-1222  
 Appraiser: N/A, N/A, Property Manager: DMA Properties, LLC, Sergio Amaya, (512) 328-3232  
 Originator/UW: JP Morgan Chase, Linda McMahon, (214) 965-4491 Cost Estimator: Global Construction Company, Sherri Swope, (713) 975-1332  
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Engineer: N/A, N/A,  
 Attorney: Clark Thomas & Winters, Kay Taylor, (512) 472-8800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/8/2005  
 Second Review: Emily, Reviewed on 4/11/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	146
				<b>Total Points Awarded:</b>	146

\* Points were awarded by the Department and were not eligible for self-score.

## 05141: The Arbors at Rose Park Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$647,474

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05142: Wesleyan Retirement Homes**

**A. General Project Information**

Project Location: 1105 South Church St. City: Georgetown County: Williamson Region: 7  
 Total Units: 51 Total LI Units: 50 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$372,791  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Georgetown Senior Housing, LP; Chris Spence, (512) 863-2528  
 Applicant/Principals (Entity Name, Contact):  
 Georgetown Senior Housing, LP Chris Spence  
 Wesleyan Retirement Homes, LLC Chris Spence  
 Wesleyan Homes, Inc. Chris Spence

**Development Team (Entity, Contact Name, Phone):**

Developer: Wesleyan Homes, Inc., Chris Spence, (512) 863-2528  
 Infrastructure GC: N/A, N/A  
 Appraiser: O'Connor & Associates, Simon Luttmann, (713) 686-9955  
 Originator/UW: JP Morgan Chase Bank, Ken Overshiner, (713) 216-0129  
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397  
 Attorney: Davis & Wilkerson, Fran Hammermesh, (512) 482-0614  
 Syndicator: N/A, N/A

Housing GC: The Covenant Group, Gary D. Staats, (817) 446-4792  
 Market Analyst: O'Connor & Associates, Simon Luttmann, 713-686-9955  
 Property Manager: Wesleyan Homes, Inc., Chris Spence, (512) 863-2528  
 Cost Estimator: The Covenant Group, David Evans, (817) 446-4792  
 Engineer: N/A, N/A,  
 Accountant: N/A, N/A,  
 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/9/2005  
 Second Review: Emily, Reviewed on 4/11/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	7	7			
12	2	2			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>154</b>	
			<b>Total Points Awarded:</b>	<b>154</b>	

\* Points were awarded by the Department and were not eligible for self-score.

**05142: Wesleyan Retirement Homes Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$368,190

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05146: Spring Garden V**

**A. General Project Information**

Project Location: 200 North Spring Branch Trail City: Springtown County: Parker Region: 3  
 Total Units: 40 Total LI Units: 40 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$297,367  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): AHPC Spring Garden V, LP; A. G. Swan, 8172205585

**Applicant/Principals (Entity Name, Contact):**

AHPC Spring Gardens V, LP A.G. Swan  
 AHPC Gardens, LLC A.G. Swan  
 Affordable Housing of Parker County, Inc. A.G. Swan

**Development Team (Entity, Contact Name, Phone):**

Developer: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5525 Housing GC: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5525  
 Infrastructure GC: N/A, N/A Market Analyst: Integra Realty Resources, Charles Bissell, 972-960-1222  
 Appraiser: N/A, N/A Property Manager: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5525  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: L.P. Carter, L.P. Carter, (817) 221-2675 Engineer: DMG Associates, Amir Ghalibaf, (817) 457-9704  
 Attorney: Ed Zellers, Ed Zellers, (817) 599-9401 Accountant: Charles Paul, Charles Paul, (817) 937-1236  
 Syndicator: N/A, N/A Supp. Services: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5585

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	142	
			<b>Total Points Awarded:</b>	142	

\* Points were awarded by the Department and were not eligible for self-score.



## 05146: Spring Garden V Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$297,367

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/17/2005	Barbara Skinner	LIHTC	Barbara Skinner	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform Al Swan that another deficiency notice is being sent for the HOME portion of application.					
5/19/2005	Barbara Skinner	LIHTC	Al Swan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Mr. Swan see if the Vol. 4 scoring item could be sent to the Department today so that we can issue a scoring notice. Mr. Swan indicated that he would have the information sent to us.					
5/19/2005	Barbara Skinner	LIHTC	Camile Pawha	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Camille sent the floor plans that show a storage closet in the units. The application will receive the 1 point they requested. This satisfies the scoring deficiency.					
5/26/2005	Barbara Skinner	LIHTC	Camile Pawha	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to inform applicant that tomorrow is the 8th day.					

**05149: Courtland Square Apartments**

**A. General Project Information**

Project Location: 3500 Block of West 8th St. City: Odessa County: Ector Region: 12  
 Total Units: 128 Total LI Units: 128 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$945,020  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Courtland Square Partners, LP; Bert Magill, (713) 785-6006

**Applicant/Principals (Entity Name, Contact):**

Courtland Square Partners, LP Bert Magill  
 Courtland Square Development, LLC Bert Magill  
 Odessa Housing Finance Corporation Jim Butler  
 Magill Development Bert Magill

**Development Team (Entity, Contact Name, Phone):**

Developer: San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006  
 Infrastructure GC: William Taylor & Co., Ford Taylor, (254) 772-9675

Housing GC: William Taylor & Co., Ford Taylor, (254) 772-9675

Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210 530 0040

Appraiser: N/A, N/A,

Property Manager: Orion Real Estate Services, Kirk Tate, (713) 622-5844

Originator/UW: MMA Financial, Monica Kasperek, (972) 404-1118

Cost Estimator: William Taylor & Co., Ford Taylor, (254) 772-9675

Architect: Thompson Nelson Group, Charles Thompson, (713) 266-7250

Engineer: Thompson Nelson Group, Charles Thompson, (713) 266-7250

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395

Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420

Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 772-0319

Supp. Services: Odessa Housing Finance Corp., Jim Butler, (432) 362-2349

**C. Scoring Information**

First Review: Emily, Reviewed on 4/10/2005  
 Second Review: Shannon, Reviewed on 4/15/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	150
				Total Points Awarded:	150

\* Points were awarded by the Department and were not eligible for self-score.

## 05149: Courtland Square Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Barbara Skinner	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm deficiency notice fax.					
5/17/2005	Teresa Morales	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called applicant to let him know that one of the items on my deficiency letter did not get corrected with the documentation he submitted. His voice mail said he would be out of the office the week of May 16, returning on May 23. I let him know the 8th day to correct this item is on May 25.					
5/17/2005	Teresa Morales	LIHTC	Bert magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called applicant to let him know that one of the items on my deficiency letter did not get corrected with the documentation he submitted. His voice mail said he would be out of the office the week of May 16, returning on May 23. I let him know the 8th day to correct this item is on May 25.					

**05151: Deer Palms**

**A. General Project Information**

**Project Location:** Southwest Corner of Deer Ave. and Railroad Dr. **City:** El Paso **County:** El Paso **Region:** 13

**Total Units:** 152 **Total LI Units:** 152 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$872,495

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Deer Palms, Ltd.; Bobby Bowling, (915) 821-3550

**Applicant/Principals (Entity Name, Contact):**

El Paso Deer LLC R.L. "Bobby" Bowling IV  
 Deer Palms Ltd. R.L. "Bobby" Bowling IV  
 Tropicana Building Corporation R.L. "Bobby" Bowling IV

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Housing GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Infrastructure GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Market Analyst:** Zacour and Associates, Paul Zacour, 915-581-1141  
**Appraiser:** Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 **Property Manager:** Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
**Originator/UW:** Sun America Inc., Robert Johnston, (214) 932-2549 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Architect:** David Marquez A & E, David Marquez, (915) 532-7188 **Engineer:** Del Rio Engineering, Sal Masoud, (915) 833-2400  
**Attorney:** Dennis Healy, Dennis Healy, (915) 544-3224 **Accountant:** Thomas Stephen and Associates, Tom Katapody, (817) 424-2437  
**Syndicator:** Sun America Affordable Housing Solutions, Robert Johnston, (214) 932-2549 **Supp. Services:** YWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

**First Review:** Emily, Reviewed on 4/10/2005  
**Second Review:** Shannon, Reviewed on 4/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	0			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	147
				<b>Total Points Awarded:</b>	122

\* Points were awarded by the Department and were not eligible for self-score.

## 05151: Deer Palms Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$844,082

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/18/2005	Shannon Roth	LIHTC	Demetrio Jimenez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He returned my call, I asked him to submit a Part II to the Credit Limit Cert for El Paso Deer, LLC, Tropicana Building Corp, and Tropicana Properties executed by whom ever has the authority to execute documents on behalf of the entity.					
4/18/2005	Shannon Roth	LIHTC	Demetrio Jimenez	Owner/Applicant/GP	Pre-App General
<b>Description:</b> Called him to go over the fax he sent in regarding the deficiency items. Left a message, he was at lunch.					
5/19/2005	Carl Hoover	Underwriting	Bobby Bowling Jr.	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tom Gouris and myself discussed with Mr. Bowling the following issues with this application. 1. His development fees were not calculated correctly 2. His cost schedule and source and use of funds needed to be re-calculated and submitted. 3. His grant letter from Franklin Building Materials was discussed. 4. His operating expenses as submitted needed past documentation from another similar development.					

**05152: Linda Vista Apartments**

**A. General Project Information**

**Project Location:** 4866 Hercules Ave. **City:** El Paso **County:** El Paso **Region:** 13  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$305,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** PVCDC Linda Vista Apartments, Ltd.; Bill Schlesinger, (915) 533-7057

**Applicant/Principals (Entity Name, Contact):**

Linda Vista PVC LLC Bill Schlesinger  
 Linda Vista Apartments Ltd. Bill Schlesinger  
 PV Community Development Corporation Bill Schlesinger

**Development Team (Entity, Contact Name, Phone):**

**Developer:** PV Community Development Corporation, Bill Schlesinger, (915) 533-7057 **Housing GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Infrastructure GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Market Analyst:** Zacour and Associates, Paul Zacour, 9155811141  
**Appraiser:** Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 **Property Manager:** PV Community Development Corporation, Bill Schlesinger, (915) 533-7057  
**Originator/UW:** Sun America Inc., Robert Johnston, (214) 932-2507 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Architect:** Boyd and Associates, William D. Boyd, (915) 581-5562 **Engineer:** CEA Engineering, Jorge Ascarate, (915) 544-5232  
**Attorney:** John C. Steinberger, John C. Steinberger, (915) 542-1142 **Accountant:** Thomas Stephens and Associates, Tom Katapody, (817) 424-2437  
**Syndicator:** Sun America Affordable Housing Partners, Robert Johnston, (214) 932-2507 **Supp. Services:** YWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/14/2005  
**Second Review:** Shannon, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	0			
13	4	4			
				<b>Total Points Requested:</b>	<b>149</b>
				<b>Total Points Awarded:</b>	<b>124</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05152: Linda Vista Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$296,225

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2005	Barbara Skinner	LIHTC	Bill Schlesinger	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax for deficiencies.					
4/18/2005	Shannon Roth	LIHTC	Bill Schlesinger	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call. He was inquiring about 05152, the other deals of his have gotten deficiency letters but 05152 has not. I told him at this time the complete review on it had not been done. A letter may still be forthcoming in the future.					
4/25/2005	Shannon Roth	LIHTC	Bill Schlesinger	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with Bill regarding the missing items. There appears to be some confusion on what we need to meet the selection item. I basically restated with my deficiency letter said. I told him if the city gives him a certificate of consistency with the Consolidated Plan, he then needs to indicate where in the plan it addresses "revitalization efforts" in that specific area of the city. My best advice to him was that he should just submit the letter the city gives him regarding the QCT w/revitalization, I will review it, if it turns out it is not correct, he can try to fix it if he has time, or he can appeal the point loss at later time.					
5/9/2005	Emily Price	LIHTC	Demitrio Jimenez	Consultant/Lobbyist	Deficiencies
<b>Description:</b> He called about the last deficiency item (financial statements).					
6/2/2005	Carl Hoover	Underwriting	Demetrio Jimenez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with consultant concerning the acquisition amount show in his Development Cost Schedule.					

**05153: Mission Palms**

**A. General Project Information**

**Project Location:** 3 Miles South of Thompson Rd. off Socorro Rd. **City:** San Elizario **County:** El Paso **Region:** 13

**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$587,915

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Tropicana Building Corporation; Bobby Bowling, (915) 821-3550

**Applicant/Principals (Entity Name, Contact):**

El Paso Mission LLC R.L. "Bobby" Bowling IV  
 Mission Palms Ltd. R.L. "Bobby" Bowling IV  
 Tropicana Building Corporation R.L. "Bobby" Bowling IV

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Housing GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Infrastructure GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Market Analyst:** Zacour and Associates, Paul Zacour, 9155811141  
**Appraiser:** Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 **Property Manager:** Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
**Originator/UW:** Sun America Inc., Robert Johnston, (214) 932-2507 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
**Architect:** David Marquez A & E, David Marquez, (915) 532-7188 **Engineer:** CEA Engineering, Jorge Ascarate, (915) 544-5232  
**Attorney:** Dennis Healy, Dennis Healy, (915) 544-3224 **Accountant:** Thomas Stephen and Associates, Tom Katapody, (817) 424-2437  
**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507 **Supp. Services:** YWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/11/2005  
**Second Review:** Emily, Reviewed on 4/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	12	12	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	141
				<b>Total Points Awarded:</b>	141

\* Points were awarded by the Department and were not eligible for self-score.



## 05153: Mission Palms Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Call to discuss the allocation designation information for the development. Applicant believes that the development should be considered rural instead of urban/exurban due to a letter received from USDA.				
2/1/2005	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Call to inform Mr. Bowling that the issue is being addressed, regarding the rural vs. urban designation				
2/7/2005	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	The applicant submitted a letter from USDA indicating that San Elizario is considered rural. The issue was discussed between JJ and BB and applicant to remain in the rural pool.				
4/14/2005	Emily Price	LIHTC	Demitrio Jimenez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called to go over his deficiency letter.				

**05155: Canyon's Landing**

**A. General Project Information**

**Project Location:** Northeast and Northwest Corner of Church Dr. and Ave. C      **City:** Poteet      **County:** Atascosa      **Region:** 9  
**Total Units:** 32 **Total LI Units:** 32 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$312,436  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Canyon's Landing, Ltd.; Gary M. Driggers, (210) 684-0679

**Applicant/Principals (Entity Name, Contact):**

Legacy-Canyon' Landing, LLC      Gary M. Driggers  
 Legacy Renewal, Inc.      Gary M. Driggers

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679      **Housing GC:** David Anderson Home, Inc., David Anderson, (210) 493-2323  
**Infrastructure GC:** David Anderson Home, Inc., David Anderson, (210) 493-2323      **Market Analyst:** Novogradac & Company, LLP, John Cole, 5123400420  
**Appraiser:** N/A, N/A,      **Property Manager:** Legacy Renewal, Inc., Gary M. Diggers, (210) 684-0679  
**Originator/UW:** Centennial Mortgage, Inc., Karl Edmondson, (574) 233-6773      **Cost Estimator:** Bradford Winkler, Bradford Winkler, (830) 217-4211  
**Architect:** MSA of San Antonio, Brent Anderson, (210) 408-7553      **Engineer:** A.A. Gonzales Engineering, Inc., Tony Gonzalez, (210) 494-9200  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4700      **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** MMA Financial Warehousing, LLC, Marie Keutmann, (617) 772-9557      **Supp. Services:** Legacy Renewal, Inc., Gary M. Diggers, (210) 684-0679

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/12/2005  
**Second Review:** Emily, Reviewed on 4/14/2005

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>140</b>
				<b>Total Points Awarded:</b>	<b>140</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05155: Canyon's Landing Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2005	Emily Price	LIHTC	Gary Driggers	Owner/Applicant/GP	Deficiencies

**Description:** Called to tell him to resubmit Certification for Assistance Form and Volume 1, Tab 2, Part A.

## 05158: The Villas at Costa Almadena

### A. General Project Information

**Project Location:** 6000 Block of New Branfels Ave. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 150 **Total LI Units:** 144 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$985,401  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Costa Almadena, Ltd.; Susan R. Sheeran, (210) 281-0234

**Applicant/Principals (Entity Name, Contact):**

Costa Almadena, Ltd.	Susan R. Sheeran
Merced-Costa Almadena, LLC	Susan R. Sheeran
Merced Housing Texas	Susan R. Sheeran

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

**Infrastructure GC:** N/A, N/A,

**Appraiser:** N/A, N/A,

**Originator/UW:** GMAC, Lloyd H. Griffin, (615) 279-7500

**Architect:** Alamo Architect, Irby Hightower, (210) 227-2612

**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4700

**Syndicator:** Paramount Financial Group, Michael Moses, (216) 896-9696

**Housing GC:** NRP Contractors, LLC, Randy Brown, (210) 487-7878

**Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040

**Property Manager:** NRP Management LLC, Peggy Refus, (216) 475-8900

**Cost Estimator:** N/A, N/A,

**Engineer:** Vickrey & Associates, Jeff Tondre, (210) 349-3217

**Accountant:** N/A, N/A,

**Supp. Services:** Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

### C. Scoring Information

**First Review:** Teresa, Reviewed on 4/12/2005

**Second Review:** Emily, Reviewed on 4/14/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

**Total Points Requested: 146**

**Total Points Awarded: 145**

\* Points were awarded by the Department and were not eligible for self-score.

**05158: The Villas at Costa Almadena Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05159: San Juan Square**

**A. General Project Information**

**Project Location:** Corner of South Zarzamora St. and Ceralvo St. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 143 **Total LI Units:** 137 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,000,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** San Juan Square, Ltd.; Henry A. Alvarez III, (210) 477-6048  
**Applicant/Principals (Entity Name, Contact):**  
 San Juan Square, Ltd. Henry A. Alvarez, III  
 SAHA San Juan Square, LLC Henry A. Alvarez, III  
 NRP San Juan Square, LLC Daniel B. Markson  
 San Antonio Housing Facility Henry A. Alvarez, III  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** San Antonio Housing Development Corporation, Henry A. Alvarez, III, (210) 220-3308 **Housing GC:** NRP Contractors, LLC, Randy Brown, (210) 487-7878  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** NRP Management LLC, Peggy Refus, (216) 475-8900  
**Originator/UW:** Paramount Financial Group, Michael Moses, (216) 896-9696 **Cost Estimator:** NRP Contractors LLC, Randy Brown, (210) 487-7878  
**Architect:** Alamo Architect, Irby Hightower, (210) 227-2612 **Engineer:** Vickrey & Associates, Jeff Tondre, (210) 349-3217  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 **Accountant:** N/A, N/A,  
**Syndicator:** Paramount Financial Group, Michael Moses, (216) 896-9696 **Supp. Services:** San Antonio Housing Authority, Henry A. Alvarez, III, (210) 200-3308

**C. Scoring Information**

**First Review:** Nidia, Reviewed on 4/25/2005  
**Second Review:** Emily, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	160	
			<b>Total Points Awarded:</b>	160	

\* Points were awarded by the Department and were not eligible for self-score.

## 05159: San Juan Square Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$999,398

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/22/2005	Emily Price	LIHTC	David Gulden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I explained to him that because the sale is an identity of interest transaction he must provide evidence that the acquisition cost in the application does not exceed the original acquisition amount. This is his only option since an appraisal was not submitted. I told him to talk to Tom Gouris if he needed information on the exact documentation that needs to be submitted.					
6/22/2005	Albert Murray	Underwriting	David Gulden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message regarding the sale price of the land from the City of San Antonio to the partnership (Identity of Interest). Requested additional information about the sale price and how they got to that price.					
6/22/2005	Albert Murray	Underwriting	David Gulden, Mary Ann, a	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed and requested financial information and discussed individual line items about operating expenses, and total construction costs.					
7/11/2005	Albert Murray	Underwriting	David Gulden, Mary Ann V	Owner/Applicant/GP	Other
<b>Description:</b> Tried to contact all of the above to discuss the final adjustment made to both of the above captioned properties. We wanted to discuss the reasons for making these adjustments. Left messages for all explaining our call.					

**05160: The Alhambra**

**A. General Project Information**

**Project Location:** 7100 Block of New Laredo Highway      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 140 **Total LI Units:** 134 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,000,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Alhambra Apartments, Ltd.; Henry A. Alvarez III, (210) 477-6048

**Applicant/Principals (Entity Name, Contact):**

The Al hamba Apartments, Ltd.	Herny A. Alvarez, III
SAHA The Alhambre, LLC	Herny A. Alvarez, III
NRP The Alhambra, LLC	Daniel B. Markson
San Antonio Housing Development Corporation	Herny A. Alvarez,III

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> San Antonio Housing Development Corporation, Henry A. Alvarez, III, (210) 220-3308	<b>Housing GC:</b> NRP Contractors, LLC, Randy Brown, (210) 487-7878
<b>Infrastructure GC:</b> N/A, N/A,	<b>Market Analyst:</b> Apartment Market Data Research Service, Darrell Jack, 210-530-0040
<b>Appraiser:</b> N/A, N/A,	<b>Property Manager:</b> NRP Management LLC, Peggy Refus, (216) 475-8900
<b>Originator/UW:</b> Paramount Financial Group, Michael Moses, (216) 896-9696	<b>Cost Estimator:</b> NRP Contractors LLC, T. Richard Bailey, Jr., (210) 475-8900
<b>Architect:</b> Womack & Hampton Architects, LLC, Mike Hampton, (214) 252-9000	<b>Engineer:</b> Vickery & Associates, Jeff Tondre, (210) 349-3217
<b>Attorney:</b> Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111	<b>Accountant:</b> N/A, N/A,
<b>Syndicator:</b> Paramount Financial Group, Michael Moses, (216) 896-9696	<b>Supp. Services:</b> San Antonio Housing Authority, Henry A. Alvarez, III, (210) 220-3308

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/27/2005

**Second Review:** Emily, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	153	
			<b>Total Points Awarded:</b>	153	

\* Points were awarded by the Department and were not eligible for self-score.



## 05160: The Alhambra Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$946,988

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2005	Emily Price	LIHTC	San Antonio HA (forgot na	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to see when his deficiency response is due.					
7/11/2005	Albert Murray	Underwriting	David Gulden, Mary Ann V	Owner/Applicant/GP	Other
<b>Description:</b> Tried to contact all of the above to discuss the final adjustments made to both of the above captioned properties. We wanted to discuss the reasons for making these adjustments. Left messages for all explaining our call.					

**05161: LoneStar Park**

**A. General Project Information**

**Project Location:** Southwest Corner of FM 1417 and Flanary Rd. **City:** Sherman **County:** Grayson **Region:** 3

**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$739,956

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Sherman LoneStar Park, Ltd.; Steve Rumsey, (214) 893-4208

**Applicant/Principals (Entity Name, Contact):**

Rumsey Development,LLC Steve Rumsey

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Rumsey Development, LLC, Steve Rumsey, (214) 893-4208

**Infrastructure GC:** N/A, N/A,

**Appraiser:** N/A, N/A,

**Originator/UW:** N/A, N/A,

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

**Attorney:** Lock Liddell & Sapp, LLP, Chris Richardson, (512) 305-4700

**Syndicator:** MMA Financial, LLC, Marie Kaufmann, (617) 439-3911

**Housing GC:** N/A, N/A,

**Market Analyst:** Ipser & Associates, Inc., Ep Ipser, 817-927-2838

**Property Manager:** N/A, N/A,

**Cost Estimator:** Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

**Engineer:** N/A, N/A,

**Accountant:** N/A, N/A,

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/17/2005

**Second Review:** Emily, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	12	12	19	0	0
6 (A)*		7	20	2	2
6 (B)*		-7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>144</b>
<b>Total Points Awarded:</b>	<b>144</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05161: LoneStar Park Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05162: Lodge at Silverdale Apartment Homes**

**A. General Project Information**

**Project Location:** FM 1314 and Silverdale Dr.      **City:** Conroe      **County:** Montgomery      **Region:** 6  
**Total Units:** 116 **Total LI Units:** 111 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$878,261  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Conroe Lodge at Silverdale Apartment Homes, LP; Michael Lankford, (713) 626-9655

**Applicant/Principals (Entity Name, Contact):**

Conroe Lodge at Silverdale Apartment Homes, LP      Michael Lankford  
 Conroe Lodge at Silverdale Apartment Homes I, LLC      Michael Lankford  
 Lankford Construction, LLC      Claudia Lankford  
 Lankford Interests, LLC      Michael Lankford

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Lankford Interests, LLC, Michael Lankford, (713) 626-9655      **Housing GC:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655  
**Infrastructure GC:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655      **Market Analyst:** O'Connor & Associates, Craig Young, 713-686-9955  
**Appraiser:** N/A, N/A,      **Property Manager:** Lankford Property Management, LLC, Brenda Friedsam, (713) 626-9655  
**Originator/UW:** PNC Multifamily Capital, Brad Bullock, (503) 808-1300      **Cost Estimator:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655  
**Architect:** Hill & Frank Architects, Inc., George Frank, (713) 877-1274      **Engineer:** N/A, N/A,  
**Attorney:** J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724      **Accountant:** Resnick, Fedder & Silverman, Tim Kemper, (404) 847-9447  
**Syndicator:** PNC Multifamily Capital, Brad Bullock, (503) 808-1300      **Supp. Services:** Texas Post Oak Residential Resources, LLC, Brenda Friedsam, (713) 626-9655

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/18/2005  
**Second Review:** Emily, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	147	
			<b>Total Points Awarded:</b>	147	

\* Points were awarded by the Department and were not eligible for self-score.

**05162: Lodge at Silverdale Apartment Homes Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/18/2005	Emily Price	MFFP	Mike Lankford	Owner/Applicant/GP	Deficiencies

**Description:** He called to ask about a threshold deficiency item.

**05163: Timber Pointe Apartment Homes**

**A. General Project Information**

Project Location: I-69 Highway at Loop 287 City: Lufkin County: Angelina Region: 5  
 Total Units: 76 Total LI Units: 74 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$578,333  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lufkin Timber Pointe Apartment Homes, LP; Marc Caldwell, (713) 626-9655

**Applicant/Principals (Entity Name, Contact):**

Lufkin Timber Pointe Apartmfents Homes, LP Marc Caldwell  
 Lufkin Timber Ponite Apartments Homes I, LLC Marc Caldwell  
 Del Mar Development, LLC Marc Caldwell  
 PNC Multifamily Capital Nicole Flores

**Development Team (Entity, Contact Name, Phone):**

Developer: Del Mar Development, LLC, Marc Caldwell, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655  
 Infrastructure GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655 Market Analyst: O'Connor & Associates, Craig Young, 713-686-9955  
 Appraiser: N/A, N/A, Property Manager: Lankford Property Management, LLC, Brenda Friedsam, (713) 626-9655  
 Originator/UW: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655  
 Architect: Hill & Frank Architects, Inc., George Frank, (713) 877-1274 Engineer: N/A, N/A,  
 Attorney: J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724 Accountant: Resnick, Fedder & Silverman, Tim Kemper, (404) 847-9447  
 Syndicator: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Supp. Services: Texas Post Oak Residential Resources, LLC, Brenda Friedsam, (713) 626-9655

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/17/2005  
 Second Review: Emily, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	145	
			<b>Total Points Awarded:</b>	143	

\* Points were awarded by the Department and were not eligible for self-score.

## 05163: Timber Pointe Apartment Homes Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$560,454

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2005	Emily Price	LIHTC	Marc Caldwell	Owner/Applicant/GP	Deficiencies

**Description:** Called to ask a question about his deficiency letter.

## 05164: Ridge Pointe Apartments

### A. General Project Information

Project Location: 1600 Block Bacon Ranch Rd. City: Killeen County: Bell Region: 8  
 Total Units: 172 Total LI Units: 164 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,014,058  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Killeen Ridge Pointe Apartments, LP; Michael Lankford, (713) 626-9655

#### Applicant/Principals (Entity Name, Contact):

Killeen Ridge Pointe Apartments, LP	Michael Lankford
Killeen Ridge Pointe Apartments I, LLC	Michael Lankford
Lankford Interests, LLC	Michael Lankford
Lankford Construction, LLC	Claudia Lankford

#### Development Team (Entity, Contact Name, Phone):

Developer: Lankford Interests, LLC, Michael Lankford, (713) 626-9655	Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
Infrastructure GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655	Market Analyst: O'Connor & Associates, Craig Young, 713-686-9955
Appraiser: N/A, N/A,	Property Manager: Lankford Property Management, LLC, Brenda Friedsam, (713) 626-9655
Originator/UW: PNC Multifamily Capital, Brad Bullock, (503) 808-1300	Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
Architect: Hill & Frank Architects, Inc., George Frank, (713) 877-1274	Engineer: N/A, N/A,
Attorney: J. Michael Pruitt Attorney At Law, Michael Pruitt, (713) 669-9724	Accountant: Resnick, Fedder & Silverman, Tim Kemper, (404) 847-9447
Syndicator: PNC Multifamily Capital, Brad Bullock, (503) 808-1300	Supp. Services: Texas Post Oak Residential Resources, LLC, Brenda Friedsam, (713) 626-9655

### C. Scoring Information

First Review: Sharon, Reviewed on 4/17/2005  
 Second Review: Emily, Reviewed on 4/19/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>152</b>	
			<b>Total Points Awarded:</b>	<b>146</b>	

\* Points were awarded by the Department and were not eligible for self-score.



## 05164: Ridge Pointe Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,013,602

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2005	Emily Price	LIHTC	Marc Caldwell/Mike Lankfo	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Talked about his three deficiency letters (05162, 05163, 05164). He was calling regarding the ineligible building types for 05164. He was over on the 2 bedrooms and wants to turn some of 50% 2 bedrooms into 60% units but he will not receive additional points.				
4/26/2005	Emily Price	LIHTC	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to talk about deficiencies.				
5/4/2005	Emily Price	LIHTC	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Talked to Mike Lankford twice today. Told him that according to his new cost schedule his cost per square foot exceeds \$65. I told him to revise and send it by 5pm tomorrow (8th day). He asked if it would be considered a new deficiency and he would get 8 more days. I told him that I would call tomorrow after Jen could ask Brooke. Also the rounding issue came up. I told him that I would also check on that also.				
5/5/2005	Emily Price	LIHTC	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	I called to tell him that we will use normal rounding for the cost per square foot scoring item. He will get the 10 points. All deficiencies resolved.				
5/17/2005	Teresa Morales	LIHTC	Michael Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Returned applicant's call to clarify one of the items in my deficiency letter.				
6/16/2005	Phillip Drake	REA	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Discussed deficiencies related to Ridge Pointe Apartments, Killeen. Specifically Home funds, operating expenses, etc.				

**05165: Lincoln Park Apartments**

**A. General Project Information**

Project Location: 790 West Little York City: Houston County: Harris Region: 6  
 Total Units: 250 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lincoln Park Apartments, LP; Horace Allison, (713) 260-0767  
 Applicant/Principals (Entity Name, Contact):  
 Lincoln Park Apartments, LLC Horace Allison  
 APV Redevelopment Corporation Horace Allison

**Development Team (Entity, Contact Name, Phone):**

Developer: APV Redevelopment Corporation, Horace Allison, (713) 260-0800 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: O'Connor & Associates, Patrick O' Connor, 713-686-1777  
 Appraiser: Texas Affiliated Appraisers, Michael Stinson, (713) 290-9533 Property Manager: Jay Allen, Jay Allen,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Rey de la Reza Architects, Inc., Howard Merrill, (713) 868-3121 Engineer: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 Accountant: N/A, N/A,  
 Syndicator: J. E. R. Hudson Housing Capital, N/A, Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/18/2005  
 Second Review: Emily, Reviewed on 4/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	7	7	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>149</b>	
			<b>Total Points Awarded:</b>	<b>149</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05165: Lincoln Park Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,200,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Emily Price	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	He called to clarify the deficiency notice. He also asked about the twice per capita rule. I told him where it is in the QAP and then told him to call Jen or Brooke (since Jen is out of the office) for more detail.				
1/26/2005	Emily Price	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	He called to clarify the deficiency notice. He also asked about the twice per capita rule. I told him where it is in the QAP and then told him to call Jen or Brooke (since Jen is out of the office) for more detail.				
5/20/2005	Barbara Skinner	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called applicant to remind them that today is the 8th day of the deficiency notice. The applicant stated that someone was on their way to bring the items to me.				
5/20/2005	Barbara Skinner	LIHTC	Horace Alison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called the applicant to request that the information be faxed to me so that I can begin my review.				

**05166: Hampton Port Apartments**

**A. General Project Information**

Project Location: 6130 Wooldridge Rd. City: Corpus Christi County: Nueces Region: 10  
 Total Units: 110 Total LI Units: 110 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$438,949  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hampton Port, Ltd.; Richard J. Franco, (361) 889-3349

**Applicant/Principals (Entity Name, Contact):**

Corpus Christi Housing Authority Richard J. Franco  
 Hampton Port, Ltd. Richard J. Franco  
 Corpus Christi Finance Corporation Richard J. Franco

**Development Team (Entity, Contact Name, Phone):**

Developer: Hampton Port, Ltd., Richard J. Franco, (361) 889-3349 Housing GC: CMC Construction Management, Richard J. Franco, (361) 889-3349  
 Infrastructure GC: N/A, N/A, Market Analyst: The Siegel Group, Davonne Lewis, 5122311077  
 Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858 Property Manager: Corpus Christi Housing Authority, Marisa Smithwick, (361) 889-3500  
 Originator/UW: PNC Bank, K. Nicole Flores, (512) 454-8080 Cost Estimator: N/A, N/A,  
 Architect: Dykema Architects Inc., Bibiana Dykema, (361) 882-8171 Engineer: N/A, N/A,  
 Attorney: Edel Ruiseco, Edel Ruiseco, (361) 889-3348 Accountant: Pat Huwel, Pat Huwel, (361) 889-3314  
 Syndicator: N/A, N/A, Supp. Services: Corpus Christi Housing Authority, Rachel Benavides, (361) 889-3354

**C. Scoring Information**

First Review: Emily, Reviewed on 3/8/2005  
 Second Review: Ben, Reviewed on 3/12/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	0	0			
13	4	4			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>				<b>137</b>	
<b>Total Points Awarded:</b>				<b>137</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05166: Hampton Port Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$438,949

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2005	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Caller left message					
4/8/2005	Ben Sheppard	LIHTC	Eva - Richard Franco's Ass	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/11/2005	Ben Sheppard	LIHTC	Richard Franco's Receptio	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Today is 7th day.					
5/9/2005	Tom Gouris	Underwriting	Henry Flores	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Mr. Flores called in response to our inquiry last specific to this developments operating expense projections being considerably lower than historical. He continues to be convinced that on an overall basis his numbers are consistent with what we have don in the past in Corpus Christi. I informed him that we recognize that but need more of an understanding of how the operations of the current development will change. He indicated that he has been in contact with TML and that they would be willing to continue to proved insurance at the very low historical rate despite the change in ownership and he said he would be getting us a letter to that effect. He also said that in lieu of trying to defend his utility number further he may just move this expense savings based on historical level to augment his current utility projection. He claimed that PHA are much more inefficient when it comes to operating such developments and that when the management is shifted to a newly formed third party it will be much more efficient. He indicated however that there are sales tax savings that can and have in the past been achieved such that administrative expenses will be lower for this property and that those savings were not reflected in the previously submitted proforma. He also suggested that the housing authority would have the capacity to provide the proposed resident services at a cost that was outside of the operations of the property. I suggested to him that should the project face a change in GP these costs would have to be accounted for within the budget ant that is how we would likely look at them as well. I reiterated that we are just looking for explanations of how two expense areas are going to achieve significant operating savings over historical experience for this property and that we were not looking for wholesale changes to the operating budget but that if he sees a need of correction at this time he was welcome to incorporate them. We also discussed the significant anticipated increase in HAP contract rents that may occur a year or so form now when the current contract expires. I indicated a concern that these significant increases have not been incorporated in the proposed rent structure but that they were taken into account to determine a discounted cash flow appraised value for the development. He said he would follow up with specific documentation to address all of these issues by tomorrow-except that the letter regarding the potential increase in the HAP contract may take till the end of the week.					

5/9/2005 Tom Gouris Underwriting Henry Flores Consultant/Lobbyist Deficiencies

**Description:** Henry called back and informed me that the difference in utility expenses is due to a change in what utilities will be paid by the tenant. The development currently has a central boiler according to Mr. Flores and the rehabilitation calls for this to change and become the tenants responsibility (Sam please check the plans for rehabilitation to see if this is identified by them as well). Mr. Flores will follow up by Wednesday with a letter and additional documentation.

**05168: Lakeview Park**

**A. General Project Information**

**Project Location:** Highway 91, South of 1916 State Highway 91    **City:** Denison    **County:** Grayson    **Region:** 3

**Total Units:** 76    **Total LI Units:** 76    **Activity\*:** NC    \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation    **Credits Requested:** \$463,334

**Set Asides:**     Non-Profit     At-Risk     USDA Allocation    **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Denison Lakeview Park Apartments, Ltd.; Steve Rumsey, (214) 893-4208

**Applicant/Principals (Entity Name, Contact):**

Rumsey Development, LLC    Steve Rumsey

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Rumsey Development, LLC, Steve Rumsey, (214) 893-4208

**Infrastructure GC:** N/A, N/A,

**Appraiser:** N/A, N/A,

**Originator/UW:** N/A, N/A,

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

**Attorney:** Lock Liddell & Sapp, LLP, Chris Richardson, (512) 305-4700

**Syndicator:** MMA Financial, LLC, Marie Kaufmann, (617) 439-3911

**Housing GC:** N/A, N/A,

**Market Analyst:** Ipser & Associates, Inc., Ep Ipser, 817-927-2838

**Property Manager:** N/A, N/A,

**Cost Estimator:** Cross Architects, PLLC, Brian Rumsey, (972) 398-6644

**Engineer:** N/A, N/A,

**Accountant:** N/A, N/A,

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily, Reviewed on 4/20/2005

**Second Review:** Shannon, Reviewed on 4/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	12	12	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	0	0			

<b>Total Points Requested:</b>	<b>140</b>
<b>Total Points Awarded:</b>	<b>140</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05168: Lakeview Park Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$463,334

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2005	Shannon Roth	LIHTC	Steve Rumsey voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message, the information he submitted to satisfy item 1 under Selection on the deficiency letter is not correct, it appears to be for a development of 120 units in Sherman, not 76 units in Dennison.					
5/2/2005	Shannon Roth	LIHTC	Steve Rumsey voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call, told him I did get the letter, however the number of vouchers requested (5) is still incorrect. The letter states 8.					





## 05169: Estrella Del Mar Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/3/2005	Teresa Morales	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies

**Description:** Applicant called to discuss selection deficiencies. He wanted to clarify what was sufficient for getting points under the storage unit amenities. After discussing with staff, I told him that since he only had a storage unit in the 2 bedroom units, he would have to select another amenity if all units did not have a storage unit.

**05171: Fairway Crossing**

**A. General Project Information**

**Project Location:** 7229 Ferguson Rd. **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 310 **Total LI Units:** 297 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Fairway Townhomes Housing, LP; Len Villicic, (214) 891-1402

**Applicant/Principals (Entity Name, Contact):**

Fairway Townhomes Housin, LP Deepak Sulakhe  
 Fairway 05 Housing, LP Deepak Sulakhe  
 Fairway 05 Housing, LLC Deepak Sulakhe  
 Wachovia Development Corporation Rick Davis

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Southwest Housing Development Company, Inc., Deepak Sulakhe, (214) 891-1402 **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
**Appraiser:** N/A, N/A, **Property Manager:** Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402  
**Originator/UW:** GMACC, Lloyd Griffin, (615) 279-7508 **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Accountant:** Resnick, Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Wachovia Securities, Robert E. Klixbull, (704) 383-0280 **Supp. Services:** Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/20/2005

**Second Review:** Emily, Reviewed on 4/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>147</b>	
			<b>Total Points Awarded:</b>	<b>147</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05171: Fairway Crossing Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: FWD

Comment Forward Commitment

Credit Amount Allocated by Board: \$1,200,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2005	Shannon Roth	LIHTC	Len Vilicic	Owner/Applicant/GP	Deficiencies

**Description:** Called to remind him tomorrow is the 7th day, and Monday is the 8th. (I will be out tomorrow so I wouldn't be here to call on the 7th day). I reminded him all info is due by 5pm. Monday to avoid point loss. He said ok, info will be Fed Exed tomorrow.

**05173: Arbor Bend Villas**

**A. General Project Information**

Project Location: 6150 Oakmont Trail City: Fort Worth County: Tarrant Region: 3  
 Total Units: 152 Total LI Units: 145 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$800,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Arbor Bend Villas Housing, LP; Len Villicic, (214) 891-1402

**Applicant/Principals (Entity Name, Contact):**

Arbor Bend Villas Housing,LP Deepak Sulakhe  
 Arbor Bend Villas Housing LLC Deepak Sulakhe  
 Brian Potashnik Deepak Sulakhe

**Development Team (Entity, Contact Name, Phone):**

Developer: Southwest Housing Development Company, Inc., Deepak Sulakhe, (214) 891-1402 Housing GC: Affordable Housing Construction, Greg Moss, (214) 891-1402  
 Infrastructure GC: N/A, N/A, Market Analyst: Butler Burgher, Inc., Diane Butler, 214-739-0700  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Property Manager: Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402  
 Originator/UW: MMA Financial, LLC, Steve Napolitano, (617) 772-9524 Cost Estimator: Affordable Housing Construction, Greg Moss, (214) 891-1402  
 Architect: Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878 Engineer: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Accountant: Resnick, Fedder & Silverman, Rick Schaefer, (410) 783-4900  
 Syndicator: MMA Financial, LLC, Steve Napolitano, (617) 772-9524 Supp. Services: Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/20/2005  
 Second Review: Emily, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>144</b>	
			<b>Total Points Awarded:</b>	<b>144</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05173: Arbor Bend Villas Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2005	Shannon Roth	LIHTC	Len Vilicic	Owner/Applicant/GP	Deficiencies

**Description:** Called to remind him tomorrow is the 7th day, and Monday is the 8th. (I will be out tomorrow so I wouldn't be here to call on the 7th day). I reminded him all info is due by 5pm. Monday to avoid point loss. He said ok, info will be Fed Exed tomorrow.

**05177: New Braunfels Gardens**

**A. General Project Information**

**Project Location:** 6000 Block of South New Braunfels Ave. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 200 **Total LI Units:** 191 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** New Braunfels 2 Housing, LP; Len Vilicic, (214) 891-1402  
**Applicant/Principals (Entity Name, Contact):**  
 New Braunfels 2 Housing,LP Deepak Sulakhe  
 New Braunfels 2 Development , LLC Deepak Sulakhe  
 San Antonio Affordable Housing, Inc. Manuel Macias, Jr  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** San Antonio Affordable Housing, Inc, Manuel Macias, (210) 207-5427 **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
**Appraiser:** N/A, N/A, **Property Manager:** Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402  
**Originator/UW:** GMACC, Lloyd Griffin, (615) 279-7508 **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Accountant:** Reznick, Fedder & Silverman, Rich Schaefer, (410) 783-4900  
**Syndicator:** Wachovia Securities, Robert E. Kixbull, (704) 383-0280 **Supp. Services:** Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/20/2005  
**Second Review:** Emily, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	139	
			<b>Total Points Awarded:</b>	139	

\* Points were awarded by the Department and were not eligible for self-score.

## 05177: New Braunfels Gardens Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05178: Tuscany Court Townhomes**

**A. General Project Information**

Project Location: 2208 14th Street City: Hondo County: Medina Region: 9  
 Total Units: 76 Total LI Units: 72 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$58,521  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hanbeck, Ltd.; Ronni Hodges, (512) 258-9194

**Applicant/Principals (Entity Name, Contact):**

Hanbeck LP Ronette Hodges  
 Raymond James Tax Credit Funds, Inc. Jamie Evans  
 Hanbeck North, Inc. Ronette Hodges  
 Valentine Realtors, Inc. Ronette Hodges

**Development Team (Entity, Contact Name, Phone):**

Developer: Alsace Developers, Inc., Ronette Hodges, (512) 249-6240 Housing GC: Charter Builders, R.J. Collins, (512) 249-6240  
 Infrastructure GC: N/A, N/A Market Analyst: Novogradac & Company, LLP, John Cole, 5122310158  
 Appraiser: Novogradac & Company, LLP, Kevin Watkins, (512) 340-0420 Property Manager: Orion Real Estate Services, Kirk Tate, (713) 840-9292  
 Originator/UW: N/A, N/A Cost Estimator: Charter Contractors, Inc., R. J. Collins, (512) 249-6240  
 Architect: L.K. Travis and Associates, L.K. Travis, (210) 732-2828 Engineer: Cross & Associates, Jon David Cross, (972) 562-4409  
 Attorney: Kuppman, Orr, Mouer, Albers, Rick Albers, (512) 322-8106 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Raymond James Tax Credit Funds, Inc., James Evans, (800) 438-8088 Supp. Services: NewLife Housing Foundation, Inc., Juan Manchaca, (512) 258-9194

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/19/2005  
 Second Review: Shannon, Reviewed on 4/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	6	6	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	0			
				<b>Total Points Requested:</b>	<b>132</b>
				<b>Total Points Awarded:</b>	<b>128</b>

\* Points were awarded by the Department and were not eligible for self-score.

**05178: Tuscany Court Townhomes Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Was terminated on 4/28/05 but ED Appeal granted May 12

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$58,521

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/28/2005	Shannon Roth	LIHTC	Robbi Hodges	Owner/Applicant/GP	Deficiencies

**Description:** Returned her call to go over her deficiency items. She indicated she was working on some of the items, however some of them she disputed. She did not know Honda was on the list for twice the capita, therefore she does not have the resolution, she is disputing she needs it, since her deal is being included in the calculation (she initially received an allocation in 2003, however has run out of funds and is trying to get a supplement allocation to complete the development). On another note, she said there were not other HTC deals in Hondo, upon pulling up the property inventory off the web, I countered that with the fact there were two other deals, from 1991 and 1994. She also disputed the need to meet the limitation on the percentage of bedrooms. Being a 2003 allocation and being that the that the development is 80% built she does not feel as though she should have to meet this. Jen and I stressed to her she does have to meet all the requirements of the 2005 QAP since that is the QAP she is applying under at this time. She indicated she had had a meeting several months ago with Brooke, David, Tom and Jen and that was not the understanding she left the meeting with. Jen clarified to her that in the meeting everyone made it clear she would have to meet the 2005 QAP requirements. We ended the call with the conclusion that she would submit all the information to satisfy all the items, she would submit a letter outing her reasons for not meeting the bedroom limit (as if it were for an appeal) and Jen would check on the twice the capita issue.

**05179: The Villages at Huntsville**

**A. General Project Information**

Project Location: FM 247 & Midway Rd. City: Huntsville County: Walker Region: 6  
 Total Units: 76 Total LI Units: 73 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$589,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Essex Village, LP; R. J. Collins, (512) 249-6240

**Applicant/Principals (Entity Name, Contact):**

Essex Villages,LP R. J. Collins  
 Tejas Housing II, Inc. R. J. Collins  
 Egal River Builders, Inc. Juan Menchaca, Jr.

**Development Team (Entity, Contact Name, Phone):**

Developer: Tejas Housing & Development, Inc., R. J. Collins, (512) 249-6240 Housing GC: Carter Contractors, Inc., R. J. Collins, (512) 249-6240  
 Infrastructure GC: Charter Contractors, Inc., R. J. Collins, (512) 249-6240 Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Appraiser: Novogradac & Company, LLP, Kevin Watkins, (512) 340-0420 Property Manager: American Management Services, LLC, Debbie Shukers, (214) 452-0104  
 Originator/UW: N/A, N/A Cost Estimator: Carter Contractors, Inc., R. J. Collins, (512) 249-6240  
 Architect: Chiles Architects, Inc., Gary Chilles, (512) 327-3397 Engineer: N/A, N/A  
 Attorney: Kuperman, Orr & Albers P.C., Rick Albers, (512) 322-8106 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Wachovia Securities, N/A Supp. Services: Newlife Housing Foundation, Juan Menchaca, Jr., (512) 258-9194

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/20/2005  
 Second Review: Shannon, Reviewed on 4/21/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	139
				<b>Total Points Awarded:</b>	139

\* Points were awarded by the Department and were not eligible for self-score.

## 05179: The Villages at Huntsville Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$589,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05180: Crown Pointe Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

May 24, 2005 w/d because of NIMBY Problems

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/29/2005	Teresa Morales	LIHTC	Tim Lang with Tejas Housi	Other	Deficiencies

**Description:** Returned applicant's call letting them know I received their deficiency fax and that the documentation submitted was sufficient.



## 05181: Stone Hearst II Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2005	Shannon Roth	LIHTC	RJ Collins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over volume 4 tab 7. He checked he wanted points for this tab based on item B, however the letter submitted from the City of Beaumont indicated he would be eligible for points under item C, not B. Called him and he indicated they did check the wrong box. Told him * was sending over a deficiency letter and would indicate based on this phone conversation, he would be given 4 points under item C not item B. He said Ok.					



**05184: Hampton Chase Apartments**

**A. General Project Information**

Project Location: SH-155 Approx. 1-mile North of Loop 256      City: Palestine      County: Anderson      Region: 4  
 Total Units: 75 Total LI Units: 75 Activity\*: NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$575,000  
 Set Asides:     Non-Profit     At-Risk     USDA Allocation      Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Zimmerman Hampton Chase Apartments, LP; Justin Zimmerman, (417) 883-1632

**Applicant/Principals (Entity Name, Contact):**

Zimmeramn-O'Brien Housing, LLC      Justin Zmmerman  
 Related Capital      Justin Ginsberg

**Development Team (Entity, Contact Name, Phone):**

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632      Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632  
 Infrastructure GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632      Market Analyst: Novogradac & Company, LLP, Kevin Watkins, 5122310158  
 Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844      Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
 Originator/UW: N/A, N/A,      Cost Estimator: N/A, N/A,  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485      Engineer: KAW Valley Engineers, Mike Osbourn, (913) 894-5150  
 Attorney: Kendall R. Mc Phail, LLC, Kendall R. McPhail, (417) 864-4700      Accountant: Resnick, Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 421-5333      Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/21/2005  
 Second Review: Shannon, Reviewed on 4/22/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	140	
			<b>Total Points Awarded:</b>	140	

\* Points were awarded by the Department and were not eligible for self-score.

## 05184: Hampton Chase Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$551,310

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/27/2005	Albert Murray	Underwriting	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to talk to Mr. Zimmerman to discuss the rental income. All of his unit rental rates are lower than the 2005 rent limits and I wanted to know why he used the lower rates. He was away from the office and I left a message to call when he returns.				
5/31/2005	Albert Murray	Underwriting	Paul Holden	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Paul Holden called to discuss the Hampton Chase Apartments in Palestine. We discussed the income numbers and why they are lower than the HTC allowable rents. He indicated that they are the numbers of the Developer and they are trying to be more conservative. He also indicated that the property does front on HWY 155.				

**05185: Market Place Apartments**

**A. General Project Information**

**Project Location:** Near the Intersection of McClain & Looney St. **City:** Brownwood **County:** Brown **Region:** 2  
**Total Units:** 59 **Total LI Units:** 59 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$523,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Zimmerman Market Place Apartments, LP; Justin Zimmerman, (417) 883-1632  
**Applicant/Principals (Entity Name, Contact):**  
 Zimmeramn-O'Brien Housing, LLC Justin Zmmerman  
 Related Capital Justin Ginsberg

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 **Housing GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632 **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
**Appraiser:** Integra Realty Resources, Chip Ard, (918) 492-4844 **Property Manager:** Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485 **Engineer:** KAW Valley Engineers, Mike Osbourn, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 564-4700 **Accountant:** Resnick, Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 421-5333 **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/21/2005  
**Second Review:** Emily, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	141	
			<b>Total Points Awarded:</b>	141	

\* Points were awarded by the Department and were not eligible for self-score.

## 05185: Market Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$518,989

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05186: Deer Creek Apartments**

**A. General Project Information**

**Project Location:** MLK Street at West Ellis St.      **City:** Levelland      **County:** Hockley      **Region:** 1  
**Total Units:** 63 **Total LI Units:** 63 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$496,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Zimmerman Deer Creek Apartments, LP; Justin Zimmerman, (417) 883-1632

**Applicant/Principals (Entity Name, Contact):**

Zimmerman Deer Creek Housing, LLC      Justin Zimmerman  
 Related Capital      Justin Ginsberg  
 Zimmerman Investments, LLC      Justin Zimmerman

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632      **Housing GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632      **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
**Appraiser:** Integra Realty Resources, Chip Ard, (918) 492-4844      **Property Manager:** Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485      **Engineer:** KAW Valley Engineers, Mike Osbourn, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700      **Accountant:** Resnick, Fedder & Silverman, Kirk. T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 421-5333      **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/21/2005  
**Second Review:** Shannon, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
				<b>Total Points Requested:</b>	<b>139</b>
				<b>Total Points Awarded:</b>	<b>139</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05186: Deer Creek Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05187: Valley Creek Apartments**

**A. General Project Information**

Project Location: FM 1053 and Twentieth Street      City: Fort Stockton      County: Pecos      Region: 12  
 Total Units: 47 Total LI Units: 47 Activity\*: NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$382,500  
 Set Asides:     Non-Profit     At-Risk     USDA Allocation      Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Zimmerman Valley View Apartments, LP; Justin Zimmerman, (417) 883-1632

**Applicant/Principals (Entity Name, Contact):**

Zimmerman Valley View Housing, LLC      Justin Zimmerman  
 Related Capital      Justin Ginsberg  
 Zimmerman Investments, LLC      Justin Zimmerman

**Development Team (Entity, Contact Name, Phone):**

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632      Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632  
 Infrastructure GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632      Market Analyst: Apartment Market Data Research Service, Darrell Jack, 210-530-0040  
 Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844      Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
 Originator/UW: N/A, N/A,      Cost Estimator: N/A, N/A,  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485      Engineer: KAW Valley Engineers, Mike Osbourn, (913) 894-5150  
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700      Accountant: Resnick, Fedder & Silverman, Kirk. T. Rogers, (301) 657-7715  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 421-5333      Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

First Review: Jason, Reviewed on 4/22/2005  
 Second Review: Shannon, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	0	0	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		101
			<b>Total Points Awarded:</b>		101

\* Points were awarded by the Department and were not eligible for self-score.

## 05187: Valley Creek Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$380,433

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05189: Windvale Park**

**A. General Project Information**

Project Location: 44th St. off West Park Row City: Corsicana County: Navarro Region: 3  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$564,003  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Windvale Park, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878  
 Applicant/Principals (Entity Name, Contact):  
 Affordable Caring Housing, Inc Jason Bienski

**Development Team (Entity, Contact Name, Phone):**

Developer: Ponderosa Plaza, Ltd., Emanuel H. Glockzin, Jr General Partner, (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
 Infrastructure GC: N/A, N/A, Market Analyst: J. Mikeska & Company, Jo Ann Sette, 9799217530  
 Appraiser: J. Mikeska & Company, Jo Ann Sette, (979) 921-7530 Property Manager: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Myriad Designs, Inc., Harry Bostic, (979) 846-3366 Engineer: Ash & Browne Engineering, Inc., Dale Browne, (979) 846-6914  
 Attorney: Christopher J. Smitherman, Attorney, Christopher J. Smitherman, (979) 260-2800 Accountant: Lou Ann Montey & Associates, Lou Ann Montey, (512) 338-0044  
 Syndicator: Boston Capital Corporation, Thomas W. W. Dixon, (617) 624-8900 Supp. Services: Affordable Caring Housing, Inc., Denise Bryant, (979) 985-0103

**C. Scoring Information**

First Review: David, Reviewed on 4/26/2005  
 Second Review: Ben, Reviewed on 4/30/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	20	20	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>139</b>	
			<b>Total Points Awarded:</b>	<b>139</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05189: Windvale Park Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$564,003

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2005	Barbara Skinner	LIHTC	Emanuel Glockzin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to inform applicant that deficiency notice was being faxed.					
6/13/2005	Albert Murray	Underwriting	Emanuel H. Glockzin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to Mr. Glockzin regarding the Tax reduction because of the non-profit partner in the deal. He indicated that the property taxes will be reduced by 50% and that the tax expense used in the Annual Operating Expenses proforma should be accurate. I told him that my main reason for asking was to determine what the reduction amount would be.					

## 05191: Casa Edcouch

### A. General Project Information

**Project Location:** 28 Acres, West and Adams Tracts **City:** Edcouch **County:** Hidalgo **Region:** 11  
**Total Units:** 76 **Total LI Units:** 75 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$613,113  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Edcouch Housing Development LP; Monica Poss, (512) 474-5003

**Applicant/Principals (Entity Name, Contact):**

Rufino Contreras Affordable Housing Corp. Inc. Monica Poss  
National Farm Working Service Center, Inc. mposs @nfwcmail.com

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Rufino Contreras Affordable Housing Corporation, Monica Poss, (512) 474-5003 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 817-627-2838  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Service, Inc., Trish Odin, (210) 495-6500  
**Originator/UW:** A/G Retirement Service, Inc., Robert Johnston, (214) 932-2507 **Cost Estimator:** N/A, N/A,  
**Architect:** Rodriquez & Simon Design Associates, Carlos Rodriquez, (619) 544-8951 **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 318-1116  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4700 **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0240  
**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507 **Supp. Services:** La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

### C. Scoring Information

**First Review:** Carolyn, Reviewed on 4/22/2005  
**Second Review:** Shannon, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>143</b>
<b>Total Points Awarded:</b>	<b>143</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05191: Casa Edcouch Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/6/2005	Lisa Vecchietti	Underwriting	Monica Poss	Owner/Applicant/GP	Deficiencies

**Description:** Ms. Poss called to ask for clarification on an UW def request (applicable fraction).

## 05192: Pioneer at Walnut Creek

### A. General Project Information

**Project Location:** Sprinkle Cutoff, 100 yds North of Samsung Blvd. Intersection      **City:** Austin      **County:** Travis      **Region:** 7

**Total Units:** 200 **Total LI Units:** 200 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,038,677

**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Felipe von, Inc.; Ty Cunningham, (512) 338-9866

**Applicant/Principals (Entity Name, Contact):**

Pioneer at Walnut Creek, LP      Ty Cunningham  
Felipe Von, Inc.      Ty Von Cunningham

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Felipe Von, Inc., Ty Von Cunningham, (512) 338-9866      **Housing GC:** Michael J. Baldwin Interests, Inc., Michael J. Baldwin, (512) 328-2255  
**Infrastructure GC:** Austin Engineering, Inc., Kerry Keller, (512) 327-1484      **Market Analyst:** Aegis Group, Inc., Chad Goddard, 5123469983  
**Appraiser:** Aegis Group, Inc., Bob Radebaugh, (512) 346-9983      **Property Manager:** N/A, N/A,  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Humphreys & Partners Architects, Kelly Osburn, (972) 701-9636      **Engineer:** Longora & Clarke, Alex Clarke, (512) 306-0228  
**Attorney:** N/A, N/A,      **Accountant:** Barbara E. Bratton, CPA P.C., Barbara Bratton, (512) 259-4404  
**Syndicator:** Guilford Capital Corporation, N/A,      **Supp. Services:** N/A, N/A,

### C. Scoring Information

**First Review:** Barbara, Reviewed on 4/21/2005

**Second Review:** Emily, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	6	6	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>133</b>
<b>Total Points Awarded:</b>	<b>133</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05192: Pioneer at Walnut Creek Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/9/2005	Barbara Skinner	LIHTC	Ty Cunningham	Owner/Applicant/GP	Deficiencies

**Description:** Call to inform applicant deficiencies are due today by p.m.

**05193: Park Place Apartments**

**A. General Project Information**

**Project Location:** SE Corner of Park Street and Tower Road      **City:** Nacogdoches      **County:** Nacogdoches      **Region:** 5  
**Total Units:** 60 **Total LI Units:** 59 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$523,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Zimmerman Park Place Apartments, LP; Justin Zimmerman, (417) 883-1632

**Applicant/Principals (Entity Name, Contact):**

Zimmeramn-O'Brien Housing, LLC      Justin Zmmerman  
 Related Capital      Justin Ginsberg

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632      **Housing GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632      **Market Analyst:** Novogradac & Company, LLP, Kevin Watkins, 5122310158  
**Appraiser:** Integra Realty Resources, Chip Ard, (918) 492-4844      **Property Manager:** Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485      **Engineer:** KAW Valley Engineers, Mike Osbourn, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700      **Accountant:** Resnick, Fedder & Silverman, Kirk T Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 421-5333      **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/24/2005  
**Second Review:** Shannon, Reviewed on 4/25/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	146	
			<b>Total Points Awarded:</b>	128	

\* Points were awarded by the Department and were not eligible for self-score.

## 05193: Park Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>	
4/27/2005	Shannon Roth	LIHTC	Paul Holden	voicemail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call regarding 05193, he didn't understand what we needed for the selection item.						
5/31/2005	Albert Murray	Underwriting	Paul Holden		Consultant/Lobbyist	Pre-App General
<b>Description:</b> Talked to Paul Holden regarding the Rental rates for the Park Place Apartments. He indicated that the rents are lower because they are being conservative and feel this is the market even though the Market Analyst indicates a higher market rate than the HTC rents. He is to check on the current elect and WST numbers and get back with me. The Applicant's numbers are much higher than that of the Underwriters. Talked about the Zoning of the property. The zoning change has not yet become final. This is to be a condition of the application.						





## 05194: Canyon View Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05195: San Gabriel Senior Village**

**A. General Project Information**

**Project Location:** 1900, 1906 & 1910 Leander St. **City:** Georgetown **County:** Williamson **Region:** 7  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$785,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** DDC San Gabriel Senior Village, Ltd.; Colby W. Denison, (512) 732-1226

**Applicant/Principals (Entity Name, Contact):**

DDC Operations, LLC Colby W. Denison  
 DDC Affordable Housing, LLC Colby W. Denison  
 DDC Residential, Ltd. Colby W. Denison

**Development Team (Entity, Contact Name, Phone):**

**Developer:** DDC Residential, Ltd., Colby W. Denison, (512) 732-1226 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Mark C. Temple & Associates, LLC, Mark Temple, (210)496-9499  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Services, Grant Berkey, (512) 646-6717  
**Originator/UW:** Washington Mutual, Mahesh Aiyer, (713) 543-6780 **Cost Estimator:** N/A, N/A,  
**Architect:** Architettura, Inc., Frank W. Pollacia, (972) 509-0088 **Engineer:** N/A, N/A,  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 **Accountant:** Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
**Syndicator:** MMA Financial, LLC, Korbin Heiss, (617) 772-0319 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/23/2005  
**Second Review:** Emily, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	150	
			<b>Total Points Awarded:</b>	150	

\* Points were awarded by the Department and were not eligible for self-score.

## 05195: San Gabriel Senior Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$712,154

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/9/2005	Emily Price	LIHTC	Leslie Holleman	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about deficiency letter.					
6/13/2005	Carl Hoover	Underwriting	Leslie Holleman	Owner/Applicant/GP	Other
<b>Description:</b> Discussed with Leslie Holleman the issues of direct construction costs and the fact that they were 9% higher than our M&S calculations.					
6/20/2005	Sam Hoover	REA	Colby Denison	Owner/Applicant/GP	Other
<b>Description:</b> Discussed with Mr. Denison his amended development cost figures that he sent us and the difference with projected rents versus maximum tax credit rents causing a smaller tax credit amount than requested.					

**05196: Greens Crossing Senior Village**

**A. General Project Information**

Project Location: O Gears Rd. City: Houston County: Harris Region: 6  
 Total Units: 128 Total LI Units: 128 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,000,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): DDC Greens Crossing, Ltd.; Colby W. Denison, (512) 732-1226

**Applicant/Principals (Entity Name, Contact):**

DDC Operations, LLC Colby W. Denison  
 DDC Affordable Housing, LLC Colby W. Denison  
 DDC Residential, Ltd. Colby W. Denison

**Development Team (Entity, Contact Name, Phone):**

Developer: DDC Residential, Ltd., Colby W. Denison, (512) 732-1226

Infrastructure GC: N/A, N/A,

Appraiser: N/A, N/A,

Originator/UW: Washington Mutual, Mahesh Aiyer, (713) 543-6780

Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088

Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707

Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 772-0319

Housing GC: N/A, N/A,

Market Analyst: O'Connor & Associates, Bob Coe, 7136869955

Property Manager: Capstone Real Estate Services, Grant Berkey, (512) 626-6717

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437

Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/23/2005

Second Review: Emily, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>148</b>
				<b>Total Points Awarded:</b>	<b>148</b>

\* Points were awarded by the Department and were not eligible for self-score.

**05196: Greens Crossing Senior Village Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05198: Olive Grove Manor**

**A. General Project Information**

Project Location: 101 Normandy City: Houston County: Harris Region: 6  
 Total Units: 160 Total LI Units: 160 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$946,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Olive Grove Manor, Ltd.; H. Elizabeth Young, (713) 626-1400

**Applicant/Principals (Entity Name, Contact):**

Artisan/America Corp. H. Elizabeth Young  
 Inland General Construction Corp. Vernon R. Young, Jr  
 Harris County Housing Authority Guy R. Rankin

**Development Team (Entity, Contact Name, Phone):**

Developer: Artisan/American Corp., H. Elizabeth Young, (713) 626-1400 Housing GC: Inland General Construction Co., Vernon R. Young, Jr, (713) 626-1400  
 Infrastructure GC: N/A, N/A, Market Analyst: O'Connor & Associates, Richard Zigler, 7136869955  
 Appraiser: O'Connor & Associates, Patrick O'Connor, (713) 686-9955 Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Stogsdill Architects, Inc., Russell Stogsdill, (281) 375-6465 Engineer: Phase Engineering, James Dismukes, (713) 476-9844  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 391-4707 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: PNC Bank, NA, Nicole Flores, (512) 454-8020 Supp. Services: Child and Adult Development Center, Vera Matthews, (713) 290-1802

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/22/2005  
 Second Review: Emily, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>142</b>	
			<b>Total Points Awarded:</b>	<b>140</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05198: Olive Grove Manor Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$946,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/5/2005	Teresa Morales	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b> The revised organizational chart she submitted would disqualify her for the HUB points. I called to let her know that.					
6/16/2005	Brenda Hull	REA	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discuss garages at development.					



**05199: Southwood Crossing Apartments**

**A. General Project Information**

**Project Location:** North side of 173 between 9th Ave and Hwy 347 **City:** Port Arthur **County:** Jefferson **Region:** 5

**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$637,516

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Southwood Crossing, LP; Ike Akbari, (409) 724-0020

**Applicant/Principals (Entity Name, Contact):**

Southwood Crossing GP, LLC Seledonio Quesada  
 Port Arthur Affordable Housing Corp. Seledonio Quesada  
 The Housing Authority of the City of Port Arthur Seledonio Quesada

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Itex Developers, LLC, Ike Akbari, (409) 724-0020

**Infrastructure GC:** N/A, N/A,

**Appraiser:** The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858

**Originator/UW:** GMAC, Carolyn McMullen, (312) 845-5158

**Architect:** N/A, N/A,

**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395

**Syndicator:** N/A, N/A,

**Housing GC:** N/A, N/A,

**Market Analyst:** The Gerald Teel Co., Tim Treadway, 7134675858

**Property Manager:** Housing Authority of the City of Port Arthur, Seledonio Quesada, (409) 982-6442

**Cost Estimator:** N/A, N/A,

**Engineer:** N/A, N/A,

**Accountant:** N/A, N/A,

**Supp. Services:** Housing Authority of the City of Port Arthur, Seledonio Quesada, (409) 982-6442

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/28/2005

**Second Review:** Emily, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>156</b>	
			<b>Total Points Awarded:</b>	<b>156</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05199: Southwood Crossing Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$631,266

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/5/2005	Teresa Morales	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned applicant's call to let him know the deficiency documentation submitted was satisfactory.					
5/16/2005	Albert Murray	Underwriting	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed the land size and possible tax abatement for the subject. He indicated that the correct total acreage is 14 +/- acres. He indicated that there is a possibility of a tax abatement of at least 50% once the tax credits are issued by TDHCA. The Housing Authority of the City of Port Arthur is the General Partner of the project and will be negotiating with the City for the abatements.					
5/20/2005	Albert Murray	Underwriting	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed the message Tom Gouris and I left him late on Wednesday evening regarding the Direct Construction Costs, and cut in credits because he used a different applicable percentage (8.11% vs. 8.10%) than we did. His Direct Construction number are quite a bit lower than TDHCA Marshall and Swift numbers. He is checking with his contractors to see why there is a difference.					

**05200: Hawthorne Manor**

**A. General Project Information**

Project Location: 2120 North Brazosport Blvd. City: Freeport County: Brazoria Region: 6  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$831,875  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hawthorne Manor, Ltd.; H. Elizabeth Young, (713) 626-1400  
 Applicant/Principals (Entity Name, Contact):  
 Artisan/American Corp. H. Elizabeth Young  
 Inland General Construction Co. Vernon R. Young, Jr.

**Development Team (Entity, Contact Name, Phone):**

Developer: Artisan/American Corp., H. Elizabeth Young, (713) 626-1400 Housing GC: Inland General Construction Co., Vernon R. Young, Jr., (713) 626-1400  
 Infrastructure GC: N/A, N/A, Market Analyst: O'Connor & Associates, Richard Zigler, 7136869955  
 Appraiser: O'Connor & Associates, Patrick O'Connor, (713) 686-9955 Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Stogsdill Architects, Inc., Russell Stogsdill, (281) 375-6454 Engineer: Phase Engineering, James Dismukes, (713) 476-9844  
 Attorney: Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 391-4707 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: PNC Bank, NA, Nicole Flores, (512) 454-8020 Supp. Services: Child and Adult Development Center, Vera Matthews, (713) 290-1802

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/22/2005  
 Second Review: Emily, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	0
4 (B)	14	14	17 (B)	1	1
5 (A)	0	0	18	0	0
5 (B)	18	18	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	149	
			<b>Total Points Awarded:</b>	143	

\* Points were awarded by the Department and were not eligible for self-score.

**05200: Hawthorne Manor Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated

To be terminated for 2x per Capita on 4/28/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Application Terminated.

**Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 05203: Aspen Meadows Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

To be terminated for 2x per Capita on 4/28/05

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/28/2005	Shannon Roth	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies

**Description:** I returned her call to clarify the deficiency notice. She indicated she had just checked the wrong box on the cert for #05202 item 3, I said ok, correct it and resubmit the cert. She also indicated for 05203, she had sent in original signatures, I told her the originals may have been sent out to imaging. Since the files are still at the imaging place, I couldn't verify this, so I asked her to just send another set of originals.

**05204: Ambassador North Apartments**

**A. General Project Information**

Project Location: 8210 Bauman Rd. City: Houston County: Harris Region: 6  
 Total Units: 100 Total LI Units: 100 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$724,870  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Creative Choice Texas I, Ltd.; Amay Inamdar, (713) 522-7795

**Applicant/Principals (Entity Name, Contact):**

Creative Ambassador North, LLC Amay Inamdar  
 L.U.L.A.C Village Park Trust Amay Inamdar

**Development Team (Entity, Contact Name, Phone):**

Developer: L.U.L.A.C. Village Park Trust, Amay Inamdar, (713) 522-7795 Housing GC: Naimisha Construction, Inc., Yash Brahmhatt, (561) 627-7988  
 Infrastructure GC: N/A, N/A, Market Analyst: Patrick O'Connor & Associates, LP, Bob Coe, 7136869955  
 Appraiser: Patrick O'Connor & Associates, LP, Bob Coe, (713) 686-9955 Property Manager: Lincoln Property Company, Chris Burns, (678) 339-0009  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: J. Salazar and Associates, Inc., Javier Salazar, (832) 221-6552 Engineer: N/A, N/A,  
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 Accountant: Habif, Aroget & Wynne, LLP, Frank Gudger, (404) 898-8244  
 Syndicator: Paramount Financial Group, Inc., Mike Moses, (216) 896-9696 Supp. Services: L.U.L.A.C. Village Park Trust, Amay Inamdar, (713) 522-7795

**C. Scoring Information**

First Review: Sharon, Reviewed on 4/25/2005  
 Second Review: Ben, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7	App Deficiency Points Lost:		0
12	6	6			
13	4	4	Total Points Requested:		148
			Total Points Awarded:		148

\* Points were awarded by the Department and were not eligible for self-score.

## 05204: Ambassador North Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$724,870

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/27/2005	Barbara Skinner	LIHTC	Amy Inamdar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to confirm fax for 50204 and 50205					
2/8/2005	Barbara Skinner	LIHTC	Amy Inamdar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant called to confirm that deficiencies were due by 5pm today					
5/20/2005	Barbara Skinner	LIHTC	Amy Inamdar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Applicant to discuss deficiencies.					
5/25/2005	Barbara Skinner	LIHTC	Amy Inamdar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform applicant that today is the 8th day.					
6/6/2005	Lisa Vecchietti	Underwriting	Amy Inamdar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Inamdar asked for a one-day extension for submitting one of the items (operating expense figures). I stated that would be fine (initial deadline was three working days from date of letter).					



**05205: Villa Bonita Apartments**

**A. General Project Information**

Project Location: 10345 South Zarzamora City: San Antonio County: Bexar Region: 9  
 Total Units: 120 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,046,167  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Creative Choice Texas II, Ltd.; Amay Inamdar, (713) 522-7795  
 Applicant/Principals (Entity Name, Contact):  
 Villa Bonita, LLC Amay Inamdar  
 Our Casas Resident Council Dario Chapa

**Development Team (Entity, Contact Name, Phone):**

Developer: Our Casas Resident Council, Inc., Dario Chapa, (713) 522-7795  
 Infrastructure GC: N/A, N/A, Appraiser: N/A, N/A, Originator/UW: N/A, N/A, Architect: J. Salazar and Associates, Inc., Javier Salazar, (832) 221-6552  
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400  
 Syndicator: Paramount Financial Council, Inc., Dario Chapa, (713) 522-7795  
 Housing GC: Naimisha Construction, Inc., Yash Brahmhatt, (561) 627-7988  
 Market Analyst: Patrick O'Connor & Associates, LP, Bob Coe, 7136869955  
 Property Manager: Lincoln Property Company, Chris Burns, (678) 339-0009  
 Cost Estimator: N/A, N/A, Engineer: N/A, N/A, Accountant: Habif, Aroget & Wynne, LLP, Frank Gudger, (404) 898-8244  
 Supp. Services: Our Casa Resident Council, Inc., Dario Chapa, (713) 522-7795

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/23/2005  
 Second Review: Shannon, Reviewed on 4/26/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	146
				Total Points Awarded:	145

\* Points were awarded by the Department and were not eligible for self-score.

**05205: Villa Bonita Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05206: Villa Vista Apartments**

**A. General Project Information**

Project Location: 1402 Turner Parkway City: Grand Prairie County: Dallas Region: 3  
 Total Units: 120 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,128,452  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Creative Choice Texas III, Ltd.; Amay Inamdar, (713) 522-7795

Applicant/Principals (Entity Name, Contact):

CCH Texas III, Inc. Amay Inamdar  
 Dilip Barot Amay Inamdar

Development Team (Entity, Contact Name, Phone):

Developer: Creative Choice Homes, Inc., Amay Inamdar, (713) 522-7795 Housing GC: Naimisha Construction, Inc., Yash Brahmhatt, (561) 627-7988  
 Infrastructure GC: N/A, N/A, Market Analyst: Patrick O'Connor & Associates, LP, Bob Coe, 7136869955  
 Appraiser: N/A, N/A, Property Manager: Lincoln Property Company, Chris Burns, (678) 339-0009  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: J. Salazar and Associates, Inc., Javier Salazar, (832) 221-6552 Engineer: N/A, N/A,  
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 Accountant: Habif, Aroget & Wynne, LLP, Frank Gudger, (404) 898-8244  
 Syndicator: Paramount Financial Group, Inc., Mike Moses, (216) 896-9696 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0	App Deficiency Points Lost:		0
12	0	0			
13	0	0			

Total Points Requested:	0
Total Points Awarded:	0

\* Points were awarded by the Department and were not eligible for self-score.

**05206: Villa Vista Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew 5/06/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/20/2005	Barbara Skinner	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies

Description: Called to confirm fax.

**05207: Parker Lane Seniors Apartments**

**A. General Project Information**

**Project Location:** 4000 Block of Parker Lane & 1900 block of Woodward City: Austin County: Travis Region: 7  
**Total Units:** 70 **Total LI Units:** 68 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$687,984  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Parker Lane Seniors Apartments, LP; Jim Shaw, (512) 347-9903

**Applicant/Principals (Entity Name, Contact):**

CAHF Parker Lane Seniors Development, LLC Jim Shaw  
 Capital Area Housing Finance Corporation Jim Shaw  
 Parker Lane Developers, LLC Sally Gaskin

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Parker Lane Developers, LLC, Sally Gaskin, (713) 334-5514 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Apartment Market Data Research Service, Darrell Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Alpha-Barnes Real Estate Services, Mike Clark, (972) 643-3205  
**Originator/UW:** N/A, N/A, **Cost Estimator:** SGI Ventures, Inc., Sally Gaskin, (713) 334-5514  
**Architect:** Chiles Architects, Inc., Gary Chiles, (512) 327-3397 **Engineer:** Austin Civil Engineering, Inc., Hunter Shadburne, (512) 306-0018  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4747 **Accountant:** Reznick, Fedder & Silverman, Tim Kemper, (404) 847-7764  
**Syndicator:** Boston Capital Partners, Tom Dixon, (617) 624-8673 **Supp. Services:** Texas Inter-Faith Housing Corporation, Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/23/2005  
**Second Review:** Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	144	
			<b>Total Points Awarded:</b>	138	

\* Points were awarded by the Department and were not eligible for self-score.

## 05207: Parker Lane Seniors Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$669,940

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/27/2005	Barbara Skinner	LIHTC	Sally Gaskin	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Call to confirm fax.					
4/28/2005	Shannon Roth	LIHTC	Lily	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over deficiency notice.					
5/4/2005	Shannon Roth	LIHTC	Lily K	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call to let her know I got all the deficiency information she sent in. She indicated that Sally Gaskin should be the Applicant contact for this app. I told her she would need to formally change it through Misael or Jen by submitting a new page 1 of the application. She said never mind she didn't want to go through all that. I said ok. Thanks					
5/25/2005	Emily Price	LIHTC	Lily Kavthekay	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called about her deficiency notice.					

**05209: Providence Place Apartments**

**A. General Project Information**

Project Location: 20100 Saums Rd. City: Katy County: Harris Region: 6  
 Total Units: 174 Total LI Units: 166 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$986,061  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Providence Place, Ltd.; Chris Richardson, (713) 914-9200  
 Applicant/Principals (Entity Name, Contact):  
 Blazer Land, LLC Chris Richardson  
 Richco Rinehart Investments, LLC Joyce Bennett

**Development Team (Entity, Contact Name, Phone):**

Developer: Beinhorn Partners, LP, Chris Richardson, (713) 914-9200 Housing GC: Blazer Building, Inc., Chris Richardson, (713) 914-9200  
 Infrastructure GC: Blazer Building, Inc., Chris Richardson, (713) 914-9200 Market Analyst: O'Connor & Associates, Bob Coe, 7136869955  
 Appraiser: Patrick O'Connor & Associates, LP, Bob Coe, (713) 686-9955 Property Manager: Orion Real Estate Service, Kirk Tate, (713) 622-5844  
 Originator/UW: N/A, N/A, Cost Estimator: Blazer Building, Inc., Chris Richardson, (713) 914-9200  
 Architect: Mucasey & Associates, Mark Mucasey, (713) 521-1233 Engineer: Lott & Brown, David Brown, (281) 492-2354  
 Attorney: O'Connor & Associates, Bob Coe, (713) 686-9955 Accountant: Resnick, Fedder & Silverman, Tim Kemper, (404) 847-9447  
 Syndicator: N/A, N/A, Supp. Services: Education Based Housing, Inc., Joyce Bennett, (281) 219-3305

**C. Scoring Information**

First Review: Jen, Reviewed on 4/23/2005  
 Second Review: Emily, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	140
Total Points Awarded:	140

\* Points were awarded by the Department and were not eligible for self-score.

## 05209: Providence Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$984,852

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/31/2005	Barbara Skinner	LIHTC	Chris Richardson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to clarify mailing list request on the deficiency notice.					
6/30/2005	Ben Sheppard	LIHTC	Chris Richardson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



**05211: Northwest Residential**

**A. General Project Information**

**Project Location:** Intersection of River Bend Rd. and Westwood Lane **City:** Georgetown **County:** Williamson **Region:** 7

**Total Units:** 180 **Total LI Units:** 171 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,088,835

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Northwest Residential LP; Stuart Shaw, (512) 220-8000

**Applicant/Principals (Entity Name, Contact):**

SSFP Northwest I LP Stuart Shaw  
 Stuart Shaw Family Partnership, Ltd. Stuart Shaw  
 Stuart Shaw Family Management LLC Stuart Shaw  
 SBS Northwest IV LLC Stuart B. Shaw

**Development Team (Entity, Contact Name, Phone):**

**Developer:** SSFP Northwest IV LP, Stuart Shaw, (512) 220-8000 **Housing GC:** ICI Construction, Inc., Steve Williams, (972) 387-8000  
**Infrastructure GC:** ICI Construction, Steve Williams, (972) 387-8000 **Market Analyst:** O'Connor & Associates, Richard Zigler, 7136869955  
**Appraiser:** Butler Burgher, Inc., L. Kyle Lewallen, (512) 391-0850 **Property Manager:** N/A, N/A,  
**Originator/UW:** Washington Mutual, Mahesh Aiyer, (713) 543-6780 **Cost Estimator:** ICI Construction, Steve Williams, (972) 387-8000  
**Architect:** Chiles Architects, Inc., Gary Chiles, (512) 327-3397 **Engineer:** Hanrahan Pritchard Engineering, Ron Pritchard, (512) 459-4734  
**Attorney:** N/A, N/A, **Accountant:** N/A, N/A,  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/24/2005  
**Second Review:** Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

<b>Total Points Requested:</b>	<b>144</b>
<b>Total Points Awarded:</b>	<b>144</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05211: Northwest Residential Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/10/2005	Shannon Roth	LIHTC	Casey Bump	Owner/Applicant/GP	Deficiencies

**Description:** Called to remind him today is the 8th day. All info due by 5 - pm to avoid a point loss.

**05212: Reed Road Senior Residential**

**A. General Project Information**

**Project Location:** Approx. 2800 Block of Reed Rd. **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 180 **Total LI Units:** 172 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Reed Rd. Senior Residential, LP; Stuart Shaw, (512) 220-8000

**Applicant/Principals (Entity Name, Contact):**

SSFP Reed Road V LP Stuart Shaw  
 Stuart Shaw Family Partnership, Ltd. Stuart Shaw  
 Stuart Shaw Family Management LLC Stuart Shaw  
 SBS Reed Road V LLC Stuart B. Shaw

**Development Team (Entity, Contact Name, Phone):**

**Developer:** SSFP Reed Road V LP, Stuart Shaw, (512) 220-8000 **Housing GC:** ICI Construction, Inc., Steve Williams, (972) 387-8000  
**Infrastructure GC:** ICI Construction, Steve Williams, (972) 387-8000 **Market Analyst:** O'Connor & Associates, Richard Zigler, 7136869955  
**Appraiser:** Butler Burgher, Inc., L. Kyle Lewallen, (512) 391-0850 **Property Manager:** N/A, N/A,  
**Originator/UW:** Washington Mutual, Mahesh Aiyer, (713) 543-6780 **Cost Estimator:** ICI Construction, Steve Williams, (972) 387-8000  
**Architect:** Chiles Architects, Inc., Gary Chiles, (512) 327-3397 **Engineer:** Hanrahan Pritchard Engineering, Ron Pritchard, (512) 459-4734  
**Attorney:** N/A, N/A, **Accountant:** N/A, N/A,  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 4/24/2005

**Second Review:** Emily, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		0	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	142	
			<b>Total Points Awarded:</b>	142	

\* Points were awarded by the Department and were not eligible for self-score.

## 05212: Reed Road Senior Residential Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/12/2005	Teresa Morales	LIHTC	Casey Bump	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called applicant to let him know about a last minute scoring item change that I was about to issue a deficiency on.					
5/17/2005	Teresa Morales	LIHTC	Casey Bump	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to discuss with applicant scoring issues that came up as a result of deficiency documentation that affected the score on other scoring items.					

**05217: Town Park Phase II**

**A. General Project Information**

**Project Location:** NE Corner Beltway 8 and Town Park      **City:** Houston      **County:** Harris      **Region:** 6

**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$980,000

**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** TP Seniors II, Ltd.; Eleanore Gilbert, (713) 533-5852

**Applicant/Principals (Entity Name, Contact):**

Tasek Management Co.      Eleanor Gilbert

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Tasek Management Co., Joseph J. Lopez, (713) 533-5853

**Infrastructure GC:** N/A, N/A,

**Appraiser:** Apartment Market Data, Darrell Jack, (210) 530-0040

**Originator/UW:** N/A, N/A,

**Architect:** Hoff Architects, Ted Trout, (713) 266-7887

**Attorney:** N/A, N/A,

**Syndicator:** Paramount Financial Group, Dale Cook, (521) 560-9414

**Housing GC:** Construction Supervisors, Terry Carter, (713) 667-0123

**Market Analyst:** O'Connor & Associates, Randy Nicholson, 7136869955

**Property Manager:** Barron Builders & Management Co, Kenneth Tann, (281) 363-8705

**Cost Estimator:** Construction Supervisors, Terry Carter, (713) 667-0123

**Engineer:** United Engineering, Sharit Mohammed, (713) 271-2900

**Accountant:** Novogradac & Company, Jeff Crozier, (512) 231-0158

**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara, Reviewed on 4/25/2005

**Second Review:** Ben, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			
				<b>Total Points Requested:</b>	<b>148</b>
				<b>Total Points Awarded:</b>	<b>148</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05217: Town Park Phase II Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$980,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/9/2005	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/27/2005	Brenda Hull	Underwriting	Joe Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to confirm receipt of deficiency letter. Joe called back, they are moving offices, and he requested that I send the letter to Coat/Rose.					
5/27/2005	Brenda Hull	Underwriting	Joe Lopez	Owner/Applicant/GP	Other
<b>Description:</b> Responded to Mr. Lopez's question about appeals changing the status of his application after May board meeting. #05217 is no longer on the Priority list as of 5/27/05. I informed him that I will no longer be actively underwriting his file but he is welcome to respond to the deficiency letter.					
5/27/2005	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Other
<b>Description:</b>					
5/27/2005	Brenda Hull	Underwriting	Joe Lopez	Owner/Applicant/GP	Other
<b>Description:</b> Joe called to request more information on the appeals that had led to the change in the Priority list. I told him to talk to multifamily production staff. Joe asked for contact information for final inspection contacts in PMC.					
6/22/2005	Tom Gouris	Underwriting	Joe Lopez	Owner/Applicant/GP	Scoring
<b>Description:</b> Discussed the ranking of the scoring as he is tied with two others and though he won the tie-breaker. I told him that I could not confirm that he won the tie breaker but that because his deal was no longer a Priority the order on the posted sheet would not necessarily reflect his status among the tied scores.					

**05222: Kingwood Senior Village**

**A. General Project Information**

Project Location: 200 North Pines City: Houston County: Harris Region: 6  
 Total Units: 193 Total LI Units: 192 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,087,805  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Kingwood Senior Village, LP; Stephen Fairfield, (713) 223-1864  
 Applicant/Principals (Entity Name, Contact):  
 Kingwood Senior Village GP LLC Stephan Fairfield  
 Covenant Community Capital Corporation Stephen Fairfield

**Development Team (Entity, Contact Name, Phone):**

Developer: Kingwood Senior Management, LLC, Stephen Fairfield, (713) 223-1864 Housing GC: N/A, N/A,  
 Infrastructure GC: N/A, N/A, Market Analyst: O'Connor & Associates, Craig Young, 7136869955  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Insite Architects, Antonio Flamenco, (281) 955-5504 Engineer: N/A, N/A,  
 Attorney: Gardere, John Cochran, (713) 276-5369 Accountant: Thomas Stephens & Co. LLP, Michael Martin, (817) 424-2437  
 Syndicator: MMA, Dan Flick, (888) 323-5794 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Nidia, Reviewed on 4/25/2005

Second Review: Ben, Reviewed on 4/30/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>145</b>	
			<b>Total Points Awarded:</b>	<b>145</b>	

\* Points were awarded by the Department and were not eligible for self-score.

## 05222: Kingwood Senior Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$1,067,817

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/25/2005	Emily Price	LIHTC	Stephen Fairfield	Owner/Applicant/GP	Deficiencies

**Description:** He called about his deficiency notice.



**05224: Brookwood Retirement Apartments**

**A. General Project Information**

**Project Location:** 300 Block of East Larkspur Street **City:** Victoria **County:** Victoria **Region:** 10  
**Total Units:** 114 **Total LI Units:** 114 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$688,922  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Loop 463 Housing Associates, LP; David H. Saling, 5127949378

**Applicant/Principals (Entity Name, Contact):**

Loop 463 General, LLC David Rae  
 Campbell-Hogue Financial Services, LLC David Rae

**Development Team (Entity, Contact Name, Phone):**

**Developer:** CHA Development Limited Partnership, David G. Rae, (425) 455-3879 **Housing GC:** Campbell-Hogue Construction Associates, LLC, Doug Harrison, (512) 794-9378  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Capital Markets Research, Inc., Charles Heimsath, 5124765000  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Service, Inc., Mr. Matt Lutz, (512) 646-6700  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Chiles Architects, Inc., Gary Chilles, (512) 327-3397 **Engineer:** Baluseck-Frankson & Associates, Inc., Wanda Young, (361) 578-9956  
**Attorney:** Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707 **Accountant:** Resnick, Fedder & Silverman, Mr. Eddie Lusk, (404) 847-7654  
**Syndicator:** MMA Financial, LLC, Mark George, (800) 237-9946 **Supp. Services:** Caring Senior Services of Victoria, Laurie Kuehl, (361) 649-6559

**C. Scoring Information**

**First Review:** Ben, Reviewed on 4/4/2005  
**Second Review:** Emily, Reviewed on 4/7/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	0	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	0			
13	4	4			

<b>Total Points Requested:</b>	<b>143</b>
<b>Total Points Awarded:</b>	<b>133</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05224: Brookwood Retirement Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 05225: Normangee Apartments

### A. General Project Information

Project Location: OSR & 3rd St City: Normangee County: Leon Region: 8  
 Total Units: 20 Total LI Units: 20 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$131,703  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): 2005 Normangee, LP; Stephen M. Wasserman, 7708748800

#### Applicant/Principals (Entity Name, Contact):

2005 Normangee, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

#### Development Team (Entity, Contact Name, Phone):

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex. 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J Block, Jr., (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878

### C. Scoring Information

First Review: Barbara, Reviewed on 4/26/2005  
 Second Review: Shannon, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	142
Total Points Awarded:	123

\* Points were awarded by the Department and were not eligible for self-score.

## 05225: Normangee Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the At-Risk Set-Aside.      **Credit Amount Allocated by Board:** \$113,408

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05226: Lytle Apartments**

**A. General Project Information**

Project Location: 14720 Main Street City: Lytle County: Atascosa Region: 9  
 Total Units: 24 Total LI Units: 24 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$143,173  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 2005 Lytle, LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 Lytle, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J Block, Jr., (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878

**C. Scoring Information**

First Review: Carolyn, Reviewed on 4/27/2005  
 Second Review: Ben, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	4	4	24 (B)	0	0
10	3	3			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	142
Total Points Awarded:	123

\* Points were awarded by the Department and were not eligible for self-score.

## 05226: Lytle Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **A**

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$128,008

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05227: West Retirement**

**A. General Project Information**

Project Location: 701 W. Tokio Rd City: West County: McLennan Region: 8  
 Total Units: 24 Total LI Units: 24 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$166,349  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 2005 West Retirement, LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 West Retirement, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J. Block, Jr, (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Emanuel H. Glockzin, Jr, (979) 846-8878

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/26/2005  
 Second Review: Ben, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	6			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	143
Total Points Awarded:	126

\* Points were awarded by the Department and were not eligible for self-score.

**05227: West Retirement Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 05228: City Oaks Apartments

### A. General Project Information

Project Location: 301 N. Winters Furr City: Johnson City County: Blanco Region: 7  
 Total Units: 24 Total LI Units: 24 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$165,166  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): 2005 City Oaks, LP; Stephen M. Wasserman, 7708748800

#### Applicant/Principals (Entity Name, Contact):

2005 City Oaks, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

#### Development Team (Entity, Contact Name, Phone):

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3399  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J Block, Jr, (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878

### C. Scoring Information

First Review: Carolyn, Reviewed on 4/28/2005

Second Review: Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested: 142

Total Points Awarded: 123

\* Points were awarded by the Department and were not eligible for self-score.

## 05228: City Oaks Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$135,403

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05229: Centerville Plaza**

**A. General Project Information**

**Project Location:** 130 Town Street                      **City:** Centerville                      **County:** Leon                      **Region:** 8  
**Total Units:** 24 **Total LI Units:** 24 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$158,059  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation                      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** 20005 Centerville Plaza, LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 Centerville Plaza, LP    Stephen M. Wasserman  
ACHF, Inc.    Stephen M. Wasserman  
Housing Alternatives Inc.    Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

**Developer:** The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800    **Housing GC:** Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
**Infrastructure GC:** Camden Management Partners, Inc., John Gumpert, (404) 603-3899    **Market Analyst:** Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
**Appraiser:** Novogradac & Company, LLP, Byron Lea, (913) 262-3500    **Property Manager:** Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
**Originator/UW:** E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377    **Cost Estimator:** Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
**Architect:** Miller/Player and Associates, Jim Miller, (864) 242-0177    **Engineer:** Miller/Player and Associates, Jim Miller, (864) 242-0177  
**Attorney:** Fine and Block, A.J Block, Jr, (404) 261-6800    **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** N/A, N/A,    **Supp. Services:** Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/28/2005  
**Second Review:** Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0			
12	6	6			
13	4	4			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	142
				<b>Total Points Awarded:</b>	123

\* Points were awarded by the Department and were not eligible for self-score.

## 05229: Centerville Plaza Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05230: Coolidge Apartments**

**A. General Project Information**

Project Location: 1306 Bell Street City: Coolidge County: Limestone Region: 8  
 Total Units: 16 Total LI Units: 16 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$97,372  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 2005 Coolidge, LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 Coolidge, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J. Block, Jr., (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878

**C. Scoring Information**

First Review: Jason, Reviewed on 4/28/2005  
 Second Review: Ben, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	143
Total Points Awarded:	124

\* Points were awarded by the Department and were not eligible for self-score.

## 05230: Coolidge Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05231: Kerrville Housing**

**A. General Project Information**

Project Location: 515 Roy Street City: Kerrville County: Kerr Region: 9  
 Total Units: 48 Total LI Units: 48 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$293,002  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 2005 Kerrville, LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 Kerrville, LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J. Block, Jr, (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878

**C. Scoring Information**

First Review: Carolyn, Reviewed on 4/25/2005  
 Second Review: Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	140
Total Points Awarded:	121

\* Points were awarded by the Department and were not eligible for self-score.

**05231: Kerrville Housing Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within the USDA Set-Aside.      **Credit Amount Allocated by Board:** \$272,868

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05232: Cibolo Apartments**

**A. General Project Information**

Project Location: 100 Mohawk #150 City: Cibolo County: Guadalupe Region: 9  
 Total Units: 48 Total LI Units: 48 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$340,530  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 2005 Cibolo Apts., LP; Stephen M. Wasserman, 7708748800

**Applicant/Principals (Entity Name, Contact):**

2005 Cibolo Apts., LP Stephen M. Wasserman  
 ACHF, Inc. Stephen M. Wasserman  
 Housing Alternatives Inc. Elva L. Grant

**Development Team (Entity, Contact Name, Phone):**

Developer: The Wasserman Group, Inc., Stephen M. Wasserman, (770) 874-8800 Housing GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Infrastructure GC: Camden Management Partners, Inc., John Gumpert, (404) 603-3899 Market Analyst: Novogradac & Company, LLP, Byron Lea, 9132623500 ex 14  
 Appraiser: Novogradac & Company, LLP, Byron Lea, (913) 262-3500 Property Manager: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, JR, (979) 846-8878  
 Originator/UW: E-D Capital, Inc., Gerald M. Fritts, (406) 755-2377 Cost Estimator: Camden Management Partners, Inc., John Gumpert, (404) 603-3899  
 Architect: Miller/Player and Associates, Jim Miller, (864) 242-0177 Engineer: Miller/Player and Associates, Jim Miller, (864) 242-0177  
 Attorney: Fine and Block, A.J. Block, Jr., (404) 261-6800 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: N/A, N/A, Supp. Services: Pinnacle Homestead Management, Inc., Emanuel H. Glockzin, Jr, (979) 846-8878

**C. Scoring Information**

First Review: Carolyn, Reviewed on 4/26/2005  
 Second Review: Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	1	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	6	6			
13	4	4			

Total Points Requested:	139
Total Points Awarded:	120

\* Points were awarded by the Department and were not eligible for self-score.

## 05232: Cibolo Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05233: Navasota Manor Apartments**

**A. General Project Information**

Project Location: 1015 Church St City: Navasota County: Grimes Region: 8  
 Total Units: 40 Total LI Units: 40 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$111,973  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): FDI-Navasota Manor, Ltd.: James W. Fieser, 2815998684

**Applicant/Principals (Entity Name, Contact):**

FDI-Navasota Manor, LTD James W. Fieser  
 Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser

**Development Team (Entity, Contact Name, Phone):**

Developer: Fieser Development, Inc., James W. Fieser, (281) 599-8684 Housing GC: LCJ Construction, Jim Washburn, (281) 689-2030  
 Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A  
 Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858 Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: David J. Albright, David J. Albright, (713) 728-0401 Engineer: N/A, N/A  
 Attorney: Wilson, Criggs & Goren, P.C., Peggy Felder, (713) 222-9000 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333  
 Syndicator: WNC & Associates, Inc., Mike Gaber, (800) 286-1135 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: , Reviewed on  
 Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17 (A)	0	0
4 (B)	0	0	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	0	0	22	0	0
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	0	0			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	6			
13	0	0			

Total Points Requested:	0
Total Points Awarded:	6

\* Points were awarded by the Department and were not eligible for self-score.

**05233: Navasota Manor Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

Applicant Withdrew 4/21/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05234: Park Place Apartments**

**A. General Project Information**

Project Location: 20 S. Mechanic City: Bellville County: Austin Region: 6  
 Total Units: 40 Total LI Units: 40 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$113,074  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): FDI-Park Place, Ltd.; James W. Fieser, 2815998684

**Applicant/Principals (Entity Name, Contact):**

FDI-Park Place, LTD James W. Fieser  
 Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser

**Development Team (Entity, Contact Name, Phone):**

Developer: Fieser Development, Inc., James W. Fieser, (281) 599-8684 Housing GC: LCJ Construction, Jim Washburn, (281) 689-2030  
 Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A  
 Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858 Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: David J. Albright, David J. Albright, (832) 309-5279 Engineer: N/A, N/A  
 Attorney: Wilson, Criggs & Goren, P.C., Peggy Felder, (713) 222-9000 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333  
 Syndicator: WNC & Associates, Inc., Mike Gaber, (800) 286-1135 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/17/2005  
 Second Review: Emily, Reviewed on 3/17/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	6	6	17 (A)	4	4
4 (B)	8	8	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	2	2			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			

Total Points Requested:	70
Total Points Awarded:	70

\* Points were awarded by the Department and were not eligible for self-score.

## 05234: Park Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **A**

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$106,874

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05235: Country Square Apartments**

**A. General Project Information**

Project Location: 1001 Lakeview City: Lone Star County: Morris Region: 4  
 Total Units: 24 Total LI Units: 24 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$85,394  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): FDI-Country Square, Ltd.; James W. Fieser, 2815998684

**Applicant/Principals (Entity Name, Contact):**

FDI-Country Square, LTD James W. Fieser  
 Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser

**Development Team (Entity, Contact Name, Phone):**

Developer: Fieser Development, Inc., James W. Fieser, (281) 599-8684 Housing GC: LCJ Construction, Craig Washburn, (281) 689-2030  
 Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A  
 Appraiser: Keri R. Dickerson Appraisal Services, Jason Dickerson, (936) 632-4230 Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: David J. Albright, David J. Albright, (713) 728-0401 Engineer: N/A, N/A  
 Attorney: Wilson, Criggs & Goren, P.C., Peggy Felder, (713) 222-9000 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333  
 Syndicator: WNC & Associates, N/A, (714) 662-5565 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/18/2005  
 Second Review: Shannon, Reviewed on 3/23/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	14	0	0
2*		12	15	0	0
3	0	0	16	4	4
4 (A)	6	6	17 (A)	0	0
4 (B)	12	12	17 (B)	0	0
5 (A)	18	18	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	4	4			
11	0	0	App Deficiency Points Lost:		0
12	0	6			
13	0	0			

Total Points Requested:	69
Total Points Awarded:	75

\* Points were awarded by the Department and were not eligible for self-score.

## 05235: Country Square Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$84,110

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05236: Clifton Manor Apartments I and II**

**A. General Project Information**

Project Location: 610 S. Avenue F, 115 S. Avenue P City: Clifton County: Bosque Region: 8  
 Total Units: 40 Total LI Units: 40 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$120,260  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Clifton-Charger Properties, LP; Bonita Williams, 9365602636

**Applicant/Principals (Entity Name, Contact):**

Charger Affiliates, LLC Bonita Williams  
 Louis Williams & Associates, Inc. Louis Williams  
 Bonita Williams Bonita Williams

**Development Team (Entity, Contact Name, Phone):**

Developer: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636 Housing GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Infrastructure GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636 Market Analyst: N/A, N/A  
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Property Manager: Charger Property Management Company, Bonita Williams, (936) 560-2636  
 Originator/UW: N/A, N/A, Cost Estimator: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Architect: Pat Dismukes, Pat Dismukes, (903) 572-5722 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: Michel Associates Ltd., Chip Holmes, (978) 921-1100 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/5/2005  
 Second Review: Emily, Reviewed on 4/6/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	2	2			
11	0	0			
12	6	6			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	130	
			<b>Total Points Awarded:</b>	130	

\* Points were awarded by the Department and were not eligible for self-score.

**05236: Clifton Manor Apartments I and II Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within the USDA and At-Risk Set-Asides. **Credit Amount Allocated by Board:** \$120,124

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05237: Bel Aire Manor Apartments**

**A. General Project Information**

Project Location: 300 W. Otte City: Brady County: McCulloch Region: 12  
 Total Units: 16 Total LI Units: 16 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$61,169  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Brady-Charger Properties, LP; Bonita Williams, 9365602636  
 Applicant/Principals (Entity Name, Contact):  
 Charger Affiliates, LLC Bonita Williams

**Development Team (Entity, Contact Name, Phone):**

Developer: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636 Housing GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Infrastructure GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636 Market Analyst: N/A, N/A  
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Property Manager: Charger Property Management Company, Bonita Williams, (936) 560-2636  
 Originator/UW: N/A, N/A, Cost Estimator: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Architect: Pat Dismukes, Pat Dismukes, (903) 572-5722 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: Michel Associates Ltd., Chip Holmes, (978) 921-1100 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 3/28/2005  
 Second Review: Emily, Reviewed on 3/24/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	0	0
2*		12	15	0	0
3	20	20	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	0	0	22	0	0
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	5	5			
11	7	7	App Deficiency Points Lost:		0
12	6	6			
13	0	0			

Total Points Requested:	129
Total Points Awarded:	129

\* Points were awarded by the Department and were not eligible for self-score.

**05237: Bel Aire Manor Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within the USDA Set-Aside.      **Credit Amount Allocated by Board:** \$60,567

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05238: Hamilton Manor Apartments**

**A. General Project Information**

Project Location: 702 S. College St. City: Hamilton County: Hamilton Region: 8  
 Total Units: 18 Total LI Units: 18 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$58,236  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hamilton-Charger Properties, LP; Bonita Williams, 9365602636

Applicant/Principals (Entity Name, Contact):

Charger Affiliates, LLC Bonita Williams  
 Louis Williams & Associates, Inc. Louis Williams  
 Bonita Williams Bonita Williams

Development Team (Entity, Contact Name, Phone):

Developer: Louis Williams & Associates, Inc., Louis Williams, (930) 560-2636 Housing GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Infrastructure GC: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636 Market Analyst: N/A, N/A  
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Property Manager: Charger Property Management Company, Bonita Williams, (936) 560-2636  
 Originator/UW: N/A, N/A, Cost Estimator: Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636  
 Architect: Pat Dismukes, Pat Dismukes, (903) 572-5722 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: Michel Associates Ltd., Chip Holmes, (978) 921-1100 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/5/2005  
 Second Review: Emily, Reviewed on 4/6/2005

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	3	3			
11	7	7			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	145	
			<b>Total Points Awarded:</b>	145	

\* Points were awarded by the Department and were not eligible for self-score.

**05238: Hamilton Manor Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within the USDA and At-Risk Set-Asides. **Credit Amount Allocated by Board:** \$58,236

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 05239: Bayshore Manor Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the USDA and At-Risk Set-Asides. **Credit Amount Allocated by Board:** \$159,890

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05240: Linbergh Parc Senior Apartments**

**A. General Project Information**

**Project Location:** Approx. 5608 Azle Avenue      **City:** Fort Worth      **County:** Tarrant      **Region:** 3  
**Total Units:** 196 **Total LI Units:** 189 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Marine Creek Residential, LP; Will Thorne, (972) 262-2608

**Applicant/Principals (Entity Name, Contact):**

Marine Creek Development Company      Will Thorne

**Development Team (Entity, Contact Name, Phone):**

**Developer:** One Prime, LP, Will Thorne, (972) 262-2608

**Housing GC:** Northwest Construction Company, Rick Givens, (972) 494-3353

**Infrastructure GC:** N/A, N/A,

**Market Analyst:** Butler Burgher, Inc., Diane Butler, 2147390700

**Appraiser:** Butler Burgher, Inc., Diane Butler, (214) 739-0700

**Property Manager:** Alpha-Barnes Real Estate Services, Mike Clark, (972) 643-3205

**Originator/UW:** Malone Mortgage, Jeff Rogers, (214) 696-0386

**Cost Estimator:** N/A, N/A,

**Architect:** GHLA Architects, Alan Hucaby, (817) 801-7200

**Engineer:** N/A, N/A,

**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400

**Accountant:** Novogradac & Company, George F. Littlejohn, (512) 231-0158

**Syndicator:** Paramount Financial Group, Inc., Dale Cook, (830) 997-6960

**Supp. Services:** Becky Lennox LCDC d/b/a Common Threads, Becky Lennox, L.C.D.C., (817) 460-8800

**C. Scoring Information**

**First Review:** Jason, Reviewed on 4/26/2005

**Second Review:** Emily, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	6	6			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
				<b>Total Points Requested:</b>	<b>146</b>
				<b>Total Points Awarded:</b>	<b>145</b>

\* Points were awarded by the Department and were not eligible for self-score.

**05240: Linbergh Parc Senior Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew 5/18/05

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 05241: San Juan Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$800,000

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05242: Renaissance Plaza**

**A. General Project Information**

**Project Location:** South of Victory Dr. between E. Midway Dr. and W. Midway Dr. **City:** Texarkana **County:** Bowie **Region:** 4

**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$822,571

**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Texarkana Neighborhood Ventures Limited; Richard Herrington, 9038388548

**Applicant/Principals (Entity Name, Contact):**

Texarkana Neighborhood Ventures Limited Richard Herrington  
 Housing Authority of the City of Texarkana, Texas Richard Herrington

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> Carleton Development, Ltd., R. David Kelly, (972) 980-9810	<b>Housing GC:</b> Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810
<b>Infrastructure GC:</b> N/A, N/A,	<b>Market Analyst:</b> Integra Realty Source, Charles Bissell, 9729601222
<b>Appraiser:</b> Integra Realty Resources, Charles Bissell, (972) 960-1222	<b>Property Manager:</b> Lincoln Property Company, Joyce Eldrege, (214) 890-5000
<b>Originator/UW:</b> Red Capital Group, David Martin, (614) 857-1428	<b>Cost Estimator:</b> N/A, N/A,
<b>Architect:</b> Beeler Guest Owens Architects, LP, John Guest, (214) 520-8878	<b>Engineer:</b> N/A, N/A,
<b>Attorney:</b> Fulbright & Jaworski, LLP, James Plummer, (210) 270-7192	<b>Accountant:</b> Thomas V. Stephens and Company, Tom Katopody, (817) 424-2437
<b>Syndicator:</b> Red Capital Group, David Martin, (614) 857-1428	<b>Supp. Services:</b> Housing Authority of the City of Texarkana, Texas, Richard Herrington, (903) 838-8548

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/27/2005  
**Second Review:** Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	18	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	0	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	146	
			<b>Total Points Awarded:</b>	146	

\* Points were awarded by the Department and were not eligible for self-score.

**05242: Renaissance Plaza Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05243: Villas of Hubbard Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within its allocation type within its region. **Credit Amount Allocated by Board:** \$193,215

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05244: Blue Ridge Senior Homes**

**A. General Project Information**

**Project Location:** 10100 Block of Scott and Airport Blvd. **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,040,340  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Blue Ridge Senior Apartments, LP; Chernov M. Njie, (512) 458-5577

**Applicant/Principals (Entity Name, Contact):**

Songhai Mesa Villas, LLC Chernov Njie  
 M.L. Bingham, Inc (Co-Gen. Partner- 51%) Margie L. Bingham

**Development Team (Entity, Contact Name, Phone):**

**Developer:** M.L. Bingham Development Company, Margie L. Bingham, (512) 458-5577 **Housing GC:** FCI Multifamily Construction, Robert Partin, (832) 237-9100  
**Infrastructure GC:** N/A, N/A, **Market Analyst:** Patrick O'Connor & Associates, LP, Bob Coe, 7136869955  
**Appraiser:** Patrick O'Connor & Associates, LP, Bob Coe, (713) 686-9955 **Property Manager:** Crossroads Management Services, Inc., Jennifer Rodriguez, (817) 598-1919  
**Originator/UW:** Bank One, Pauline Allen, (713) 751-3805 **Cost Estimator:** FCI Multifamily Construction, Robert Partin, (832) 237-9100  
**Architect:** Architecture Demarest, Scott Robeson, (214) 748-6655 **Engineer:** RG Miller Engineers, Inc., David Kermany, (713) 461-9600  
**Attorney:** Mark D. Foster, Attorney at Law, Mark Foster, (214) 363-9599 **Accountant:** Novogradac & Company, George F. Littlejohn, (512) 340-0420  
**Syndicator:** N/A, N/A, **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Sharon, Reviewed on 4/27/2005  
**Second Review:** Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		0	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0			
12	0	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>	0	

<b>Total Points Requested:</b>	<b>143</b>
<b>Total Points Awarded:</b>	<b>143</b>

\* Points were awarded by the Department and were not eligible for self-score.

**05244: Blue Ridge Senior Homes Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05245: Hillside Senior Apartments**

**A. General Project Information**

Project Location: FM 112 City: Taylor County: Williamson Region: 7  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$262,036  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Taylor Housing Associates, LP; Cari Garcia, (512) 569-9019

**Applicant/Principals (Entity Name, Contact):**

Taylor Housing Associates, LP James K. Maddox  
 MACO-CG Properties, Inc. James K. Maddox/ Cari Garcia  
 CG Consulting Cari Garcia

**Development Team (Entity, Contact Name, Phone):**

Developer: MACO Development Company, LLC, James K. Maddox, (573) 448-3000 Housing GC: Sullivan Builders, Inc., Winston Sullivan, (903) 756-5554  
 Infrastructure GC: N/A, N/A, Market Analyst: O'Connor & Associates, Craig Young, 7136899955  
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Related Capital Corporation, David Murstein, (212) 421-5333 Supp. Services: N/A, N/A,

**C. Scoring Information**

First Review: Jason, Reviewed on 4/26/2005  
 Second Review: Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	5	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	3	3
5 (B)	0	0	19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	0			
13	4	4			

Total Points Requested:	138
Total Points Awarded:	137

\* Points were awarded by the Department and were not eligible for self-score.

**05245: Hillside Senior Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05247: Hacienda Santa Barbara Apartments**

**A. General Project Information**

**Project Location:** 525 Three Missions Drive      **City:** Socorro      **County:** El Paso      **Region:** 13  
**Total Units:** 40 **Total LI Units:** 40 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$121,444  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Hacienda Santa Barbara Apartments LP; Eddie L. Gallegos, (505) 541-0477

**Applicant/Principals (Entity Name, Contact):**

Hacienda Santa Barbara LP      Eddie L. Gallegos  
Housing & Economic Rural Opportunity Inc.      Eddie L. Gallegos

**Development Team (Entity, Contact Name, Phone):**

**Developer:** The J.L. Gray Company, Tom Andrews, (505) 525-1199      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, N/A,      **Market Analyst:** N/A, N/A,  
**Appraiser:** Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791      **Property Manager:** The J.L. Gray Company, J. Scot Fishburn, (505) 325-6515  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Jim Wall, Jim Wall, (505) 523-7183      **Engineer:** N/A, N/A,  
**Attorney:** Mark Berry, Mark Berry, (303) 932-2909      **Accountant:** Keystone Accounting, LLC, Phil Rasband, (505) 566-1900  
**Syndicator:** Enterprise Social Investment Corporation, Joe Fusco, (410) 964-0552      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa, Reviewed on 3/22/2005  
**Second Review:** Emily, Reviewed on 3/24/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	0	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	6			
13	4	4			

<b>Total Points Requested:</b>	<b>114</b>
<b>Total Points Awarded:</b>	<b>113</b>

\* Points were awarded by the Department and were not eligible for self-score.

**05247: Hacienda Santa Barbara Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: A**

**Comment** Has a competitive score within the USDA Set-Aside.      **Credit Amount Allocated by Board:** \$107,199

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05249: Floresville Square Apartments**

**A. General Project Information**

Project Location: 100 Betty Jean Drive City: County: Wilson Region: 9  
 Total Units: 70 Total LI Units: 70 Activity\*: ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$126,505  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM Floresville, Ltd.; Dennis Hoover, (512) 756-6809

**Applicant/Principals (Entity Name, Contact):**

HVM Housing LLC Dennis Hoover  
 Dennis Hoover Dennis Hoover

**Development Team (Entity, Contact Name, Phone):**

Developer: Dennis Hoover, Dennis Hoover, (512) 756-6809 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041  
 Infrastructure GC: N/A, N/A Market Analyst: N/A, N/A  
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Engineer: W.S. Allen and Associates, Harry Bostic, (979) 779-2398  
 Attorney: Alvin Nored Law Offices, Rhonda Burton, (512) 756-6141 Accountant: Lou Ann Montey & Associates, Lou Ann Montey, (512) 338-0044  
 Syndicator: Raymond James Tax Credit Foundation, James Evans, (727) 567-2731 Supp. Services: N/A, N/A

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/23/2005  
 Second Review: Ben, Reviewed on 4/30/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	18	18	16	0	0
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
5 (B)	18	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	10	10	23	1	1
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	4	4			
11	0	0	App Deficiency Points Lost:		0
12	6	6			
13	4	4			
				Total Points Requested:	126
				Total Points Awarded:	108

\* Points were awarded by the Department and were not eligible for self-score.

## 05249: Floresville Square Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: W

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type and set-aside within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05250: Churchill at Cedars**

**A. General Project Information**

Project Location: 1800 Block of Beaumont City: Dallas County: Dallas Region: 3  
 Total Units: 150 Total LI Units: 150 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Churchill at Cedars, LP; Brad Forslund, (972) 550-7800

**Applicant/Principals (Entity Name, Contact):**

LifeNet Community Behavioral Healthcare Betts Hoover  
 Churchill Residential, Inc. Bradley E. Forslund  
 LifeNet-Cedars GP, LLC Betts Hoover

**Development Team (Entity, Contact Name, Phone):**

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Infrastructure GC: N/A, N/A Market Analyst: Integra Realty Resources, Charles Bissell, 9729601222  
 Appraiser: Integra Realty Resources, James Hall, (972) 960-1222 Property Manager: N/A, N/A  
 Originator/UW: MMA Financial, Monica Kasparac, (972) 404-1118 Cost Estimator: ICI Construction, Chris Sidwa, (972) 387-8000  
 Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Engineer: Kimley Horn, James Hall, (972) 770-1300  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: MMA Financial, LLC, Marie Keutmann and Korbin Heiss, (617) 772-9557 Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 932-1932

**C. Scoring Information**

First Review: Teresa, Reviewed on 4/26/2005  
 Second Review: Ben, Reviewed on 4/29/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
5 (B)	0	0	19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	0	0	App Deficiency Points Lost:		0
12	0	0			
13	4	4	Total Points Requested:		140
			Total Points Awarded:		139

\* Points were awarded by the Department and were not eligible for self-score.

## 05250: Churchill at Cedars Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

#### 3. Allocation Decision by Board: **W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05251: Joaquin Apartments**

**A. General Project Information**

**Project Location:** Route 1, Box 141, Highway 84      **City:** Joaquin      **County:** Shelby      **Region:** 5  
**Total Units:** 32 **Total LI Units:** 31 **Activity\*:** ACQ/R \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$65,824  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Joaquin Housing, LP; Murray A. Calhoun, (225) 775-2584

**Applicant/Principals (Entity Name, Contact):**

RD 2000 Development Company, LLC	Murray A. Calhoun
CVZ Company, LLC	Murray A. Calhoun
Sheri Garner, LLC	Murray A. Calhoun

**Development Team (Entity, Contact Name, Phone):**

<b>Developer:</b> Lymac, LLC, Murray A. Calhoun, (504) 561-1172	<b>Housing GC:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690
<b>Infrastructure GC:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690	<b>Market Analyst:</b> Mitchell Real Estate Appraisals, Paul C. Mitchell, (972) 889-9488
<b>Appraiser:</b> Mitchell Real Estate Appraisals, Paul C. Mitchell, (972) 889-9488	<b>Property Manager:</b> MAC-RE, LLC, Murray A. Calhoun, (504) 561-1172
<b>Originator/UW:</b> USDA-Rural Development, Racheal Mickey, (936) 639-8661	<b>Cost Estimator:</b> Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690
<b>Architect:</b> Architecture Associates, Inc., Wayne Holtzclaw, (318) 322-7158	<b>Engineer:</b> N/A, N/A,
<b>Attorney:</b> Lock Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707	<b>Accountant:</b> Bond & Tousignant, CPA, James C. Bond, (318) 323-0717
<b>Syndicator:</b> Boston Capital, Josh Gould, (617) 624-8835	<b>Supp. Services:</b> N/A, N/A,

**C. Scoring Information**

**First Review:** Alyssa, Reviewed on 3/29/2005  
**Second Review:** Emily, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	20	20	16	4	4
4 (A)	0	0	17 (A)	4	4
4 (B)	7	7	17 (B)	0	0
5 (A)	0	0	18	3	3
5 (B)	0	0	19	0	0
6 (A)*		0	20	0	0
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	4	4			
11	0	0	<b>App Deficiency Points Lost:</b>		0
12	0	6			
13	4	4			

<b>Total Points Requested:</b>	<b>103</b>
<b>Total Points Awarded:</b>	<b>109</b>

\* Points were awarded by the Department and were not eligible for self-score.

## 05251: Joaquin Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

#### 2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

#### 3. Allocation Decision by Board: A

**Comment** Has a competitive score within the USDA Set-Aside.

**Credit Amount Allocated by Board:** \$65,824

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05252: Saddlecreek Apartments at Kyle II**

**A. General Project Information**

Project Location: 2139 IH35 City: Kyle County: Hays Region: 7  
 Total Units: 72 Total LI Units: 72 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$457,402  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Housing Associates of Kyle II, Ltd.; Mark Musemeche, 7135224141

**Applicant/Principals (Entity Name, Contact):**

Texas Housing Associates Inc. Laura Musemeche  
 MGroup LLC Mark Musemeche

**Development Team (Entity, Contact Name, Phone):**

Developer: M Group LLC, Mark Musemeche, (713) 522-4141 Housing GC: Camden Builders, Inc., Bobby Rivers, (713) 354-2546  
 Infrastructure GC: N/A, N/A Market Analyst: Ipser & Associates, Inc., Ed Ipser, 8179272838  
 Appraiser: N/A, N/A Property Manager: Capstone Real Estate Service, Kathy Cox, (512) 656-6700  
 Originator/UW: N/A, N/A Cost Estimator: N/A, N/A  
 Architect: M Group Architects, Inc., Mark Musemeche, (713) 522-4141 Engineer: N/A, N/A  
 Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144 Accountant: Novogradac & Company, George F. Littlejohn, (512) 340-0420  
 Syndicator: Midland Equity Corporation, Chris Diaz, (727) 461-4801 Supp. Services: Community Action, Inc., Corina Jaimes, (512) 392-1161

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/25/2005  
 Second Review: Shannon, Reviewed on 4/28/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0	App Deficiency Points Lost:		0
12	0	0			
13	4	4	Total Points Requested:		130
			Total Points Awarded:		130

\* Points were awarded by the Department and were not eligible for self-score.

**05252: Saddlecreek Apartments at Kyle II Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$0

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**05260: Saddlecreek Apartments at Buda**

**A. General Project Information**

Project Location: 777 W. Goforth Road City: Buda County: Hays Region: 7  
 Total Units: 144 Total LI Units: 144 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$862,795  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Saddlecreek Partners, Ltd.; Mark Musemeche, 7135224141  
 Applicant/Principals (Entity Name, Contact):  
 Texas Housing Associates Inc. Laura Musemeche  
 MGroup LLC Mark Musemeche

**Development Team (Entity, Contact Name, Phone):**

Developer: M Group LLC, Mark Musemeche, (713) 522-4141 Housing GC: Camden Builders, Inc., Bobby Rivers, (713) 354-2546  
 Infrastructure GC: N/A, N/A, Market Analyst: Ipser & Associates, Inc., N/A,  
 Appraiser: N/A, N/A, Property Manager: N/A, N/A,  
 Originator/UW: N/A, N/A, Cost Estimator: N/A, N/A,  
 Architect: MGroup & Architects, N/A, Engineer: N/A, N/A,  
 Attorney: N/A, N/A, Accountant: N/A, N/A,  
 Syndicator: Midland Equity Corp., N/A, Supp. Services: Community Action, Inc., N/A,

**C. Scoring Information**

First Review: Barbara, Reviewed on 4/26/2005  
 Second Review: Shannon, Reviewed on 4/27/2005

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	0	18	0	0
5 (B)	0	0	19	0	0
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	3	3			
11	0	0			
12	0	0			
13	4	4			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	141	
			<b>Total Points Awarded:</b>	123	

\* Points were awarded by the Department and were not eligible for self-score.

**05260: Saddlecreek Apartments at Buda Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

**2. Underwriting Decision:**

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

**3. Allocation Decision by Board: W**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within its region. **Credit Amount Allocated by Board:** \$862,795

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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