



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING OF JUNE 24, 2002

Michael Jones, Chair
C. Kent Conine, Vice-Chair

Beth Anderson, Member
Vidal Gonzalez, Member

Shadrick Bogany, Member
Norberto Salinas, Member

BOARD MEETING
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Capitol Extension, Auditorium, 1400 North Congress, Austin, Texas 78701
June 24, 2002 9:00 a.m.

AGENDA

**CALL TO ORDER, ROLL CALL
CERTIFICATION OF QUORUM**

Michael Jones
Chair of Board

PUBLIC COMMENT

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

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

- Item 1 Presentation, Discussion and Possible Action on Appeals to Board from Michael Jones
Low Income Housing Tax Credit Applicants on Application Matters as follows:

- #02025, The Village at Prairie Creek
- #02026, Parkside Terrace Senior Apartments
- #02069, Sanger Trail Apartments
- #02086, Refugio Street Apartments
- #02136, Cherry Mountain Villas
- Any Other Appeals Timely Filed in accordance with the Qualified Allocation Plan and Rules

- Item 2 Presentation and Discussion of Board Review of Recommendations of Michael Jones
Department Staff and Approval Of the List of Approved Applications
From all Submitted Applications for the Low Income Housing Tax
Credit Program

The following list has all applications submitted for the Low Income Housing Tax Credit Allocation Awards (including withdrawn and terminated files) From Which The Board Will Make Their Selection

Project Number	Project Name	Region Combined	LIHTC Primary Set Aside	Credit Amount Requested
2011	Aransas Pass Retirement Center	8B	R	414,031
2012	Highland Oaks Apartments	7	R	555,515
2015	Eagle's Point Apartments	7	G	1,200,000
2017	The Center Place Apartments	2	G	534,458
2019	Yale Village Apartments	6	AR	552,202
2020	Kings Row Apartments	6	AR	466,987
2021	Continental Terrace Apartments	3	AR	425,930
2022	Castle Garden Apartments	1	AR	333,572
2023	Ensenada De La Palma	8B	G	959,106
2024	Winchester Lake (dba Bastrop Villas)	7	G	631,040

2025	The Village @ Prairie Creek	3	G	1,139,789
2026	Parkside Terrace Senior Apts.	6	G	496,778
2027	Creekside Townhomes	7	R	388,022
2028	Cricket Hollow Townhomes	6	G	1,032,801
2029	North Grand Villas	1	G	1,049,367
2030	Ray's Pointe	4	G	1,045,881
2031	La Estrella Apartments	8B	NP	852,835
2032	Padre De Vida Apartments	8B	G	1,040,635
2033	Pueblo de Paz Apartments	8B	G	869,606
2034	Terrell Senior Terraces, Phase II	3	NP	764,357
2035	Eisenhauer Apartments	8A	G	1,051,700
2036	Gateway East Apartments	10	AR	394,320
2037	Villa Hermosa Apartments	8B	R	568,236
2039	Oak Timbers-Rockwall	3	G	606,471
2040	The Residences on Stillhouse Road	4	R	360,233
2041	Villas at Costa Verde	8A	G	1,066,667
2042	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	7	G	449,745
2043	King's Crossing	8B	G	779,906
2044	Brownwood Retirement Village	2	R	412,509
2045	Paris Retirement Village	4	R	376,203
2046	Colony Park Apartments, I & II	2	R	52,470
2047	Walnut Hills Apartments	2	R	22,152
2048	North Bluff Apartments	7	G	560,675
2049	Cannon Park Apartments	7	G	774,919
2050	The Reserve at Central City	6	G	669,337
2051	Pueblo Montana	10	G	234,001
2052	Burgundy Palms	10	G	639,769
2053	Castner Palms	10	G	639,769
2054	Senior Residences at St. Anthony's	1	NP	715,743
2055	Family Residences at Greentree	1	NP	584,478
2056	Amarillo Gardens Apartments	1	AR	461,090
2057	Elm Ridge Apartments	7	AR	443,055
2058	Sundown Village Apartments	6	G	1,052,425
2059	Mountainside Townhomes, Ltd.	10	NP	158,286
2060	Desert Garden Townhomes, Ltd.	10	G	436,891
2061	Painted Desert Townhomes, Ltd.	10	R	161,276
2062	Camino Del Norte Townhomes, Ltd.	10	G	328,898
2063	Rancho Del Valle Townhomes, Ltd.	10	NP	285,785
2064	Mission Del Valle Townhomes, Ltd.	10	NP	164,226
2065	Sunset View Townhomes, Ltd.	10	G	158,286
2067	Meadowbrook Townhomes, Ltd.	10	G	239,536
2068	Geronimo Trails Townhomes, Ltd.	10	NP	220,376
2069	Sanger Trails Apartments	3	G	862,436
2070	Woodview Apartments	2	G	822,833
2071	Panola Apartments	4	R	66,201
2072	Jacksonville Square Apartments	4	R	88,415
2073	Pleasant Valley Courtyards	7	G	1,145,404

2074	Arbor Woods	3	G	1,080,924
2075	Heatherwilde Estates	8A	G	1,140,628
2076	Laredo Vista II	8B	G	865,960
2078	Sphinx at Murdeaux	3	G	1,144,545
2079	Arbor Terrace II Apartments	9	G	1,060,162
2080	Fallbrook Ranch Apartments	6	G	936,951
2081	Bay Forest Ranch	6	G	969,872
2083	Villas of Lancaster	3	G	680,510
2086	Refugio Street Apartments	8A	G	825,945
2087	El Capitan Apartments	8A	G	677,500
2089	Gateway Pavilion	6	G	1,159,683
2091	Riverwalk Townhomes	3	R	542,766
2092	SA Union Pines Apartments	8A	G	706,232
2093	SA Union Park Apartments	8A	AR	321,873
2094	SA Ridgecrest Apartments	0.333	AR	494,845
2095	The Arbors at Aransas Pass	8B	R	389,137
2096	Douglass Place Senior Housing	3	NP	530,060
2097	Park Manor Apartments	3	AR	312,861
2098	Ashford Park	7	NP	1,138,022
2099	Sunrise Village Apartments	6	NP	644,263
2100	Grove Place Apartments	7	NP	775,000
2101	Johnny Morris Apartments	7	G	1,200,000
2103	Valley View Apartments	8B	G	973,101
2104	Santa Rita Senior Village	9	G	790,000
2106	Wasson Villas	7	G	652,650
2107	Holly Park Apartments	8B	G	866,332
2108	The Pegasus	3	G	1,197,481
2110	Northside Apartments	4	G	799,916
2112	Cardinal Village	5	G	799,990
2113	Birch Wood Park Apartments	1	R	506,494
2114	Pampa Willows	1	R	351,350
2115	Pampa Gardens Apartments	1	R	505,602
2116	Killeen Stone Ranch Apartment Homes	7	NP	485,975
2117	Bardin House Senior Apartments	3	G	931,048
2118	Calhoun Place Ltd.	6	G	944,815
2119	Lovett Manor	6	G	1,098,812
2120	Humble Memorial Gardens	6	NP	367,807
2121	Northpoint Retirement Village	6	G	441,623
2122	College Street Apartments	6	G	742,286
2123	Villas at Park Grove	6	G	627,566
2125	Mayfair Apartments	6	G	1,200,000
2126	Chandlers Cove Apartments	7	G	1,200,000
2127	Villas on Sixth Street Apartments	7	G	1,083,095
2128	Cedar Point Retirement Apartments	7	G	826,774
2131	Meadows of Oakhaven	8A	R	396,577
2133	Ryan Crossing Villas	8A	G	880,282
2135	Lakeridge Apartments	4	G	1,047,148
2136	Cherry Mountain Villas	7	G	997,076

2137	Caspita Apartments	7	G	1,200,000
2141	Big Country Senior Village	2	G	809,000
2142	Mayfair Ridge Apartments	3	G	715,000
2143	Parkland Pointe II	3	G	734,949
2145	Mission View Apartments	8A	G	1,035,163
2146	Bexar Creek	8A	G	621,995
2147	Heatherbrook Apartments	6	G	1,048,837
2148	Windmill Point Apartments	2	R	545,899
2149	Madison Point Apartments	3	G	1,053,119
2150	Fairview Manor Apartments	1	R	113,567
2151	Windsor Gardens Apartments	6	NP	968,058
2152	Cordell Apartments	2	R	70,969
2153	Encanta Villa Apartments	8B	R	55,677
2154	Rio Vista Apartments	8B	R	61,812
2155	Blue Water Garden Apartments	1	AR	412,835
2156	Town North Apartments	4	AR	278,976
2157	La Mirage Apartments	1	R	104,374
2158	Briarwood Apartments	3	R	151,278
2159	La Mirage Villas	1	R	161,864
2160	Green Manor Apartments	6	R	87,971
2161	Bayou Bend Apartments	6	R	123,808
2162	Willowchase Apartments	6	R	126,135
2163	Cedar Cove Apartments	6	R	123,035
2164	Talbot Townhomes, Ltd.	10	G	281,883
2165	Mt. Franklin Apartments, Ltd.	10	AR	400,349
2166	Jardin Sereno Senior Community, Ltd.	10	G	305,850
2167	Simmons Road Apartments	5	NP	1,042,999
2168	Hatton Oaks Apartments	5	G	540,452
2169	Pine Needle Cove, Ltd.	5	R	577,387
2170	Timber Villas, Ltd.	5	NP	571,938
2171	Colony Grove Apts., Ltd.	3	R	605,069
2172	Stone Hearst	5	G	1,051,195
2173	Cedar View Apartments	3	R	487,312
2174	Gateway Village Seniors	5	G	760,790
2175	Creekside Estates, Phase II	5	R	539,182
2176	Lantana Ridge Apartments South, Ltd.	8B	R	56,676
2177	Lantana Ridge Apartments, Ltd.	8B	R	72,760
2178	Saltgrass Landing Apartments, Ltd.	8B	R	84,971

REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Litigation and Anticipated Litigation (Potential or Threatened
under Sec. 551.071 and 551.103, Texas Government Code

Michael Jones

Litigation Exception)
Consultation with Attorney Pursuant to Sec. 551.071(2), Texas
Government Code
The Board may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Michael Jones

Action in Open Session on Items Discussed in Executive Session

ADJOURN

Michael Jones
Chair of Board

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

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

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING

JUNE 13, 2002

ROLL CALL

	Present	Absent
Jones, Michael, Chair	_____	_____
Anderson, Beth, Member	_____	_____
Bogany, Shadrick, Member	_____	_____
Conine, C. Kent, Vice-Chair	_____	_____
Gonzalez, Vidal, Member	_____	_____
Salinas, Norberto, Member	_____	_____
Number Present	_____	
Number Absent		_____

_____, Presiding Officer

REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Michael Jones

Litigation and Anticipated Litigation (Potential or Threatened
under Sec. 551.071 and 551.103, Texas Government Code
Litigation Exception)

Consultation with Attorney Pursuant to Sec. 551.071(2), Texas
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The Board may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Michael Jones

Action in Open Session on Items Discussed in Executive Session

ADJOURN

Michael Jones
Chair of Board

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Low Income Housing Tax Credit Program Board Action Request

June 17, 2002

Action Item

Request that the Board review and approve or deny Low Income Housing Tax Credit applicant appeals.

Required Action

The Board must review and approve or deny appeals submitted by Low Income Housing Tax Credit applicants.

Background

Several applicants in the 2002 application cycle of the Low Income Housing Tax Credit Program had points deducted or their applications terminated by TDHCA staff due to program scoring, evaluation, underwriting or threshold criteria. During May and June some of these applicants filed appeals with the Executive Director of TDHCA to reverse the decision of staff on their loss of points or terminations. The Executive Director reviewed the appeals and made decisions to approve or deny based upon information in applicant files and clarifications or justifications submitted by staff and applicants. Now some applicants are not satisfied with the decisions of the Executive Director and are making appeals to the Board. The outcome of these appeals to the Board may determine whether these applications would be funded by the Department based on their final scores or set-aside categories.



THE
WASHBURN
G·R·O·U·P

June 13, 2002

Attn: Edwina Carrington
Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 600
Austin, Texas 78701

Re: Response to Appeal Filed May 23, 2002
The Village @ Prairie Creek, TDHCA Project No. 02025

Dear Ms. Carrington,

Per Section 49.4(k) of the 2002 Qualified Allocation Plan, Woodbranch Village, Ltd., the applicant for the Village @ Prairie Creek, TDHCA# 02025, hereby formally appeals to the Board of the Texas Department of Housing and Community Affairs the Department's response to our appeal dated May 23, 2002.

It is our assumption that the Board will review the information in our initial appeal, as we feel our arguments do not need to be restated. However, we wish to take this opportunity to present our opinions as they relate to the Departments response dated June 5, 2002.

The Department is correct in its determination that we are not contesting the Department's scoring. Instead, we are "challenging the validity of scoring because of the potential for defining "submarkets" in a manner that favors scoring instead of accurately reflecting the area from which the development's tenants will most probably be drawn." We realize that the Department must trust the ethics of the market analyst to accurately reflect this information. However, the Department has no procedure for determining which applicant is providing accurate information when more than one application is submitted within close proximity of another applicant, and both market analysts are using different market information. The scoring system, as it is currently designed, is penalizing the applicant who represents a true market, and rewards points to applicants that are providing dishonest and guided data which is directed solely at obtain mixed-income points. By awarding these points, the Department is openly stating that any "submarket" can be accepted as long as it comes from a market analyst, and that the Department is not interested in ensuring that a market truly exists for the development. This places applicants on an unequal playing field, especially in an application round that focuses solely on scoring to determine which applicants go to underwriting.

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Page Two

Would the Department not benefit from reviewing all the information at their disposal to determine the feasibility of the development? If Department reviewed the market study of every applicant who submitted an application, and organized them by region, city, suburb, etc., many of the discrepancies which are being referred to would be brought to light. Unfortunately, if your application does not go to underwriting, your market study is not reviewed, and the Department is missing an opportunity to enhance the success of the allocation process. The end result is that in some cases, dishonesty is being rewarded through no fault of the Department because the system is not allowed to use some subjectivity in the allocation process. The purpose of the 2002 QAP was to create a robotic approach to allocating credits that diminishes the ability of the Department's personnel to make informed decisions.

Our appeal has made us aware that the Department has no definition of what constitutes a "submarket", yet, as stated in their response, "...the Department must accept properly supported findings of the market analyst..." It is disturbing to us that the Department must blindly accept "properly supported findings" in the market study, and use this information as a determination for points awarded in the application process. In our opinion, the system still has serious flaws that are costly to developers who participate in the Tax Credit Program in good faith.

Thank you for the opportunity to present our opinions.

Sincerely,



James E. Washburn



2002 APPEALS REVIEW AND PROCESSING FORM

Development Number: 02025 Development Name: Village @ Prairie Creek

PLEASE NOTE THAT ALL APPEALS MUST BE IN WRITING!! (Email is acceptable)

Essential Dates to Track:	Enter Date Here
Date Appeal Received: <u>fax rec'd 5/23; orig 5/24</u>	<u>5/23/02</u>
14 Day Deadline for Response from Executive Director: (enter upon receipt of appeal)	<u>6/6/02</u>
Date the ED Response was Sent Out to Appellant	<u>6/5/02</u>
Date any Board Appeal Information was Requested from LIHTC	

I. Nature of Appeal

Please identify the Nature of the Appeal by checking the appropriate box. Note that appeals may NOT be filed for anything other than one of these reasons. An Applicant may not appeal a decision made regarding an Application filed by another Applicant!

- A. A determination regarding the Applications relating to:
 - A1. Pre-Application or Application Threshold Criteria
 - A2. Underwriting Criteria; or
- B. The scoring of the application under the Pre-Application or Application Selection Criteria; or
- C. The amount of housing tax credits recommended to be allocated to the Application.

C1. Has the applicant requested a copy of the underwriting report? No Yes

C2. If applicable, has the underwriting report been sent? No Yes (Date: _____)

II. Timing of Appeal

- Check here to confirm that the appeal has been filed within 7 days of release of the results for which the appeal is based.

HANDLING RULES AND INSTRUCTIONS

As the deadlines associated with the appeals policy are legislated deadlines, time is of the essence!!

1. Initial appeals will come in to either LIHTC or Executive. They should all be passed on to LIHTC for initial processing and **boldly** marked as an **APPEAL**. If an appeal comes in to the Board, please check with tax credits to be sure an initial appeal has been handled through the Executive Director first. If an appeal comes in by email please make sure it gets promptly forwarded to a LIHTC Manager.

2. LIHTC Staff will enter the Appeals in the LIHTC Database and notify one of the two managers that an appeal has been received and give it to a manager for prompt handling. LIHTC Staff will make one copy of the appeal for scanning and posting to the web, and one copy for the project file.

3. LIHTC will compile all related documents to the appeal and will generate a draft response on behalf of the Executive Director. All appeals will be maintained in an Appeals folder kept with either one of the Managers while awaiting resolution and after a final response has been sent, the Appeal and response will be filed in the project folder.

3. That draft response will be routed within 7-10 days of the receipt of the appeal to the Executive Director. I would suggest short meetings to go over these with LIHTC. These will be routed as an Executive Action Item marked specifically as an Appeal.

4. ~~Once the Executive Director has approved or revised the response, the response document will be returned to LIHTC and sent out from our office (this allows us to better track all appeals action taking place).~~ Attach a copy of the response to the Appeals Form.

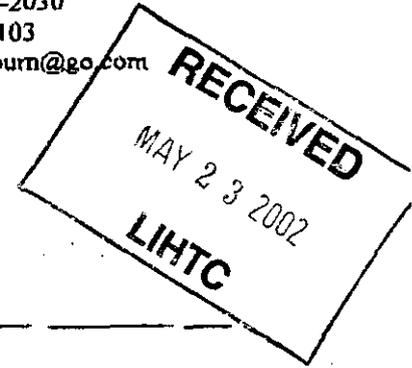
5. If the Applicant is not satisfied with the ED response, they may appeal in writing to the Board. These will come in through Dolores Groneck. When she receives an appeal, she will ask the LIHTC Program for this form, all attachments, the file, and any other supporting documentation. That will be provided to her ~~immediately and denoted in an Appeals Tracking Log.~~

~~Board Appeals must be received before the 7th day preceding the date of the board meeting at which allocation decisions will be made; or received before the third day preceding the board meeting at which allocation decisions will be made if the ED has not responded before the 7 day mark mentioned in the sentence above.~~

Board review of an appeal can only be based on the original application and documents submitted with the original application. No new information may be reviewed.

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New Caney, Texas 77357
Phone (281) 689-2030
Fax (281) 689-0103
e-mail - jewashburn@go.com



facsimile transmittal

To: Brooke Boston **Fax:** 512-475-0764

From: Jim Washburn **Date:** 5/23/02

Re: Appeals for TDHCA# 02025 and TDHCA#02026 **Pages:** 12

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Ms. Boston,

Originals are being sent via Fed Ex for delivery Friday, May 24.

Sincerely,

Jim Washburn

Ph (281)689-2030 ext.31

Fax (281)689-0103

e-mail jewashburn@go.com

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RECEIVED
MAY 24 2002
LIHTC

May 22, 2002

Attn: Edwina Carrington
Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 600
Austin, Texas 78701

Re: 2002 LIHTC Application for The Village @ Prairie Creek
TDHCA Number 02025
Appeal of 2002 Application Scoring Notice

Dear Ms. Carrington,

Per Section 49.4(k) of the 2002 Qualified Allocation Plan, Woodbranch Village, Ltd., the applicant for the Village @ Prairie Creek, TDHCA# 02025, hereby formally appeals the Department's 2002 Application Scoring Notice dated May 13, 2002. The Final Points Awarded by the LIHTC Program were reduced by 8 points for the following reason:

"Exhibit 4I(8,0) – Based on the information presented in the rent schedule and the market study, the development fails both the 10% and 5% tests for all unit types."

The grounds for the Applicant's appeal are as follows:

- A. The Qualified Allocation Plan does not define the terms "submarket" or "comparable market rate units". Additionally, the Department has no standard or procedure to determine whether the "submarket" or "comparable market rate units" accurately portray existing market conditions. As a result, market analysts are not held accountable to the same standards when determining the boundaries of "submarkets" or whether available "comparable market rate units" exist within the established "submarket." **With regard to TDHCA #02025, the inconsistencies which exist among the various market analyst's interpretation of these terms is providing an unfair advantage to other applicants within our Region.**
- B. The term "maximum allowable rents under the Program" severely restricts the areas for which mixed income developments can be created in the

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Dallas MSA. Proposed applications that have 60% set-asides are penalized because the 60% Dallas AMI rents are so high that market rents cannot be supported within certain submarkets. However, applicants with 50% set-asides are able to meet the 10% and 5% tests within the same submarket because maximum 50% rents are attainable within the said submarket. The result is that applicants who have deep targeted with set- asides at 50% or less are meeting the 10% and 5% test. However, in an effort to offset lost revenue for deep targeting, many applicants in our Region are charging market rents that are 5-10% higher than the maximum 60% rents. **This situation is occurring in numerous Applications within our Region. These applicants are receiving points for the Exhibit but are charging rents that are not achievable as proven by our market study. With regard to TDHCA# 02025, this practice is providing an unfair advantage to applicants who can pass the 10% and 5% tests based on 50% AMI rents because it is left up to the Underwriting Department to determine whether the market rents in the application are attainable.**

- C. The resulting score is being challenged on the basis that the lost points are preventing the application from receiving its due process of Underwriting by the Department. **Due to inconsistencies and questionable ethics in other applications, TDHCA #02025 is being discriminated against on the basis of its score. This provides an unfair advantage to applications that received mixed income points even if the underwriting analysis concludes that the deal will not underwrite.** This inequity is caused by the QAP interpretation that only the highest scoring applications will be sent to underwriting.

Analysis:

There continues to be significant controversy and confusion regarding the intent and interpretation of mixed income developments. The QAP lacks instruction with regard to proper administration of this Selection Criteria item. More importantly, it becomes more questionable and controversial when market analysts are not providing the department with an accurate picture of the existing market. Unfortunately, the Tax Credit application process has become a scoring contest with a “win at all cost attitude.” The result is that some applicants are not playing by the same rules as others, and the consequences of such actions have placed our application at a severe disadvantage.

An open record review of the Market Studies submitted for Region 3 applications has revealed major discrepancies with regard to “submarket” delineation and “comparable” units. The concern is that Market Analysts are using different methods for determining the submarkets and comparables. Consequently, the different methods being utilized are

making it possible for these applications to qualify for mixed income points while other applicants are not. Specifically, there are three applications in the South Dallas area which are of concern. For the purposes of this appeal, only one market study analysis will be discussed. The concerns noted within this review are consistent in all three applications and their respective market studies.

The first concern focuses on the definition of submarkets. The analyst for this competing applicant used a three-mile radius to describe the "Competitive Market Area." This radius was used to analyze the Supply/Demand for the affordable units in the submarket, as well as to determine the developments capture rate for affordable units. (As an aside, there are currently 1,025 existing and proposed LIHTC units within this radius.) However, the rent comparables for the development used in the Market Study did not come from the same three-mile radius. In fact, no LIHTC property listed in the submarket was used for a rent comparable. The comparables used in the market study were not described as being a part of any submarket. All of the comparables were chosen solely for market rate comparison alone, and some of those comparables were as much as 7 miles away. Based on these comparables, that are not located within a specified submarket, the applicant was able to satisfy the 10% and 5% test.

By comparison, the market analyst for TDHCA#02025, the appealing applicant, defined a submarket and used rent comparables within that submarket. Based on the existing market within that submarket, the analyst concluded that the market rents would not pass the 10% and 5% test. However, if allowed to go outside of the defined submarket, as is apparent in the previously mentioned market study, the analyst could provide the support needed to meet these TDHCA guidelines. This clearly supports our argument that the lack of consistency in defining submarkets between market analysts is benefiting some applicants. In terms of scoring, this has a direct impact on the ability of an application to be submitted to underwriting.

A second concern was noted within the section of the market study that explains the market rental analysis. The competing applicant chose to set aside units at 30%, 40% and 50% of the Dallas AMI. When determining market rents for this development, the QAP states that "comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the program." Based on this definition, two conditions must be met: 1) the analyst must identify comparable market rate units and make adjustments accordingly for size, age and locations and 2) the applicant is required to use the maximum program rents for 50% incomes. When discussing comparable units, the analyst makes numerous references that the "new comparables" offer superior project amenities to the subject. Additionally, the analyst states that "Leasing concessions are being offered in the subject area..." Please keep these comments in mind when presented with the following facts. The market analyst does a good job at reconciling market rents and stating average rents per square for the comparables. The analysis satisfies the 10% and 5% test based on using the maximum

50% rents as required. What is disturbing is that the applicant's market rents are, on average, 12.5% higher than the supported 50% maximum rents stated in the market study. In fact, the applicant has met the 10% and 5% test for the maximum 60% rents for the Dallas MSA. This should be of tremendous concern to the Department, especially in light of the fact that this development is suggesting market rents above comparable units that have better amenities. As part of this appeal, the applicant for TDHCA #02025 is concerned with how the market analyst for the competing applicant supported the 60% maximum rents. Please allow the following quote from the market study: "The maximum net 60% rents average \$893/unit (inclusive of 1,2,3, and 4 bedroom units for Dallas MSA). The submarket does not have any 1990+ units with which to compare average rents so we have used the City of Dallas average rent indicator for comparison. The Dallas County average rent for 1990+ construction is \$1.08/SF or \$1,012/unit... Comparison of the average maximum net 60% rents...and the City of Dallas indicator...indicates an 11.8% higher market rent than the maximum allowed under the program." This analysis clearly describes an attempt to use the entire Dallas MSA to support the market rents for a submarket within the MSA that has no comparables. If this practice is allowed under the program, then it is not being utilized by all market analysts who prepare studies for the Department.

In the case of this appeal, the market analyst for TDHCA# 02025 identified a submarket within the Dallas MSA. The area median income within this submarket is well below that for the entire Dallas MSA. Unfortunately, the "maximum allowable rents under the program" for the Dallas MSA apply to all submarkets within that MSA. Based on that fact, please read the following statement taken directly from the market study: " This apparent disparity between a lower-income submarket and the more affluent MSA does not generally allow a 10% differential between market rents (driven by the lower household income at the submarket) and the maximum LIHTC rents (driven by the more affluent MSA). In order for a LIHTC developer to undertake a mixed rent project (market and restricted), it would have to be in an affluent region of the city that could afford market rents 10% above the 60% AMI level." It is obvious from these two quotes that the market analysts are not using the same criteria for justifying the 10% and 5% test. Had the market analysts for TDHCA# 02025 used the entire Dallas MSA to justify its market rents, then the points for mixed income would not have been deducted. Again, our appeal is based on the fact that inconsistencies between the market analyst's interpretation of the QAP are allowing points to be awarded unfairly. This is providing an unfair advantage to those applicants that are receiving points for mixed income, thus better positioning their applications for underwriting.

Deep Targeting that is not supported with adequate GAP Financing sources coupled with the 2002 QAP scoring criteria are the main reasons why market analysts, and the applicants for the other Dallas applications previously mentioned, are providing cloudy pictures of the market. Scoring has become the end all, catch all theme for this year's

application round. Applications that do not score high enough will not be underwritten. Deep Targeting has allowed developers to chase points at the expense of developing financially sound and desirable developments. In the case of the development that has been described throughout this appeal, 80% of the development is set aside at 30%, 40% and 50% of AMI. This is a common theme among many applications because such a tremendous amount of points were available. The reality of Deep Targeting to such an extent is this: The NOI for the development is significantly reduced. Without reducing project costs and developing a sub-standard development, the only way to offset the income loss is to increase market rents or find significant soft money. Since the amount of soft money available is not sufficient to make up for the loss in mortgage, market rents are being increased. Unfortunately, the increased market rents are being supported by inaccurate and inconsistent information. In the case previously discussed, the competing applicant is charging market rents above the 60% LIHTC maximums, even though the rents are not supportable, nor are they required based on the 50% set aside units for the development. Essentially, the applicant is trying to sell the Department on this scenario: Depending on unit size, a market rate tenant is willing to pay anywhere from \$492-\$632 more for the exact same unit and amenities, that are less superior than other market rate apartments in the area, while having the advantage of living with a population comprised of residents that make 30%-50% incomes. The business sense of that statement should shout loud and clear that 20% of these units will be vacant or difficult to rent, or the rents will be reduced to a point that they can be occupied. At this time, the Department has no compliance guidelines that check what market rents are actually being charged after the development is in operation.

The end result is that the Department's Underwriting Staff is the key to determining the long-term viability of these developments. The ability of the Underwriting staff to weed through the inconsistencies within the applications and the market studies falls directly under their jurisdiction. Frankly, it is a major responsibility that must be performed in an extremely short time frame. Still, it is their responsibility to protect the integrity of the Tax Credit Department and ensure that the information being provided to them is accurate and useful. In the case for this appeal, the applicant for TDHCA# 02025 argues that the ability of a deal to be sustainable and successful should be determined by the Underwriting Staff and not by application score. Yet, when points are not being awarded fairly, the ability of an application to be underwritten is jeopardized.

The Department cannot deny that significant inconsistencies exist within and between market studies and market analysts. Market analysts who are representing the market accurately to the Department are effectively penalizing the applicants for their honesty because other market analysts are "making the numbers work." The applicant for TDHCA# 02025 would like to make the following recommendations with regard to this appeal:

1. Award the points for mixed income developments to all applicants who sought them. Place the responsibility of verifying the viability of the market rents with the Underwriting Department. Their analysis of the feasibility and accuracy of the market information provided should be the determining factor as to whether the developments should be funded. This eliminates any unfair advantage that can be gained by applicants receiving mixed income points that are providing inconsistent information. (or)
2. Disallow the points for mixed income developments to all applicants who sought them. Place the responsibility of verifying the viability of the market rents with the Underwriting Department. Their analysis of the feasibility and accuracy of the market information provided should be the determining factor as to whether the developments should be funded. This eliminates any unfair advantage that can be gained by applicants receiving mixed income points that are providing inconsistent information. (or)
3. In MSA's where maximum 60% rents are unattainable within certain submarkets, allow the applicant to use maximum 50% rents when calculating the 10% and 5% test. Additionally, ensure that the applicant charges market rents that are at least 10% higher than the 60% rents being proposed in the development. It is our belief that when market rents are below the 60% maximums, then the affordable 60% rents are well below the maximums as well. As long as the market study can support market rents 10% higher than the 60% rents being charge in the development, then the "intent" with regard to mixed income developments outlined in the QAP can still be attained.

Recommendation #3 is the approach the applicant for TDHCA# 02025 chose to go, given the results of its market analyst. There was not an attempt to create a submarket that did not exist just to justify the 10% and 5% tests, as other applicants have been shown to do. Instead, the applicant chose to reduce 60% rents to a point where existing market rents in the submarket would be 10% higher than the 60% rents being used. Although not specifically allowed under the program, the result is a viable development that should underwrite with few questions.

Please give the appropriate time necessary to examine and respond to this appeal. The Department is faced with the monumental task of allocating Tax Credits as fairly and equitable as possible. It is obvious to this applicant that the loss of points associated with mixed income development is the result of inequitable market study practices, and that the loss of these points unfairly discriminates against this applicant. The applicant for TDHCA# 02025 is certain that the Department will make a fair and equitable decision.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Washburn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James E. Washburn



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

June 5, 2002

Mr. James E. Washburn
The Washburn Group
19276 FM 1485
New Caney, Texas 77357
Facsimile: 281.689.0103

**Re: Response to Appeal Filed May 23, 2002
The Village at Prairie Creek, TDHCA Project No. 02025**

Dear Mr. Washburn:

Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on May 23, 2002 on the above-referenced development.

Appeal Review

I have carefully reviewed the application you submitted, as well as your appeal, as it relates to §49.7(f)(4)(I) of the 2002 QAP. Your appeal does not contest the findings of the Department's scoring, but challenges the validity of scoring because of the potential for defining "submarket" in a manner that favors scoring instead of accurately reflecting the area from which the development's tenants will most probably be drawn. In formulating the scoring for the item, the Department implicitly places trust in the ethics of the market analysts under contract to the applicants. The issue challenged could have been resolved only at public hearings on the QAP. Upon application for the mixed income points, the applicant implicitly accepted the normal operating procedure within the Department; specifically, that market analysts define the appropriate submarkets subject to the Department's review. Furthermore, under the rules, the applicant cannot appeal the Department's decisions with respect to any application of another applicant, and the Department must accept the properly supported findings of the market analysts associated with competing applications. However, comments such as these are essential to generating feedback for the 2003 QAP.

Appeal Determination

Based on the above reasons, your appeal has been denied. The eight points deducted for Exhibit (4)(I) will not be reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the June 24 Board meeting, the appeal

Mr. James Washburn

June 5, 2002

Page 2 of 2

must be received by Delores Groneck, Board Secretary, no later than June 17, although it is strongly suggested that you submit it by June 13.

If you have questions or comments, please call (512) 475-3340.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is written in black ink and is positioned above the printed name and title.

Edwina Carrington
Executive Director

SAN ANTONIO HOUSING DEVELOPMENT CORPORATION

818 South Flores Street
P.O. Box 1300
San Antonio, Texas 78295-1300
210-220-3210

June 13, 2002

Texas Department of Housing and
Community Affairs
ATTN: Brooke Boston
507 Sabine Street
Austin, TX 78701

RE: Appeal of Scoring Decision
Refugio Street Apartments
TDHCA Number 02086

Dear Ms. Boston:

Pursuant to Section 49.4 of the 2002 Qualified Allocation Plan ("QAP"), we wish to appeal the deduction of 3 points related to Exhibit 210 of our tax credit application. It is our opinion that the Refugio Street Public Facility Corporation ("Corporation") does, in fact, meet the definition of "Qualified Nonprofit Organization" contained in Section 49.2(67) of the QAP.

We have enclosed copies of the following documents for your review:

1. Application Scoring Notice dated May 13, 2002;
2. Our appeal letter dated May 22, 2002; and
3. Notice of Revision to Application Final Score dated June 7, 2002

We have also enclosed an opinion of Fulbright & Jaworski, our tax counsel, regarding the status of the Corporation. As noted therein, the Corporation (i) qualifies for an exemption from federal income taxation under Section 501(a) of the Internal Revenue Code ("Code"), (ii) includes as one of its exempt purposes the fostering of low income housing within the meaning of the Code, and (iii) is described in Section 501(c)(3) of the Code. We therefore believe the Corporation meets the QAP definition of Qualified Nonprofit Organization, and request your reconsideration of the points deducted in connection with Exhibit 210.

We point out that the definition of Qualified Nonprofit Organization does not require such organization to have a determination letter from the Internal Revenue Service at the time of application. This is an expensive procedure and should not be required until there is a notice that tax credits will be awarded (similar to the situation where the tax credit equity partnership is not formed until after the notice of award).

Should you have any questions regarding this matter, please contact me at 210.220.3278.

Very truly yours,



Diana Kinlaw
Vice President
Development and Asset Management

Board Appeal

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO

818 S. Flores Street
P. O. Box 1300
San Antonio, TX 78295-1300
210/220-3376
FAX: 210/225-8872

RECEIVED
JUN 14 2002
LIHTC

FACSIMILE TRANSMITTAL

TOTAL NUMBER OF PAGES (Including This Cover) 10

DATE OF TRANSMITTAL: 6-13-02

TO: TDHCA 512/475-8764

FROM: Bob Waggoner, SAHA
Director of Housing Development
Phone: 210/220-3376

MESSAGE: Appeal Letter - # 02086

Please notify us at 210/220-3376 if you experience any transmission problems. Thank You.

FULBRIGHT & JAWORSKI L.L.P

A REGISTERED LIMITED LIABILITY PARTNERSHIP
300 CONVENT STREET, SUITE 2200
SAN ANTONIO, TEXAS 78205-3792
WWW.FULBRIGHT.COM

JAMES P. PLUMMER
PARTNER
JPLUMMER@FULBRIGHT.COM

DIRECT DIAL: (210) 270-7192
TELEPHONE: (210) 224-5575
FACSIMILE: (210) 270-7205

June 12, 2002

Ms. Diana Kinlaw
Housing Authority of the City of San Antonio
818 South Flores Street
San Antonio, Texas 78204

By Facsimile 225-8872

Re: Refugio Street Public Facility Corporation

Dear Ms. Kinlaw:

We have incorporated, on your behalf, the Refugio Street Public Facility Corporation ("Refugio") pursuant to Section 303 of the Texas Local Government Code (the "Act"). You have indicated that such corporation is created for the express purpose of financing and operating on a nonprofit basis low income housing tax credit projects for occupancy by low income individuals. You have also indicated that the construction and operation of low income housing is the performance of an essential governmental function of the Housing Authority of the City of San Antonio, Texas ("SAHA"), and that Refugio was created on behalf of SAHA to perform such essential governmental function. Furthermore, pursuant to Section 303.043 of the Act, no part of the corporation's net earnings may benefit a person other than SAHA, a political subdivision of the State of Texas.

Based upon our review of the Articles of Incorporation, the Act and the statements that you have made to us, we believe that the income of Refugio should qualify for an exemption from federal income tax pursuant to section 115 of the Internal Revenue Code. This exemption should be effective without the necessity of filing any information with the Internal Revenue Service. This is the exemption that is routinely used by political subdivisions and entities created on their behalf.

Furthermore, based upon our discussions with you that the corporation is created for the sole purpose of providing housing to low income individuals on a nonprofit basis, we also believe that this corporation is described in section 501(c)(3) of the Internal Revenue Code of 1986 and can qualify for an exemption from federal income tax under section 501(a) of the Internal Revenue Code. However, to get a determination of exemption for this organization, it will be necessary to file an Application for Exemption, Form 1023, with the Internal Revenue Service.

40060379.1

086-F 010/800 P.008/010 T-178

221022258872

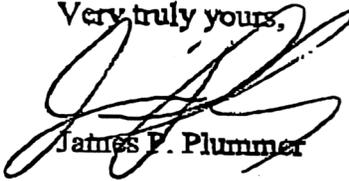
05:08pm From-saha

Diana Kinlaw
June 12, 2002
Page 2

It is our understanding that you do not wish to incur the expense of filing such application at this time, but will be prepared to file such application as soon as you receive preliminary notification that Refugio will be eligible for tax credits.

I hope that this helps to explain the tax aspects of Refugio. If you have any questions, please do not hesitate to contact me.

Very truly yours,



James F. Plummer

JPP/skq



2002 APPEALS REVIEW AND PROCESSING FORM

Development Number: ^w02086 Development Name: Refugio Street Apts.

PLEASE NOTE THAT ALL APPEALS MUST BE IN WRITING!! (Email is acceptable)

Essential Dates to Track:	Enter Date Here
Date Appeal Received: (fax rec'd 5/22; orig 5/23)	May 22, 2002
14 Day Deadline for Response from Executive Director: (enter upon receipt of appeal)	June 5, 2002
Date the ED Response was Sent Out to Appellant	June 5, 2002
Date any Board Appeal Information was Requested from LIHTC	

I. Nature of Appeal

Please identify the Nature of the Appeal by checking the appropriate box. Note that appeals may NOT be filed for anything other than one of these reasons. An Applicant may not appeal a decision made regarding an Application filed by another Applicant!

- A. A determination regarding the Applications relating to:
 - A1. Pre-Application or Application Threshold Criteria
 - A2. Underwriting Criteria; or
- B. The scoring of the application under the Pre-Application or Application Selection Criteria; or
- C. The amount of housing tax credits recommended to be allocated to the Application.
 - C1. Has the applicant requested a copy of the underwriting report? No Yes
 - C2. If applicable, has the underwriting report been sent? No Yes (Date: _____)

II. Timing of Appeal

Check here to confirm that the appeal has been filed within 7 days of release of the results for which the appeal is based.

Research app
§ 501

HANDLING RULES AND INSTRUCTIONS

As the deadlines associated with the appeals policy are legislated deadlines, time is of the essence!!

1. Initial appeals will come in to either LIHTC or Executive. They should all be passed on to LIHTC for initial processing and **boldly** marked as an **APPEAL**. If an appeal comes in to the Board, please check with tax credits to be sure an initial appeal has been handled through the Executive Director first. If an appeal comes in by email please make sure it gets promptly forwarded to a LIHTC Manager.

2. LIHTC Staff will enter the Appeals in the LIHTC Database and notify one of the two managers that an appeal has been received and give it to a manager for prompt handling. LIHTC Staff will make one copy of the appeal for scanning and posting to the web, and one copy for the project file.

3. LIHTC will compile all related documents to the appeal and will generate a draft response on behalf of the Executive Director. All appeals will be maintained in an Appeals folder kept with either one of the Managers while awaiting resolution and after a final response has been sent, the Appeal and response will be filed in the project folder.

3. That draft response will be routed within 7-10 days of the receipt of the appeal to the Executive Director. I would suggest short meetings to go over these with LIHTC. These will be routed as an Executive Action Item marked specifically as an Appeal.

4. Once the Executive Director has approved or revised the response, the response document will be returned to LIHTC and sent out from our office (this allows us to better track all appeals action taking place). Attach a copy of the response to the Appeals Form.

5. If the Applicant is not satisfied with the ED response, they may appeal in writing to the Board. These will come in through Dolores Groneck. When she receives an appeal, she will ask the LIHTC Program for this form, all attachments, the file, and any other supporting documentation. That will be provided to her immediately and denoted in an Appeals Tracking Log.

Board Appeals must be received before the 7th day preceding the date of the board meeting at which allocation decisions will be made; or received before the third day preceding the board meeting at which allocation decisions will be made if the ED has not responded before the 7 day mark mentioned in the sentence above.

Board review of an appeal can only be based on the original application and documents submitted with the original application. No new information may be reviewed.

LARRY W. FREEMAN, JR.
Chair

KIN GARY HERRERA
Vice-Chair

LUPITA GUILBERRY
MICHAEL B. FELDELOM
CORINNE SONNEN
JOSEPH Y. GONZALEZ
MAURO GARZA
CHARLIE PENA
REV. NATHANIEL BULLER
LISA RODRIGUEZ
Commissioners

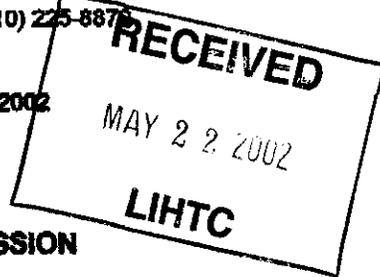
HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO

818 South Flores Street • PO Drawer 1300
San Antonio, Texas 78295-1300
(210) 220-3210 • Fax (210) 220-8875



SAHA

MELVIN L. BRAZIEL
President and
Chief Executive Officer



DATE: May 22, 2002

FACSIMILE TRANSMISSION

TO: Ruth Cedillo / Brooke Boston
FX Number: (512) 476-0438

NO. PAGES (including cover): 8

FROM: Diana Kinlaw/Rick Thompson/(210) 220-3225

MESSAGE:

Enclosed is our appeal of the final scoring determination that was released onto the TDHCA website on May 16, 2002. This appeal requests reinstatement of the five (5) points that have been deducted. Please let us know if you have questions or need additional information. Thanks...

Rick

CONFIDENTIALITY NOTICE: The documents accompanying this telecopy transmission may contain confidential information which is legally privileged and intended only for the use of the recipient named above. If you receive this telecopy in error, please notify us immediately by telephone to arrange for return of the transmitted documents to us. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. Any difficulties, please call 210-220-3225.



Member - National Association of Housing and Redevelopment Officials



Member - Public Housing Authorities Directors Association

CLPHA

Member - Council of Large Public Housing Authorities

SAN ANTONIO HOUSING DEVELOPMENT CORPORATION

818 South Flores Street • PO Box 1300

San Antonio, Texas 78295-1300

(210) 220-3210 • Fax (210) 227-9307

May 22, 2002

Ms. Ruth Cedillo
Executive Director
Texas Department of Housing and Community Affairs (TDHCA)
507 Sabine, Suite 300
Austin, TX 78701

RECEIVED

MAY 23 2002

LIHTC

RE: Appeal of Final Points Awarded for 2002 LIHTC Application for Refugio Street Apartments - TDHCA Number 02086

Dear Ms. Cedillo:

This letter will serve as our request to appeal the Department's 2002 Application Scoring Notice issued on May 13, 2002 with respect to the following scoring items:

Exhibit 210

1. Explanation for Deduction: Refugio Street Public Facility Corporation is treated as a non-profit under Section 115, which does not meet the QAP definition for a "qualified non-profit organization."
2. Summary of reasons why the 3 points should be awarded:
 - a.) Refugio Street Public Facility Corporation is treated as exempt from federal income tax pursuant to Internal Revenue Code Section 115 without the necessity of obtaining a determination letter. Refugio Street Public Facility Corporation also qualifies as an organization described in Internal Revenue Code Section 501(c)(3) which is exempt from federal income taxation under Code Section 501(a). Refugio will now file for a determination letter to such effect. Refugio is not affiliated with or controlled by a for profit organization. It was created by the San Antonio Housing Authority as a non-profit corporation specifically for this project, and includes as one of its exempt purposes the fostering of low income housing within the meaning of Code Section 42(h)(5)(C).

Exhibit 213

1. Explanation for Deduction: While the Applicant indicated that they would be selecting an additional 25-year extension in the self scoring sheet, the certification signed by the Applicant is clearly marked with only an additional 20 year extension.
2. Summary of reasons why the 2 points deducted should be awarded:
 - a.) As you indicate, the certification signed by the Applicant was marked with only an additional 20-year extension. However, this was an administrative error that was missed during review. All other documentation supports the fact that we were certifying the 25-

year extension. In addition to selecting the 25-year extension on the self-scoring sheet, the cover sheet for exhibit 213 also indicated that the length of the compliance period would be extended 25 years.

- b.) On April 15, 2002, we provided the Department with a corrected certification that reflects the 25-year extension.

If further clarification on either of these issues, please call me at (210) 220-3210 or my Vice President for Development and Asset Management, Diana Kinlaw, at (210) 220-3278.

Very truly yours,



Diana Kinlaw
Vice President
Development and Asset Management

cc: David Kelly, Carleton Residential Properties
James Lifshutz, The Lifshutz Company
Ms. Brooke Boston, TDHCA


LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE

Texas Department of Housing and Community Affairs

Date Issued: 05/13/02

Refugio Street Limited Partnership

Diana Kinlaw

818 S. Flores

San Antonio, TX 78204

Phone #: (210) 220-3278

Fax #: (210) 225-8872

RE: 2002 LIHTC Application for Refugio Street Apartments
TDCHA Number 02086

Attention: Diana Kinlaw

The Texas Department of Housing and Community Affairs (the Department) has completed its review of the above-referenced application for threshold documents and selection criteria points. Below, is a summary of points requested, as calculated by the Applicant, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. If you participated in the Pre-Application process, the Pre-Application score requested (as calculated by the Department) and score awarded are also provided. The results of the review are followed by an explanation of any adjustments, including points denied.

Final Points Requested in Application:

135

Final Points Requested Calculated by LIHTC Program:

135

Final Points Awarded by LIHTC Program:

130

Difference between Requested and Awarded:

5

Pre-Application Scoring:

Pre-App Points Requested: 135

Pre-App Points Awarded: 133

Explanation for Deductions

Exhibit 210 (3,0)- Refugio Street Public Facility Corp. is treated as a non-profit under Section 115, which does not meet the QAP definition for a "qualified non-profit organization."

EX:213 (14,12)- While the Applicant indicated that they would be selecting an additional 25 year extension in the self scoring sheet, the certification signed by the Applicant is clearly marked with only an additional 20 year extension.

Please note that scores may still be reduced for points associated with low income targeting if the Underwriting Department determines that the application, as recommended, has a deferred developer fee that is greater than 50% of the entire developer fee, or if the Department learns that a subsidy is no longer available to the applicant. If this occurs, you will be provided with a revised Application Scoring Notice.

**LOW INCOME HOUSING TAX CREDIT PROGRAM****2002 APPLICATION SCORING NOTICE**Texas Department of Housing and Community Affairs

A posting of all application scores, as well as a list of those projects recommended for underwriting, will be available at www.tdhca.state.tx.us/lihtc on approximately May 16. The posting of the scores on the web will trigger the appeals policy, which is explained in detail in Section 49.4(k) of the 2002 Qualified Allocation Plan and Rules. If you have any concerns regarding potential miscalculations or errors made by the Department please contact me by facsimile (512.475.0764 or 512.476.0438) or email to

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

Exhibit 213

Refugio Street Apartments

**Exhibit 213(C) – Length of Compliance Period – additional
25 years, Extended Use Period of 55 Years**

Points

14

EXHIBIT 2 - LENGTH OF COMPLIANCE PERIOD

The initial compliance period for a development is fifteen years. In accordance with Code, developments are required to adhere to an extended low income use period for an additional 15 years. To receive points the Development Owner elects, in the Application, to extend the compliance period beyond the extended low income use period. The period commences with the first year of the Credit Period. I/we have selected the following compliance and extended use period:

- Extend the compliance period for an additional 10 years, with an Extended Use Period of 40 years
- Extend the compliance period for an additional 15 years, with an Extended Use Period of 45 years
- Extend the compliance period for an additional 20 years, with an Extended Use Period of 50 years
- Extend the compliance period for an additional 25 years, with an Extended Use Period of 55 years

By:  1/3/02 Its: Secretary/Treasurer
Signature of Applicant/Owner Date

STATE OF: Texas
COUNTY OF: Bexar



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

June 5, 2002

Ms. Diana Kinlaw
San Antonio Housing Development Corporation
818 South Flores Street
San Antonio, Texas 78295
Facsimile: 210.227.9307

Re: Response to Appeal Filed May 22, 2002
— Refugio Street Apartments, TDHCA Project No. 02086

Dear Ms. Kinlaw: —

Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on May 22, 2002 on the above-referenced development.

Appeal Review

In reference to §49.7(f)(5)(B) of the 2002 QAP, you indicated in your appeal that the Refugio Street Public Facility Corporation, exempt from income tax pursuant to Internal Revenue Code 115, also qualifies as an exempt organization under Internal Revenue Code, Section 501(c)(3). The 2002 QAP indicates that a Qualified Nonprofit Organization is, among other things, an organization that is described in the Internal Revenue Code, §501(c)(3) or (4). However, no evidence was provided to document that Refugio Street Public Facility Corporation has exemption status under either of those sections. Refugio Street Public Facility Corporation's income appears to be exempt from taxation pursuant to Section 115 of the Internal Revenue Code. However, there is no reference in Sections 501(c)(3), 501(c)(4) or 115 indicating that an entity exempt for taxes under Section 115 also qualifies under Section 501(c)(3).

As it relates to §49.7(f)(8) of the 2002 QAP, the additional documentation submitted on April 15 is not eligible for consideration as it was submitted after the application deadline. However, it was confirmed that the self-scoring sheet in the application reflects a request for the full 14 points, not merely the 12 points reflected on the actual Exhibit 213 certification.

Appeal Determination

Based on the above reasons, your appeal has been partially approved. The 3 points deducted for Exhibit 210 will not be reinstated. The two points for Exhibit 213 were reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before

Ms. Diana Kinlaw
June 5, 2002
Page 2 of 2

at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the June 24 Board meeting, the appeal must be received by Delores Groneck, Board Secretary, no later than June 17, although it is strongly suggested that you submit it by June 13.

If you have questions or comments, please call (512) 475-3340.

Sincerely,



Edwina Carrington
Executive Director

June 12, 2002

Ms. Delores Groneck
 TDHCA Board Secretary
 Texas Department of Housing and Community Affairs
 507 Sabine, Suite 400
 Austin, TX 78711-3491

Re: Sanger Trails, TDHCA Project Number 02069

Dear Ms.Groneck:

I am writing to formally appeal TDHCA's decision to deduct eight points' from our LIHTC application. As shown, in the enclosed correspondence from TDHCA the department has concluded that our project failed the 10% and 5% market rate tests as set forth in Section 49.7(f)(4)(I) of the QAP. However, we believe that our proposed project meets both these tests.

In conducting the 10% test TDHCA used the subject's proposed on-site market rates rents as shown in the market study to conduct the 10% market rent variance test. We believe that the use of the subject's proposed market rents was in error. It would have been more appropriate to use the actual market rents of the comparable properties as shown in the market study. In the enclosed letter from the market study author, Jack Poe Company, Inc., when the comparable market rate average rents are used as the comparison basis the property meets the 10% market rent differential for all unit types. Their analysis that is summarized in the table below the shows that the subject's units clearly pass the 10% rent differential test.

<i>Unit Type</i>	<i>Market Unit Avg. Rent</i>	<i>Market Avg. Rent / SF</i>	<i>Subjects Max. Rent Per SF</i>	<i>% Difference</i>	<i>Pass / Fail</i>
1 Bedroom	713	\$1.00	\$.87	13%	Pass
2 Bedroom	945	\$.95	\$.83	13%	Pass
3 Bedroom	1,116	\$.89	\$.80	10%	Pass

With regard to the 5% rent differential test the units meet the requirement when the appropriate utility adjustments are used to ensure that actual tenant living expenses are compared. The following table summarizes this test.

<i>Unit Type</i>	<i>Unit Size</i> ¹	<i>Market Rent</i>	<i>Tenant paid Water</i> ²	<i>Total Rent</i>	<i>LIHTC Max. Rent</i> ³	<i>LIHTC as % Of Market</i>
1 Bedroom	800	715	42	757	698	92.2%
2 Bedroom	1000	930	73	1003	830	82.85
3 Bedroom	1174	1,090	83	1173	1037	88.4%

¹ Size of the 3-bedroom unit has increased slightly during further design from 1,150 sf to 1,174 sf.

² Per our application rent schedule, market rate tenants will pay for their water usage and water heating while the landlord pays for these utilities for income restricted units.

³ Maximum net rents after deduction for tenant paid electric utilities.

Further, although we believe that when the appropriate market rate comparable units are used for the 10% and 5% tests that we clearly meet the departments requirements for these points we should be allowed to use the highest average allowable program rents rather than just the 60% maximum rents. It seems unfair to judge low-income skewed income projects by the same standard as a project that is only providing 60% income units. For example, of the 140 affordable housing LIHTC units we are proposing to provide only 10 or 7.1% are 60% income units while 51% are 50% income units and 41% are 40% income units. The following table compares our average unit maximum allowable rent to just the 60% maximum income levels. As shown, our proposed project is clearly providing many affordable housing LIHTC units at an average rent that is well below the maximum 60% allowable rent. We believe that the application scoring for this item should reflect the affordable housing units being provided and not apply a single standard to every project.

<i>Unit Type Type</i>	<i>Average Max. Rent⁴</i>	<i>60% Max. Rent</i>	<i>Average as % of Max.</i>
1 Bedroom	578	698	82.8 %
2 Bedroom	697	830	74.9 %
3 Bedroom	798	1037	76.9 %

Based on these reasons and calculations the property meets both the 5% and 10 % rent differential tests specified in Section 49.7(f)(4)(I) and should receive the eight points requested in our application. Therefore, we are asking the Board to add these eight points to our project's score.

Sincerely,



Richard P. Shaw
OHC Sanger I, Ltd.

⁴ Compares maximum gross program rents without deduction for any utilities

**JACK POE COMPANY, INC.**

400 NORTH SAINT PAUL STREET, SUITE 440
DALLAS, TEXAS 75201
(214) 720-9898; (214) 969-7025 FAX

June 6, 2002

Mr. Richard D. Kcarl
OCH Sanger I Ltd.
16200 Dallas Parkway, Suite 190
Dallas, Texas 75238

Re: Sanger Trails Apartments, TDHCA Project Number 02069

Mr. Kcarl:

I have read the TDHCA response to the appeal regarding the above reference project, and I have detailed how I disagree with their conclusions.

Points from your application were denied because the TDHCA states that the maximum allowable rents applicable to the subject are not 10% less than the market rents. The TDHCA quotes the specific economic rents for the subject are not 10% below the maximum allowable rents for Dallas MSA. It is important to note that the subject's specific economic rents include downward location adjustments as compared to the comparables in its Primary Market Area, whereas the Maximum Allowable Rents for the Dallas MSA are unadjusted. It would be more appropriate to compare the typical average rent for the primary market (unadjusted for the subject's specific location) to the maximum allowable rents.

It is also worth noting that the maximum allowable rents for the Dallas MSA are exceptionally high as compared to its outlying areas. The subject is located in the Town of Sanger, which is an outlying suburban/rural community. While the subject is located within the Dallas MSA, the median family income is heavily weighted by the higher income levels found in the more populated areas including the Cities of Dallas, Highland Park, Plano, Richardson, etc. While we demonstrate that the maximum allowable 60% rents are less than the market rents found in the subject's Primary Market area, we conclude that the subject would not be able to achieve these maximum rents. Our Market Study concludes that the units restricted to families qualifying at the 60% income threshold will be leased at rents below the maximum allowable rents for the Dallas MSA. These lower rents are evident based on other LIHTC restricted apartments located in the subject's primary area. Thus, comparing the primary market rents to the Dallas MSA maximum rents is an inequitable test as compared to proposed complexes located in more affluent parts of the Dallas MSA.

The TDHCA's requirement that the maximum allowable 60% rents be 10% below the market rents in the Primary Market is also inequitable for developments that are offering a mix of units at lower income thresholds as compared to a complex that proposes to offer all of its units to families qualifying at the 60% income threshold. The developer proposed that only 10 of the subject's units (6%) be offered to families qualifying at the 60% income threshold, while 134 units (76%) are to be offered to families that qualify at the 30%, 40% and 50% income thresholds. However, the subject is held to the same standard for obtaining points as a development that was comprised entirely of 60% income restricted units. It would be more appropriate if the TDHCA rules compared the average restricted rents at all income thresholds to the market rent found in the Primary Market. Nonetheless, this letter demonstrates that the 60% restricted rents are at least 10% below the market rents found in the Primary Market area.

10% Rent Differential Test

In the preceding Market Study, Comparables #2 and #7 are the only two unrestricted (market rate) complexes and are the best indicators of market rent in the Primary Market. The subject's tenants will be required to pay for electricity only. These comparables require tenants to pay for their electricity and water/sewer usage, and their rents must be adjusted up by the water/sewer utility allowance for direct comparison.

Mr. Richard D. Kearl
 June 6, 2002
 Page 2

One Bedroom Market Rent						
Comparable #	# of Units	Unit Size/SF	Rent	Plus Water/Sewer Adjustment	Adj. Rent	Rent / SF
One	84	713	\$680	\$42	\$722	\$1.01
One	48	771	\$720	\$42	\$762	\$0.99
Two	56	683	\$640	\$42	\$682	\$1.00
Two	64	693	\$650	\$42	\$692	\$1.00
Weighted Avg. / Totals	252	712	\$671	\$42	\$713	\$1.00

Two Bedroom Market Rent						
Comparable #	# of Units	Unit Size/SF	Rent	Plus Water/Sewer Adjustment	Adj. Rent	Rent / SF
One	36	952	\$889	\$72	\$961	\$1.01
One	24	1,113	\$956	\$72	\$1,028	\$0.92
One	12	1,198	\$996	\$72	\$1,068	\$0.89
Two	64	952	\$820	\$72	\$892	\$0.94
Two	28	989	\$850	\$72	\$922	\$0.93
Weighted Avg. / Totals	164	1,000	\$873	\$72	\$945	\$0.95

Three Bedroom Market Rent						
Comparable #	# of Units	Unit Size/SF	Rent	Plus Water/Sewer Adjustment	Adj. Rent	Rent / SF
One	12	1,248	\$1,080	\$83	\$1,163	\$0.93
One	12	1,256	\$1,120	\$83	\$1,203	\$0.96
Two	28	1,248	\$975	\$83	\$1,058	\$0.85
Weighted Avg. / Totals	52	1,249	\$1,033	\$83	\$1,116	\$0.89

The 60% maximum rents must be adjusted down to account for the tenant paid electric so that they can be directly compared to the subject and the comparables. The maximum allowable rents for families meeting the 60% income requirement are adjusted down for tenants paid electricity in the following table. The adjusted rent is then divided by the size of the subject's proposed one, two and three bedroom floor plans.

Mr. Richard D. Kearn
 June 6, 2002
 Page 3

Bedrooms	LIHTC 60% Maximum Rent	Less: Tenant Paid Electricity	Adj. Rent	Subject Unit Size/SF	Adj. Rent/SF
One	\$748	(\$50)	\$698	800	\$0.87
Two	\$898	(\$68)	\$830	1,000	\$0.83
Three	\$1,037	(\$94)	\$943	1,174 "	\$0.80

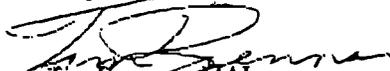
The preceding tables have adjusted both the comparables in the Primary Market Area and the maximum allowable 60% rents to reflect tenant-paid electricity only. The following table demonstrates that the maximum allowable rents for the Dallas MSA are more than 10% below the market rent in the Primary Market Area.

Bedroom	Market Rent	LIHTC Maximum Rent at 60%	% Difference
One Bedroom/Unit	\$713	\$698	2%
One Bedroom/SF	\$1.00	\$0.87	13%
Two Bedroom/Unit	\$945	\$830	12%
Two Bedroom/SF	\$0.95	\$0.83	13%
Three Bedroom/Unit	\$1,116	\$943	16%
Three Bedroom/SF	\$0.89	\$0.80	10%

The preceding table illustrates that the maximum allowable LIHTC rent is 10% to 13% less than the market rent in the subject's primary market on a per square foot basis, which is the best measure. The one bedroom rent is only 2% less on a per unit basis, but the two and three bedroom rents are 13% and 16% less on a per unit basis.

Thus, we conclude that the maximum allowable 60% rents are more than 10% below the market rents in the Primary Market. This analysis is the most appropriate measure of the spread between market rents and LIHTC maximum rents. Additionally, the majority of the subject's units will be restricted to tenants qualifying for the 30%, 40% and 50%, and if these were factored in, the overall average restricted rent would significantly lower than the required 10% test.

Respectfully Submitted:


 Tim Brennan, MAI
 Chief Appraiser

" Please note that the developer has increased the size of the three bedroom floor plan from 1,150 to 1,174 square feet.



2002 APPEALS REVIEW AND PROCESSING FORM

Development Number: 02069 Development Name: Sanger Trails

PLEASE NOTE THAT ALL APPEALS MUST BE IN WRITING!! (Email is acceptable)

Essential Dates to Track:	Enter Date Here
Date Appeal Received: <u>(fax rec'd 5/21; orig 5/23)</u>	<u>May 21, 2002</u>
14 Day Deadline for Response from Executive Director: (enter upon receipt of appeal)	<u>June 4, 2002</u>
Date the ED Response was Sent Out to Appellant	<u>June 4, 2002</u>
Date any Board Appeal Information was Requested from LIHTC	

I. Nature of Appeal

Please identify the Nature of the Appeal by checking the appropriate box. Note that appeals may NOT be filed for anything other than one of these reasons. An Applicant may not appeal a decision made regarding an Application filed by another Applicant!

- A. A determination regarding the Applications relating to:
 - A1. Pre-Application or Application Threshold Criteria
 - A2. Underwriting Criteria; or
- B. The scoring of the application under the Pre-Application or Application Selection Criteria; or
- C. The amount of housing tax credits recommended to be allocated to the Application.

C1. Has the applicant requested a copy of the underwriting report? No Yes

C2. If applicable, has the underwriting report been sent? No Yes (Date: _____)

II. Timing of Appeal

Check here to confirm that the appeal has been filed within 7 days of release of the results for which the appeal is based.

HANDLING RULES AND INSTRUCTIONS

As the deadlines associated with the appeals policy are legislated deadlines, time is of the essence!!

1. Initial appeals will come in to either LIHTC or Executive. They should all be passed on to LIHTC for initial processing and **boldly** marked as an **APPEAL**. If an appeal comes in to the Board, please check with tax credits to be sure an initial appeal has been handled through the Executive Director first. If an appeal comes in by email please make sure it gets promptly forwarded to a LIHTC Manager.

2. LIHTC Staff will enter the Appeals in the LIHTC Database and notify one of the two managers that an appeal has been received and give it to a manager for prompt handling. LIHTC Staff will make one copy of the appeal for scanning and posting to the web, and one copy for the project file.

3. LIHTC will compile all related documents to the appeal and will generate a draft response on behalf of the Executive Director. All appeals will be maintained in an Appeals folder kept with either one of the Managers while awaiting resolution and after a final response has been sent, the Appeal and response will be filed in the project folder.

3. That draft response will be routed within 7-10 days of the receipt of the appeal to the Executive Director. I would suggest short meetings to go over these with LIHTC. These will be routed as an Executive Action Item marked specifically as an Appeal.

~~4. Once the Executive Director has approved or revised the response, the response document will be returned to LIHTC and sent out from our office (this allows us to better track all appeals action taking place). Attach a copy of the response to the Appeals Form.~~

~~5. If the Applicant is not satisfied with the ED-response, they may appeal in writing to the Board. These will come in through Dolores Groneck. When she receives an appeal, she will ask the LIHTC Program for this form, all attachments, the file, and any other supporting documentation. That will be provided to her immediately and denoted in an Appeals Tracking Log.~~

Board Appeals must be received before the 7th day preceding the date of the board meeting at which allocation decisions will be made; or received before the third day preceding the board meeting at which allocation decisions will be made if the ED has not responded before the 7 day mark mentioned in the sentence above.

Board review of an appeal can only be based on the original application and documents submitted with the original application. No new information may be reviewed.

OHC Sanger I, Ltd.
16200 Dallas Parkway
Suite 190
Dallas, TX 75248

RECEIVED
MAY 23 2002
LIHTC

May 20, 2002

Ms. Brooke Boston
Acting Co-manager LIHTC Program
Texas Department of Housing and Community Affairs

Via Fax: 512-475-0764

RE: TDHCA Number 02069

I am writing in response to your letter of May 13, 2002 disallowing points in our application for LIHTC tax credits for Sanger Trails.

Pursuant to your decision to deny 1 point for the letter from Senator Estes. We had previously been told in a phone call on the morning of March 1st, we could fax this letter to your office upon receipt. Accordingly, we faxed this letter, copy enclosed, and received confirmation of it's receipt at 1:51pm, copy enclosed. Therefore, please award our application this point as the letter was sent per phone instruction on March 1st.

Exhibit 206 (I) of the QAP states that comparable average market rate units must be 10 % greater on a NRSF basis than the maximum allowable rents under the program. We believe that we clearly meet this criterion on several counts. First, the appraisal only contains two market rate comparable properties (comps two and seven). Tenants at these properties pay market rate rents plus all water, water heating, sewer and electric utilities. These additional utility costs should be taken into account when arriving at the true rent differential between income and rent restricted costs and market rate comparable properties. As shown, in table one using the Denton County Housing (DHA) utility figures these market rate tenants incur additional utility costs over and above their base rent of \$92, \$141, \$177 respectively for 1, 2 and 3 bedroom apartments. As shown in table one, the total weighted average cost for these comparable market rate units is \$1.07/SF, \$1.03/SF, and \$1.01/SF respectively for 1, 2 and 3 bedroom units. We believe that these are the real comparable costs that should be used in determining if a proposed development meets the 10% rule contained in the QAP.

The proposed development, Sanger Trails, contains a large number of units restricted to the 30%, 40% and 50% income levels. Therefore, we believe that we must determine the weighted average maximum allowable rent under the program for the proposed development in order to determine the project qualifications for these points. As shown, the average one bedroom maximum rent is \$576/ unit or \$72/SF for one-bedroom units. Two bedroom units average \$697 per unit or \$.70/SF. Three bedroom units average \$798 per unit or \$.69/SF.

Table three, compares the market rate average costs per SF with the maximum allowable average rents from table two. As shown, the market rate rents on a truly comparable basis are dramatically higher than the average maximum rents allowed under the program. Clearly, the proposed development average maximum rents are well below the minimum 10% rental variance

threshold. Finally, even if only the 60% income level units are compared, giving no weight to the more numerous lower income level units, on truly comparable basis the property meets the 10% standard. Specifically, the maximum rent for a one bedroom is \$748 per unit or \$93.5/SF. Meanwhile the market rate unit is at \$1.07/SF when adjusted to include comparable utility costs borne by the tenants. The maximum rent for a two bedroom unit is \$ 898 per unit or \$.898/SF. Again the market rate unit @ \$1.03 is more than 10 % more expensive. Finally, The maximum for the three bedroom unit is \$1,037 per unit or \$.902/SF. Again the market rate units @ \$1.01 is more than 10% greater than the 60% maximum rent under the program.

With regard to the development's market rate rents being at least 5% higher than the maximum allowable rents a similar utility adjustment must be made as market rate tenets will be charged the proposed rents plus they will pay for their electric use, as most all market rate priorities do. Again if we use DHA's electric utility allowances of \$50, \$68 and \$94 respectively for 1, 2 and 3 bedroom units added to the market rate base rents then the development clearly passes the 5% rent differential test. Market rate one bedroom units at \$715+\$50 equate to \$.956/SF versus the average maximum of rent level of \$.72/SF. Likewise two bedroom units at \$930+\$68 equate to \$.998/SF versus the average of \$.70/SF. Finally at \$1,090+\$94 three bedroom units equate to \$1.03 versus the average of \$.69/SF.

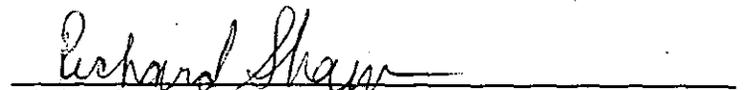
We are requesting that you review your earlier decision in view of this information and award our application the nine points we believe we are entitled to.

Thanks in advance for your cooperation.

Sincerely,



Richard D. Kearl
For
OHC Sanger I, Ltd.



Richard Shaw, President Colonial Equities, GP

Enclosures



The Senate of The State of Texas

Senator Craig Estes

District 30

February 27, 2002

Mr. Richard Shaw
Outreach Housing Corporation Sanger I, Ltd.
16200 Dallas Parkway, Suite 190
Dallas, TX 75248

Dear Mr. Shaw:

Thank you for providing me with the packet of information explaining Outreach Housing Corporation's plans for building a 176-unit affordable apartment development at Sanger, Texas.

It is my understanding that completion of the new Wal-Mart distribution facility has created a significant number of new jobs, thus generating the need for additional affordable housing. It seems that OHC's proposal to construct more affordable housing will fit hand-in-glove with the community's economic growth patterns.

Based on the information that has been provided, I wish to join Sanger Mayor Tommy Kincaid by adding my endorsement to OHC's application being considered by the Texas Department of Housing and Community Affairs.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Estes", written over a faint circular stamp.

Senator Craig Estes

CE/lms

CAPITOL OFFICE:
P.O. Box 12068
Austin, Texas 78711
512/463-0130
FAX: 512/463-8874

DENTON DISTRICT OFFICE:
2220 San Jacinto Blvd., Ste. 318
Denton, Texas 76205
940/898-0331

SHERMAN DISTRICT OFFICE:
1117 Gallagher, Ste 340
Sherman, Texas 75090
903/868-2347
FAX: 903/868-2666

WICHITA FALLS DISTRICT OFFICE:
4245 Kemp Blvd., Ste. 306
Wichita Falls, Texas 76308
940/689-0191
FAX: 940/689-0194

PERJET 3150
ER/FAX/COPIER/SCANNER

SEND CONFIRMATION REPORT FOR
THE_REAL_ESTATE_GROUP
972 733 1864
MAR-1-02 1:51PM

JOB	START TIME	USAGE	PHONE NUMBER/ADDRESS	TYPE	PAGES	MODE	STATUS
194	3/ 1 1:50PM	0'49"	15124750764	SEND	3/ 3	EC144	COMPLETED

TOTAL 0'49" PAGES SENT: 3 PAGES PRINTED: 0

OHC SANGER L.L.D.

FAX TRANSMITTAL

Date: 3-1-02
To: Missal FAX# 512-475-0764
TDHCA
From: Richard Shaw
Re: Exhibit 202B Sanger Trails Apts.
TDACA # 02069 - Sanger, TX
Number of pages including this cover sheet 3

MESSAGE:

Community Support letter
from Senator Craig L. Stea.
Please place in Exhibit 202B

Should there be any problems with the transmission of this fax or should you receive in error, please contact us
16200 Dallas Parkway • Suite 190 • Dallas, Texas 75248
Telephone (972) 733-8096 • Fax (972) 733-8096

Table Two

Market Rents/ SF vs. Proposed Rents/ SF

	Income Level	Unit Size	Maximum Rent	Utility Allowance	Max Net Rent	Number Units	Monthly Rents	Max Net Rent/NRSF	Tenant Paid Utilities *	Total Tenant Rent	Total Rent/ NRSF	Total Market Rent Paid as % of Avg.
One Bedroom	30%	800	\$ 373	\$ 50	\$ 323	1	\$ 323	\$ 0.40	\$ 50.00	\$ 373.00		
One Bedroom	40%	800	\$ 499	\$ 50	\$ 449	18	\$ 8,082	\$ 0.56	\$ 50.00	\$ 499.00		
One Bedroom	50%	800	\$ 623	\$ 50	\$ 573	23	\$ 13,179	\$ 0.72	\$ 50.00	\$ 623.00		
One Bedroom	60%	800	\$ 748	\$ 50	\$ 698	3	\$ 2,094	\$ 0.87	\$ 50.00	\$ 748.00		
One Bedroom Average/Total		800	\$ 576		\$ 526	45	\$ 526	\$ 0.66		\$ 576.18	\$ 0.72	
Two Bedroom	30%	1000	\$ 448	\$ 68	\$ 380	0	\$ -	\$ 0.38	\$ 68.00	\$ 448.00		
Two Bedroom	40%	1000	\$ 599	\$ 68	\$ 531	22	\$ 11,682	\$ 0.53	\$ 68.00	\$ 599.00		
Two Bedroom	50%	1000	\$ 748	\$ 68	\$ 680	27	\$ 18,360	\$ 0.68	\$ 68.00	\$ 748.00		
Two Bedroom	60%	1000	\$ 898	\$ 68	\$ 830	4	\$ 3,320	\$ 0.83	\$ 68.00	\$ 898.00		
Two Bedroom Average/Total		1000	\$ 697		\$ 629	53	\$ 629	\$ 0.63		\$ 697.47	\$ 0.70	
Three Bedroom	30%	1150	\$ 518	\$ 94	\$ 424	1	\$ 424	\$ 0.37	\$ 94.00	\$ 518.00		
Three Bedroom	40%	1150	\$ 691	\$ 94	\$ 597	17	\$ 10,149	\$ 0.52	\$ 94.00	\$ 691.00		
Three Bedroom	50%	1150	\$ 864	\$ 94	\$ 770	21	\$ 16,170	\$ 0.67	\$ 94.00	\$ 864.00		
Three Bedroom	60%	1150	\$ 1,037	\$ 94	\$ 943	3	\$ 2,829	\$ 0.82	\$ 94.00	\$ 1,037.00		
Three Bedroom Average/Total		1150	\$ 798		\$ 704	42	\$ 704	\$ 0.61		\$ 798.10	\$ 0.69	

Table Three

One Bedroom Market Rate **	Market	800		\$ 698		\$ -	\$ 0.87	\$ 92.00	\$ 789.94	\$ 1.07	148.41%
One Bedroom Average/Total		800		\$ 526	45	\$ 526	\$ 0.66		\$ 576.18	\$ 0.72	
Two Bedroom Market Rate **	Market	1000		\$ 919		\$ -	\$ 0.92	\$ 141.00	\$ 1,060.28	\$ 1.03	147.09%
Two Bedroom Average/Total		1000		\$ 629	53	\$ 629	\$ 0.63		\$ 697.47	\$ 0.70	
Three Bedroom Market Rate **	Market	1150		\$ 1,090		\$ -	\$ 0.95	\$ 177.00	\$ 1,267.00	\$ 1.01	146.05%
Three Bedroom Average/Total		1150		\$ 704	42	\$ 704	\$ 0.61		\$ 798.10	\$ 0.69	

* Sanger Trails tenants will pay only electric over and above their base rent

** Per appraisal market comps two and seven only. See table one.

**Table One
Market Rate
Rent Differentials**

Market Comp Two:		Units	Size	Net Face Rent	Tenant Paid Utilities *	Total Paid Rent	Total Monthly Rent/Utilities	Total Paid Rent per NRSF
One Bedroom		84	713	\$ 680	\$ 92	\$ 772	\$ 64,848	\$ 1.08
One Bedroom		48	771	\$ 720	\$ 92	\$ 812	\$ 38,976	\$ 1.05
<i>One Bedroom Avg./Total</i>		132	734	\$ 695			\$ 787	\$ 1.07
Two Bedroom		36	952	\$ 889	\$ 141	\$ 1,030	\$ 37,080	\$ 1.08
Two Bedroom		24	1,113	\$ 956	\$ 141	\$ 1,097	\$ 26,328	\$ 0.99
Two Bedroom		12	1,198	\$ 996	\$ 141	\$ 1,137	\$ 13,644	\$ 0.95
<i>Two Bedroom Avg./Total</i>		72	1,047	\$ 929			\$ 1,070	\$ 1.02
Three Bedroom		12	1,248	\$ 1,080	\$ 177	\$ 1,257	\$ 15,084	\$ 1.01
Three Bedroom		12	1,256	\$ 1,120	\$ 177	\$ 1,297	\$ 15,564	\$ 1.03
<i>Three Bedroom Avg./Total</i>		24	1,252	\$ 1,100			\$ 1,277	\$ 1.02
Market Comp Seven								
One Bedroom		56	713	\$ 680	\$ 92	\$ 772	\$ 43,232	\$ 1.08
One Bedroom		64	771	\$ 720	\$ 92	\$ 812	\$ 51,968	\$ 1.05
<i>One Bedroom Avg./Total</i>		120	744	\$ 701		\$ 701	\$ 793	\$ 1.07
Two Bedroom		64	952	\$ 889	\$ 141	\$ 1,030	\$ 65,920	\$ 1.08
Two Bedroom		28	1,113	\$ 956	\$ 141	\$ 1,097	\$ 30,716	\$ 0.99
<i>Two Bedroom Avg./Total</i>		92	1,001	\$ 909		\$ 909	\$ 1,050	\$ 1.05
Three Bedroom		28	1,248	\$ 1,080	\$ 177	\$ 1,257	\$ 35,196	\$ 1.01
<i>Three Bedroom Avg./Total</i>		28	1,248	\$ 1,080			\$ 1,257	\$ 1.01
<i>One Bedroom Avg./Totals</i>		252	\$ 739	\$ 698	\$ 92		\$ 790	\$ 1.07
<i>Two Bedroom Avg./Totals</i>		164	\$ 1,024	\$ 919	\$ 141		\$ 1,050	\$ 1.03
<i>Three Bedroom Avg./Totals</i>		52	\$ 1,250	\$ 1,090	\$ 177		\$ 1,267	\$ 1.01

* Tenants at these market comps pay for all electric water and sewer
Amounts are form Denton County utility allowances

RENT SCHEDULE (Required for All Rental Development Projects)

The rent and utility limits available at the time the application is submitted should be used to complete this form. Gross Rent cannot exceed the HUD maximum rent limits. The unit mix and net rentable square footages should be consistent with the "Populations Served" section of the application, site plan and architectural drawings. Unit types should be entered from smallest to largest based on "# of Bedrooms", then within the same "# of Bedrooms" from lowest to highest "Tenant Paid Rent/Unit".

"Type of Unit" designation should be one or more of the following based on the unit's rent restrictions: Tax Credit (TC50%) or (TC60%), HOME High (HH) or Low (LH), Housing Trust Fund (HTF), 501 (c) (3) Mortgage Revenue Bond (MRB), Community Development Block Grant (CDBG), Other (OT) (describe any "Other" restrictions on an attached sheet). For units funded under more than one program, the "Income Level Served" should be the most restrictive, for example a LH and

Type of Unit	Income Level Served	# of Units (A)	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.) (B)	Total Net Rentable Sq. Ft. (A) x (B)	Gross Rent (C)	Tenant Paid Utility Allow. (D)	Tenant Paid Rent/Unit (C) - (D) = (E)	Total Monthly Rent (A) x (E)
TC30%	30%	1	1	1	800	800	373	50	323	\$ 323
TC40%	40%	18	1	1	800	14,400	499	50	449	\$ 8,079
TC50%	50%	23	1	1	800	18,400	623	50	573	\$ 13,176
TC60%	60%	3	1	1	800	2,400	675	50	625	\$ 1,875
TC30%	30%	0	2	2	1,000	0	435	68	367	\$ -
TC40%	40%	22	2	2	1,000	22,000	599	68	531	\$ 11,674
TC50%	50%	27	2	2	1,000	27,000	748	68	680	\$ 18,350
TC60%	60%	4	2	2	1,000	4,000	840	68	772	\$ 3,087
TC30%	30%	1	3	2	1,150	1,150	518	94	424	\$ 424
TC40%	40%	17	3	2	1,150	19,550	691	94	597	\$ 10,143
TC50%	50%	21	3	2	1,150	24,150	864	94	770	\$ 16,162
TC60%	60%	3	3	2	1,150	3,450	950	94	856	\$ 2,567
										-
Rent Restricted Total		140				137,300				85,859
Market Rate		11	1	1	800	8,800			715	7,865
Market Rate		23	2	2	1,000	23,000			930	21,390
Market Rate		2	3	2	1,150	2,300			1,090	2,180
Market Rate						0				-
Market Rate						0				-
Market Rate						0				-
Market Rate Total		36				34,100				31,435
Employee/Owner Occupied¹						0				-
Total Units		176				171,400				117,294
+ Non Rental Income Source #1	\$10									1,760
+ Non Rental Income Source #2										1,000
+ Non Rental Income Source #3										-
= POTENTIAL GROSS MONTHLY INCOME										120,054
- Provision for Vacancy & Collection Loss							% of Potential Gross Income:	0.075		9,004
- Rental Concessions										
= EFFECTIVE GROSS MONTHLY INCOME										111,050
x 12 = EFFECTIVE GROSS ANNUAL INCOME										1,332,594

1) Only enter Employee Occupied Units if not included in rent restricted units shown above.

RENT COMPARABLES

Income Comparable Number: Seven
 Name: Cooper Glen Apartments
 Address: 3232 North Locust Street, Denton, Texas
 Construction: Two story garden style apartments with brick and wood siding exterior and pitched composition roofs.
 Unit Amenities: Full sized kitchens with microwaves, ceiling fans, washer/dryer connections, fireplaces, patio/balconies, extra storage
 Complex Amenities: Pool, clubhouse/office, laundry room, Jacuzzi, fitness center, controlled access gates, assigned-covered parking
 Occupancy: 100%
 Year of Construction: 1997
 Utilities: Tenants pay electricity and water

Rent Schedule February 2002

Unit Type	Miix	Size (SF)	Rent / Month	Rent / SF / Month
1 Br / 1 Ba, W/Dc, FP*	56	683	\$640	\$0.94
1 Br / 1 Ba, W/Dc, FP*	64	693	\$650	\$0.94
2 Br / 2 Ba, W/Dc, FP*	64	928	\$820	\$0.88
2 Br / 2 Ba, W/Dc, FP*	28	989	\$850	\$0.86
3 Br / 2 Ba, W/Dc, FP*	28	1,164	\$975	\$0.84
Totals/Averages	240	842	\$754	\$0.90

Verified by: On site management
 Low Income Units/Programs: None, all are market rent units
 Rent Concessions: None

RENT COMPARABLES

Income Comparable Number:	Two
Name:	The Coventry Apartments
Address:	500 S. IH-35E, Denton, Texas
Construction:	Two story, garden apartments with brick and siding exterior, and pitched composition roofs.
Unit Amenities:	Full kitchens with ice makers and microwaves, ceiling fans, outside storage, mini-blinds
Complex Amenities:	Pool, water volleyball, sand volleyball, clubhouse, fitness center, carports (\$25) and garages (\$65)
Occupancy:	10% (still in construction and lease up)
Year of Construction:	1996
Utilities:	Tenant pays electricity and water

Rent Schedule February 2002

Unit Type	Miix	Size (sf)	Rent / month	Rent / SF / Month
1 Bd / 1 Ba	84	713	\$680	\$0.95
1 Bd / 1 Ba	48	771	\$720	\$0.93
2 Bd / 1 Ba	18	859	\$794	\$0.92
2 Bd / 2 Ba	36	952	\$889	\$0.93
2 Bd / 2 Ba	24	1,113	\$956	\$0.86
2 Bd / 2 Ba	12	1,198	\$996	\$0.83
3 Bd / 2 Ba	12	1,248	\$1,080	\$0.87
3 Bd / 2 Ba	12	1,256	\$1,120	\$0.89
Totals/Averages	246	885	\$810	\$0.92

Verified by:	On site leasing and ALN Systems, Inc.
Rent Concessions:	No concessions being offered at this time
Low Income Units/Programs:	None
Comments:	This complex is under construction and in the early stages of its lease up.

Handwritten notes:
 11/28/01
 11/29/01

U.S. Department of Housing and Urban Development Section 8 Existing Housing Allowances For Tenant-Furnished Utilities and Other Services					Date December 2001		
Locality Denton Housing Authority			Unit Type				
Utility or Service			Monthly Dollar Allowances				
			0 BR	1 BR	2 BR	3 BR	4 BR
Heating	a. Natural Gas		9.25	12.95	16.65	20.35	25.90
	b. Bottle Gas						
	c. Oil						
	d. Electric		10.83	14.78	22.97	36.00	50.74
Air Conditioning			10.89	14.18	22.97	36.00	50.74
Cooking	a. Natural Gas		.61	.86	1.11	1.35	1.74
	b. Electric		5.27	10.59	11.12	11.09	11.09
	c. Bottle Gas						
Other Electric Lighting, Refrigerator, Etc.			9.37	10.59	11.31	11.28	11.28
Water Heating	a. Natural Gas		3.08	4.34	5.55	6.78	8.63
	b. Electric		6.00	7.50	19.92	22.58	30.64
	c. Bottle Gas Total			50.14	68.37	94.37	
	d. Oil			57.64	89.29	116.95	
Water			14.23	19.22	28.58	33.26	42.62
Sewer			10.38	14.84	23.70	27.38	35.74
Trash Collection			13.00	13.00	13.00	13.00	13.00
Range							
Refrigerator							
Other (Specify) <i>W/S</i>							
<i>Total</i>				<i>92 -</i>	<i>141</i>	<i>177</i>	

Actual Family Allowances (To be used by the family to compute allowance. Complete below for actual Unit Rented)		Utility or Service	Per Month
Name of Family		Heating	5
		Air conditioning	
Address of Unit		Cooking	
		Other Electric	
		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range	
		Refrigerator	
Number of Bedrooms		Other	
		Total	5



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

June 4, 2002

Mr. Richard D. Kearn
OHC Sanger I. Ltd.
16200 Dallas Parkway, Suite 190
Dallas, Texas 75248
Facsimile: 972.733.1864

**Re: Response to Appeal Filed May 21, 2002
Sanger Trails Apartments, TDHCA Project No. 02069**

Dear Mr. Kearn:

Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on February 21, 2002 on the above-referenced development.

Appeal Review

Regarding Exhibit 202, I have confirmed with our records that the letter from Senator Estes was received prior to the Application submission deadline on March 1 and that the letter does indicate an endorsement of the proposed development.

Regarding Section 49.7(f)(4)(I), relating to mixed income points, I have carefully reviewed the statements in your appeal. All rents used in the Department's mixed income calculation came from the rent schedule supplied in the Application or were based on the rent schedule if less than maximum LIHTC rents were proposed for the subject property. The one bedroom units in the application failed both the 5% test and the 10% test. The letter of appeal indicates that the weighted average maximum allowable LIHTC rents were used by the applicant. The Department's calculation did not use a weighted average. The calculation was based on the "maximum allowable rents under the program" for each unit type as stated in the QAP. The maximum allowable LIHTC rent for 60% one bedroom units in the subject area is \$748. To calculate the net rent per square foot the \$50 utility allowance is subtracted from the gross rent of \$748, then divided by the 800 square foot size of the proposed 1 bedroom units. This calculation results in a net rent per square foot of \$0.8725 as the Department's unit of comparison for one bedroom units. When compared to \$0.8937 net rent per square foot for market rate units, the difference is only 2.4% instead of 5%. For the 10% test, the market study summary indicates a submarket rent for comparables of \$0.89 per square foot. Dividing \$0.89 by \$0.8725 yields 102%, indicating that the submarket rent is only 2% above the maximum LIHTC rent per square foot.

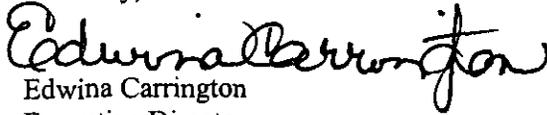
Appeal Determination

Based on the above reasons, your appeal has been partially approved. One point is reinstated for the letter from Senator Estes. The 8 points deducted for Low Income Targeting will not be reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the June 24 Board meeting, the appeal must be received by Delores Groneck, Board Secretary, no later than June 17, although it is strongly suggested that you submit it by June 13.

If you have questions or comments, please call (512) 475-3340.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is written in black ink and is positioned to the right of the typed name.

Edwina Carrington
Executive Director



THE
WASHBURN
G·R·O·U·P

June 13, 2002

Attn: Edwina Carrington
Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 600
Austin, Texas 78701

Re: Response to Appeal Filed May 23, 2002
Parkside Terrace Seniors Apartments, TDHCA Project No. 02026

Dear Ms. Carrington,

Per Section 49.4(k) of the 2002 Qualified Allocation Plan, Parkside Terrace, Ltd., the applicant for the Parkside Terrace Seniors Apartments, TDHCA# 02026, hereby formally appeals to the Board of the Texas Department of Housing and Community Affairs the Department's response to our appeal dated May 23, 2002.

It is our assumption that the Board will review the information in our initial appeal, as we feel our arguments do not need to be restated. However, we wish to take this opportunity to present our opinions as they relate to the Departments response dated June 5, 2002.

The Department is correct in its determination that we are not contesting the Department's scoring. Instead, we are "challenging the validity of scoring because of the potential for defining "submarkets" in a manner that favors scoring instead of accurately reflecting the area from which the development's tenants will most probably be drawn." We realize that the Department must trust the ethics of the market analyst to accurately reflect this information. However, the Department has no procedure for determining which applicant is providing accurate information when more than one application is submitted within close proximity of another applicant, and both market analysts are using different market information. The scoring system, as it is currently designed, is penalizing the applicant who represents a true market, and rewards points to applicants that are providing dishonest and guided data which is directed solely at obtain mixed-income points. By awarding these points, the Department is openly stating that any "submarket" can be accepted as long as it comes from a market analyst, and that the Department is not interested in ensuring that a market truly exists for the development. This places applicants on an unequal playing field, especially in an application round that focuses solely on scoring to determine which applicants go to underwriting.

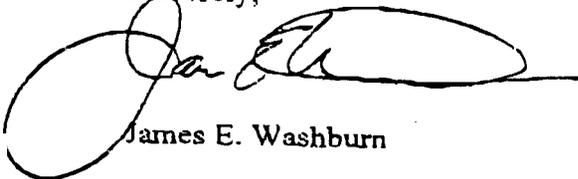
Page Two

Would the Department not benefit from reviewing all the information at their disposal to determine the feasibility of the development? If Department reviewed the market study of every applicant who submitted an application, and organized them by region, city, suburb, etc., many of the discrepancies which are being referred to would be brought to light. Unfortunately, if your application does not go to underwriting, your market study is not reviewed, and the Department is missing an opportunity to enhance the success of the allocation process. The end result is that in some cases, dishonesty is being rewarded through no fault of the Department because the system is not allowed to use some subjectivity in the allocation process. The purpose of the 2002 QAP was to create a robotic approach to allocating credits that diminishes the ability of the Department's personnel to make informed decisions.

Our appeal has made us aware that the Department has no definition of what constitutes a "submarket", yet, as stated in their response, "...the Department must accept properly supported findings of the market analyst..." It is disturbing to us that the Department must blindly accept "properly supported findings" in the market study, and use this information as a determination for points awarded in the application process. In our opinion, the system still has serious flaws that are costly to developers who participate in the Tax Credit Program in good faith.

Thank you for the opportunity to present our opinions.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Washburn", with a large, stylized flourish extending from the end of the signature.

James E. Washburn



2002 APPEALS REVIEW AND PROCESSING FORM

Development Number: 02026 Development Name: Parkside Terrace

PLEASE NOTE THAT ALL APPEALS MUST BE IN WRITING!! (Email is acceptable)

Essential Dates to Track:	Enter Date Here
Date Appeal Received: <u>fax rwd 5/23; orig rwd 5/24</u>	<u>5/23/02</u>
14 Day Deadline for Response from Executive Director: (enter upon receipt of appeal!)	<u>6/6/02</u>
Date the ED Response was Sent Out to Appellant	<u>6/5/02</u>
Date any Board Appeal Information was Requested from LIHTC	

I. Nature of Appeal

Please identify the Nature of the Appeal by checking the appropriate box. Note that appeals may NOT be filed for anything other than one of these reasons. An Applicant may not appeal a decision made regarding an Application filed by another Applicant!

- A. A determination regarding the Applications relating to:
 - A1. Pre-Application or Application Threshold Criteria
 - A2. Underwriting Criteria; or
- B. The scoring of the application under the Pre-Application or Application Selection Criteria; or
- C. The amount of housing tax credits recommended to be allocated to the Application.
 - C1. Has the applicant requested a copy of the underwriting report? No Yes
 - C2. If applicable, has the underwriting report been sent? No Yes (Date: _____)

II. Timing of Appeal

- Check here to confirm that the appeal has been filed within 7 days of release of the results for which the appeal is based.

HANDLING RULES AND INSTRUCTIONS

As the deadlines associated with the appeals policy are legislated deadlines, time is of the essence!!

1. Initial appeals will come in to either LIHTC or Executive. They should all be passed on to LIHTC for initial processing and **boldly** marked as an **APPEAL**. If an appeal comes in to the Board, please check with tax credits to be sure an initial appeal has been handled through the Executive Director first. If an appeal comes in by email please make sure it gets promptly forwarded to a LIHTC Manager.
2. LIHTC Staff will enter the Appeals in the LIHTC Database and notify one of the two managers that an appeal has been received and give it to a manager for prompt handling. LIHTC Staff will make one copy of the appeal for scanning and posting to the web, and one copy for the project file.
3. LIHTC will compile all related documents to the appeal and will generate a draft response on behalf of the Executive Director. All appeals will be maintained in an Appeals folder kept with either one of the Managers while awaiting resolution and after a final response has been sent, the Appeal and response will be filed in the project folder.
3. That draft response will be routed within 7-10 days of the receipt of the appeal to the Executive Director. I would suggest short meetings to go over these with LIHTC. These will be routed as an Executive Action Item marked specifically as an Appeal.
4. Once the Executive Director has approved or revised the response, the response document will be returned to LIHTC and sent out from our office (this allows us to better track all appeals action taking place). Attach a copy of the response to the Appeals Form.
5. If the Applicant is not satisfied with the ED response, they may appeal in writing to the Board. These will come in through Dolores Groneck. When she receives an appeal, she will ask the LIHTC Program for this form, all attachments, the file, and any other supporting documentation. That will be provided to her immediately and denoted in an Appeals Tracking Log.

Board Appeals must be received before the 7th day preceding the date of the board meeting at which allocation decisions will be made; or received before the third day preceding the board meeting at which allocation decisions will be made if the ED has not responded before the 7 day mark mentioned in the sentence above.

Board review of an appeal can only be based on the original application and documents submitted with the original application. No new information may be reviewed.

.....

LCJ Management, Inc.
19276 F.M 1485
New Caney, Texas 77357
Phone (281) 689-2030
Fax (281) 689-0103
e-mail - jewashburn@go.com



facsimile transmittal

To: Brooke Boston Fax: 512-475-0764

From: Jim Washburn Date: 5/23/02

Re: Appeals for TDHCA# 02025 and Pages: 12
TDHCA#02026

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Ms. Boston,

Originals are being sent via Fed Ex for delivery Friday, May 24.

Sincerely,

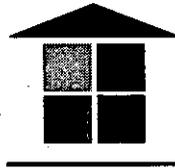
Jim Washburn

Ph (281)689-2030 ext.31

Fax (281)689-0103

e-mail jewashburn@go.com

.....



THE
WASHBURN
G·R·O·U·P

May 22, 2002

Attn: Edwina Carrington
Executive Director
Texas Department of Housing and Community Affairs
507 Sabine, Suite 600
Austin, Texas 78701



Re: 2002 LIHTC Application for Parkside Terrace Seniors Apartments
TDHCA Number 02026
Appeal of 2002 Application Scoring Notice

Dear Ms. Carrington,

Per Section 49.4(k) of the 2002 Qualified Allocation Plan, Parkside Terrace, Ltd., the applicant for the Parkside Terrace Seniors Apartments, TDHCA# 02026, hereby formally appeals the Department's 2002 Application Scoring Notice dated May 13, 2002. The Final Points Awarded by the LIHTC Program were reduced by 8 points for the following reason:

“Exhibit 4I(8,0) – Based on the information presented in the rent schedule and the market study, the development fails both the 10% and 5% tests for all unit types.”

The grounds for the Applicant's appeal are as follows:

- A. The Qualified Allocation Plan does not define the terms “submarket” or “comparable market rate units”. Additionally, the Department has no standard or procedure to determine whether the “submarket” or “comparable market rate units” accurately portray existing market conditions. As a result, market analysts are not held accountable to the same standards when determining the boundaries of “submarkets” or whether available “comparable market rate units” exist within the established “submarket.” **With regard to TDHCA #02026, the inconsistencies which exist among the various market analyst's interpretation of these terms is providing an unfair advantage to other applicants within our Region.**

- B. The resulting score is being challenged on the basis that the lost points are preventing the application from receiving its due process of Underwriting by the Department. **Due to inconsistencies and questionable ethics in other applications, TDHCA #02026 is being discriminated against on the basis of its score. This provides an unfair advantage to applications that received mixed income points even if the underwriting analysis concludes that the deal will not underwrite.** This inequity is caused by the QAP interpretation that only the highest scoring applications will be sent to underwriting.

Analysis:

There continues to be significant controversy and confusion regarding the intent and interpretation of mixed income developments. The QAP lacks instruction with regard to proper administration of this Selection Criteria item. More importantly, it becomes more questionable and controversial when market analysts are not providing the department with an accurate picture of the existing market. Unfortunately, the Tax Credit application process has become a scoring contest with a "win at all cost attitude." The result is that some applicants are not playing by the same rules as others, and the consequences of such actions have placed our application at a severe disadvantage.

An open record review of Market Studies submitted for applications throughout the State has revealed major discrepancies with regard to "submarket" delineation and "comparable" units. The concern is that Market Analysts are using different methods for determining the submarkets and comparables. Consequently, the different methods being utilized are making it possible for these applications to qualify for mixed income points while other applicants are not.

A thorough analysis of market study discrepancies is noted in the appeal filed by TDHCA# 02025, The Village @ Prairie Creek. The applicant for Parkside Terrace Seniors Apartments yields to the arguments documented within their appeal. The same market study discrepancies which cost TDHCA# 02025 mixed income points are affecting applicants in Region 6, the Houston MSA. For example, the market analyst for Parkside Seniors defined a submarket using geographic boundaries. The West boundary for the submarket is State Highway 288 (SH 288). SH 288 is also the West boundary line of the subject property. The analyst chose not to include comparables on the West side of SH 288 because it represented a different socio-economic population. Yet, market rents on this side of the Highway would have supported the 10% and 5% test, thus enabling the applicant to receive the mixed income points. Again, it is obvious that if the analyst had used a 3-mile radius instead of a geographic boundary, the applicant would have had no problem justifying market rents. The inconsistencies between market study analysts in

determining submarkets and comparables is discriminating against some applicants and not others.

The end result is that the Department's Underwriting Staff is the key to determining the long-term viability of these developments. The ability of the Underwriting staff to weed through the inconsistencies within the applications and the market studies falls directly under their jurisdiction. Frankly, it is a major responsibility that must be performed in an extremely short time frame. Still, it is their responsibility to protect the integrity of the Tax Credit Department and ensure that the information being provided to them is accurate and useful. In the case for this appeal, the applicant for TDHCA# 02026 argues that the ability of a deal to be sustainable and successful should be determined by the Underwriting Staff and not by application score. Yet, when points are not being awarded fairly, the ability of an application to be underwritten is jeopardized.

The Department cannot deny that significant inconsistencies exist within and between market studies and market analysts. Market analysts who are representing the market accurately to the Department are effectively penalizing the applicants for their honesty because other market analysts are "making the numbers work." The applicant for TDHCA# 02026 would like to make the following recommendations with regard to this appeal:

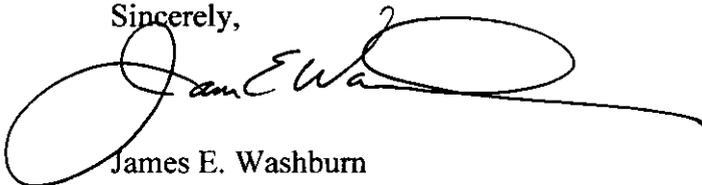
1. Award the points for mixed income developments to all applicants who sought them. Place the responsibility of verifying the viability of the market rents with the Underwriting Department. Their analysis of the feasibility and accuracy of the market information provided should be the determining factor as to whether the developments should be funded. This eliminates any unfair advantage that can be gained by applicants receiving mixed income points that are providing inconsistent information. (or)
2. Disallow the points for mixed income developments to all applicants who sought them. Place the responsibility of verifying the viability of the market rents with the Underwriting Department. Their analysis of the feasibility and accuracy of the market information provided should be the determining factor as to whether the developments should be funded. This eliminates any unfair advantage that can be gained by applicants receiving mixed income points that are providing inconsistent information. (or)
3. In MSA's where maximum 60% rents are unattainable within certain submarkets, allow the applicant to use maximum 50% rents when calculating the 10% and 5% test. Additionally, ensure that the applicant charges market rents that are at least 10% higher than the 60% rents being proposed in the development. It is our belief that when market rents are below the 60% maximums, then the affordable 60% rents are well below the maximums as

well. As long as the market study can support market rents 10% higher than the 60% rents being charge in the development, then the "intent" with regard to mixed income developments outlined in the QAP can still be attained.

Recommendation #3 is the approach the applicant for TDHCA# 02026 chose to go, given the results of its market analyst. There was not an attempt to create a submarket that did not exist just to justify the 10% and 5% tests, as other applicants have been shown to do. Instead, the applicant chose to reduce 60% rents to a point where existing market rents in the submarket would be 10% higher than the 60% rents being used. Although not specifically allowed under the program, the result is a viable development that should underwrite with few questions.

Please give the appropriate time necessary to examine and respond to this appeal. The Department is faced with the monumental task of allocating Tax Credits as fairly and equitable as possible. It is obvious to this applicant that the loss of points associated with mixed income development is the result of inequitable market study practices, and that the loss of these points unfairly discriminates against this applicant. The applicant for TDHCA# 02026 is certain that the Department will make a fair and equitable decision.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Washburn". The signature is stylized with large loops and a long horizontal stroke extending to the right.

James E. Washburn



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

June 5, 2002

Mr. James E. Washburn
The Washburn Group
19276 FM 1485
New Caney, Texas 77357
Facsimile: 281.689.0103

~~Re: Response to Appeal Filed May 23, 2002 -
Parkside Terrace Senior Apartments, TDHCA Project No. 02026~~

Dear Mr. Washburn:

~~Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on May 23, 2002 on the above-referenced development.~~

Appeal Review

I have carefully reviewed the application you submitted, as well as your appeal, as it relates to §49.7(f)(4)(I) of the 2002 QAP. Your appeal does not contest the findings of the Department's scoring, but challenges the validity of scoring because of the potential for defining "submarket" in a manner that favors scoring instead of accurately reflecting the area from which the development's tenants will most probably be drawn. In formulating the scoring for the item, the Department implicitly places trust in the ethics of the market analysts under contract to the applicants. The issue challenged could have been resolved only at public hearings on the QAP. Upon application for the mixed income points, the applicant implicitly accepted the normal operating procedure within the Department; specifically, that market analysts define the appropriate submarkets subject to the Department's review. Furthermore, under the rules, the applicant cannot appeal the Department's decisions with respect to any application of another applicant, and the Department must accept the properly supported findings of the market analysts associated with competing applications. However, comments such as these are essential to generating feedback for the 2003 QAP.

Appeal Determination

Based on the above reasons, your appeal has been denied. The eight points deducted for Exhibit (4)(I) will not be reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the June 24 Board meeting, the appeal

Mr. James Washburn

June 5, 2002

Page 2 of 2

must be received by Delores Groneck, Board Secretary, no later than June 17, although it is strongly suggested that you submit it by June 13.

If you have questions or comments, please call (512) 475-3340.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is written in black ink and is positioned to the right of the typed name.

Edwina Carrington
Executive Director

CHERRY MOUNTAIN PARTNERS, LTD.

3306 DUVAL STREET

AUSTIN, TEXAS 78705

512-370-2777

512-370-2712 FAX

email: lpmanley@austin.rr.com

RECEIVED

JUN 13 2002

June 13, 2002

EXECUTIVE

Board of Directors
Texas Department of Hosing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

Re: Cherry Mountain Villas
TDHCA LIHTC Application # 02136
Appeal of Final Points Awarded

Ladies and Gentlemen;

This letter is written on behalf of the Applicant, Cherry Mountain Partners, Ltd., pursuant to Section 49.4(k) of the 2002 QAP, as an appeal of the Executive Director's determination included in a letter dated June 5, 2002 declining to reinstate the 8 points deducted from the above referenced application as a result of failing the 10% test as applied to mixed-income one bedroom units for the Applicant's proposed development. A copy of the TDHCA determination letter is attached for your easy reference. Also attached are copies of our appeal and correspondence relating to this matter.

The issue in the present case involves the calculation of the market rate rents to be applied in the TDHCA 10% test for Lakeway, Texas. The 10% test referred to is stated in Section 49.7(f)(4)(I) of the QAP, and in the Application Submission Procedures Manual, as follows:

"The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program."

TDHCA asserts that Applicant failed the 10% test for one bedroom units since one bedroom rent comparables are not supported once rental concessions are deducted from the quoted street rents. Such an adjustment is not required by the QAP, is not consistent with industry practice, to the knowledge of Applicant and its advisors, has never been applied in the past, and should not be selectively applied to Applicant in this year's application round. The concept of using rents adjusted for concessions as a component of market rent was not included in the QAP and was never contemplated in the development of the "attribute adjustment matrix" referred to in the Department's letter. The attribute adjustment matrix refers to physical characteristics only and was admittedly rejected by the Department as too difficult to apply. If utilized at all, such an adjustment matrix should have been applied to all LIHTC applications, universally, and with advance notice to applicants, a situation that did not occur. **Please refer to the attached letter**

from Applied Market Data Research Services, LLC, demonstrating the inappropriateness of using this measure in computing “market rent.”

Nevertheless, even if the market rents are adjusted back to the rents net of rental concessions, Applicant still meets the 10% test. The Market Study (on pages 14 and 92) clearly presents the market rents on a per unit basis as follows:

<u># of Bedrooms</u>	<u>Lakeway Market Rents Net of Concessions Per Market Study</u>	<u>Market Rents Required to Meet 10% Test</u>
1 BR	\$ 812	\$ 809

Clearly, the 10% test for the Cherry Mountain Villas Application has been met on a per unit basis in the Lakeway, Texas submarket.

It appears that the confusion results from the application of the “per net rentable square foot basis” language from the QAP (see above). This phrase is ambiguous, at best (as acknowledged by TDHCA staff), but the most logical and reasonable approach would be to make this calculation based on the number of square feet in the subject property units. After all, this is where the market rents will have to be collected. The market rents as presented and documented by the Market Study, even after adjusting for rental concessions as set forth above (i.e., \$812 for a one bedroom unit), equate to a rent per square foot of \$1.083, based on the one bedroom unit size of 750 sq.ft. Even TDHCA concedes that the rents only need to be \$1.078 to meet the 10% test (or \$809 per unit). The Applicant’s per unit market rents are 19.73% higher than the maximum LIHTC rents for the 1 bedroom units. The matrix presented on pages 14 and 92 of the Market Study, though not required by the QAP and furnished solely for informational purposes, presented these rents under the “PPSF Market” column heading as \$1.063, basing the calculation on the “average” comparable unit size. There is no real “average comparable” unit size in the submarket, nor is there any other 750 square foot unit. Some are larger and some are smaller. Therefore, the number is fabricated merely for the purposes of the calculation. Indeed, the Market Study concludes on page 13 that “...*The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program...*” This is independent verification of the position Applicant is taking in making this appeal. In his May 22, 2002 letter to TDHCA, the market analyst stated that: “...you can clearly see that this project’s affordable rents are well below the 10% threshold. As such, the developer should be awarded the points requested in the original application.”

Finally, notwithstanding all of Applicant’s arguments above, the amount in dispute in this case is immaterial in every sense of the word. The difference between what the Department calculates (\$1.078/sq.ft.) and the \$1.063/sq.ft. mistakenly presented, is only \$0.015/sq.ft., or \$11.25 rent per month. No prediction of events to occur as far in the future as two years or more can be that accurate, even assuming the rental concessions are still in force at that time!

Board of Directors
June 13, 2002
Page 3

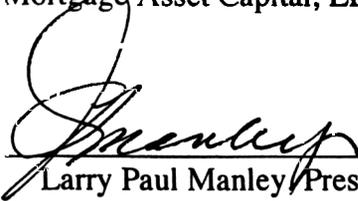
Thank you for your consideration. **Applicant reiterates its request for a reinstatement of the 8 point scoring deduction so that its Final Score is 136.** Representatives of Applicant will be present at the June 24 Board meeting to respond to any questions you may have.

Sincerely

CHERRY MOUNTAIN PARTNERS, LTD.

By Duval Partners, Ltd., General Partner

By: Mortgage Asset Capital, LLC, its General Partner

By: 
Larry Paul Manley President

cc: Ms. Edwina Carrington, Executive Director

APARTMENT

MARKETDATA RESEARCH SERVICES, LLC
CONSULTANTS, ECONOMISTS, ANALYSTS

June 12, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

RE: Cherry Mountain Villas
TDHCA Project No. 02136

Dear Ms. Boston:

I received a copy of the TDHCA's letter dated June 5, 2002 denying the Cherry Mountain Villas project appeal for points for mixed-income units.. While I understand the state's review of the data we reported in the market feasibility study, I disagree with the state's conclusions.

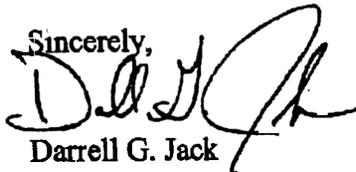
I have managed apartment communities around the country for more than 13 years. The definition of "market rent" is clear within the apartment industry. It is the rent contracted for in the lease agreement for which a resident must write a monthly check. "Economic rent" is a different matter entirely.

Additionally, I sat through a number of round table sessions with the TDHCA, and have thoroughly reviewed the QAP for the requirements of a market study. My understanding after these meetings was that the "attribute adjustment matrix" referred to physical characteristics (i.e. swimming pools, ceiling fans, physical condition). Never was it discussed that the matrix was to be used to determine an economic rent for comparable projects.

The reality of the state's conclusion is a dispute over a difference of \$0.015/ sq. ft. on one unit type (60% AMI - 750 sq. ft. one bedroom unit). This equates to \$11.25 per month in rent. I dare to say that the intent of the legislature was not base a decision of this magnitude over pocket change.

If I may be of any further assistance, please feel free to call upon me.

Sincerely,



Darrell G. Jack
President



45 NE Loop 410, Suite 200 San Antonio, Texas 78216
(210) 530-0040 Fax (210) 340-5830

MarketData Research Services conducted an analysis of the most comparable market rate developments in the submarket. Generally, these properties were built within the last 10 years.

Please note that Net Rents based on rent concessions are essentially subjective, since the concessions offered are not uniform, are temporary and tend to disappear immediately upon commencement of any economic upturn. As a result, the amount and duration of any rent concessions for periods 2-1/2 years in the future (approximately when this year's LIHTC units will be coming to market) are essentially unpredictable with any accuracy, and street rents currently quoted (ex-concessions) may well be a better overall indicator of future rents, since they will not reflect any intervening CPI or other inflationary impact.

For a listing of the projects and individual data sheets, please refer to the "Rent Comparables" section of the market study. Rents compare to those of the subject property as follows:

RENTAL RATE COMPARISON NET OF RENTAL CONCESSIONS

	Sq. Ft.	Subject	Market	Variance	% Variance	PPSF Subject	PPSF Market	PPSF Variance	% Variance
1-1	750	\$ 307	\$ 812	\$ (505)	-62.2%	\$ 0.409	\$ 1.063	\$ (0.654)	-61.5%
1-1	750	\$ 554	\$ 812	\$ (258)	-31.8%	\$ 0.739	\$ 1.063	\$ (0.324)	-30.5%
1-1	750	\$ 679	\$ 812	\$ (133)	-16.4%	\$ 0.905	\$ 1.063	\$ (0.158)	-14.8%
1-1	750	\$ 880	\$ 812	\$ 68	8.4%	\$ 1.173	\$ 1.063	\$ 0.110	10.4%
2-2	985	\$ 369	\$ 979	\$ (610)	-62.3%	\$ 0.375	\$ 0.993	\$ (0.618)	-62.3%
2-2	985	\$ 518	\$ 979	\$ (461)	-47.1%	\$ 0.526	\$ 0.993	\$ (0.467)	-47.0%
2-2	985	\$ 667	\$ 979	\$ (312)	-31.9%	\$ 0.677	\$ 0.993	\$ (0.316)	-31.8%
2-2	985	\$ 815	\$ 979	\$ (164)	-16.7%	\$ 0.827	\$ 0.993	\$ (0.166)	-16.7%
2-2	985	\$ 1,056	\$ 979	\$ 77	7.9%	\$ 1.072	\$ 0.993	\$ 0.079	8.0%
3-2	1,148	\$ 594	\$ 1,263	\$ (669)	-53.0%	\$ 0.517	\$ 1.100	\$ (0.583)	-53.0%
3-2	1,148	\$ 766	\$ 1,263	\$ (497)	-39.4%	\$ 0.667	\$ 1.100	\$ (0.433)	-39.3%
3-2	1,148	\$ 938	\$ 1,263	\$ (325)	-25.7%	\$ 0.817	\$ 1.100	\$ (0.283)	-25.7%
3-2	1,148	\$ 1,220	\$ 1,263	\$ (43)	-3.4%	\$ 1.063	\$ 1.100	\$ (0.037)	-3.4%

From the preceding comparison of rents by individual unit types, one can see that the rents on a PPSF are between 62% below to 8% above concession adjusted rents currently offered in the marketplace. Those units currently above the concession adjusted rents are market rate units; and are considered reasonable rents as the comparables are offering large concessions. These rental concessions should burn off by the time that subject is ready for occupancy. Thus, we opine that the subject would fill a need for affordable rental homes.

any rent concessions for periods 2-1/2 years in the future (approximately when this year's LIHTC units will be coming to market) are essentially unpredictable with any accuracy, and street rents currently quoted (ex-concessions) may well be a better overall indicator of future rents, since they will not reflect any intervening CPI or other inflationary impact.

For a listing of the projects and individual data sheets, please refer to the "Rent Comparables" section of the market study. Rents compare to those of the subject property as follows:

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NET OF RENTAL CONCESSIONS**

	Sq. Ft.	Subject	Market	Variance	% Variance	PPSF Subject	PPSF Market	PPSF Variance	% Variance
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From the preceding comparison of rents by individual unit types, one can see that the rents on a PPSF are between 62% below to 8% above concession adjusted rents currently offered in the marketplace. Those units currently above the concession adjusted rents are market rate units; and are considered reasonable rents as the comparables are offering large concessions. These rental concessions should burn off by the time that subject is ready for occupancy. Thus, we opine that the subject would fill a need for affordable rental homes.

7.1.5 Other Income

Other income is typically generated by an apartment complex which includes income from late charges, forfeited security deposits, vending machines, bad check charges,



2002 APPEALS REVIEW AND PROCESSING FORM

Development Number: 02136 Development Name: Cherry Mountain Villas

PLEASE NOTE THAT ALL APPEALS MUST BE IN WRITING!! (Email is acceptable)

Essential Dates to Track:	Enter Date Here
Date Appeal Received:	5/24/02
14 Day Deadline for Response from Executive Director: (enter upon receipt of appeal!)	6/7/02
Date the ED Response was Sent Out to Appellant	6/5/02
Date any Board Appeal Information was Requested from LIHTC	

I. Nature of Appeal

Please identify the Nature of the Appeal by checking the appropriate box. Note that appeals may NOT be filed for anything other than one of these reasons. An Applicant may not appeal a decision made regarding an Application filed by another Applicant!

- A. A determination regarding the Applications relating to:
 - A1. Pre-Application or Application Threshold Criteria
 - A2. Underwriting Criteria; or
- B. The scoring of the application under the Pre-Application or Application Selection Criteria; or
- C. The amount of housing tax credits recommended to be allocated to the Application.

C1. Has the applicant requested a copy of the underwriting report? No Yes

C2. If applicable, has the underwriting report been sent? No Yes (Date: _____)

II. Timing of Appeal

- Check here to confirm that the appeal has been filed within 7 days of release of the results for which the appeal is based.

HANDLING RULES AND INSTRUCTIONS

As the deadlines associated with the appeals policy are legislated deadlines, time is of the essence!!

1. Initial appeals will come in to either LIHTC or Executive. They should all be passed on to LIHTC for initial processing and **boldly** marked as an **APPEAL**. If an appeal comes in to the Board, please check with tax credits to be sure an initial appeal has been handled through the Executive Director first. If an appeal comes in by email please make sure it gets promptly forwarded to a LIHTC Manager.
2. LIHTC Staff will enter the Appeals in the LIHTC Database and notify one of the two managers that an appeal has been received and give it to a manager for prompt handling. LIHTC Staff will make one copy of the appeal for scanning and posting to the web, and one copy for the project file.
3. LIHTC will compile all related documents to the appeal and will generate a draft response on behalf of the Executive Director. All appeals will be maintained in an Appeals folder kept with either one of the Managers while awaiting resolution and after a final response has been sent, the Appeal and response will be filed in the project folder.
3. That draft response will be routed within 7-10 days of the receipt of the appeal to the Executive Director. I would suggest short meetings to go over these with LIHTC. These will be routed as an Executive Action Item marked specifically as an Appeal.
4. Once the Executive Director has approved or revised the response, the response document will be returned to LIHTC and sent out from our office (this allows us to better track all appeals action taking place). Attach a copy of the response to the Appeals Form.
5. If the Applicant is not satisfied with the ED response, they may appeal in writing to the Board. These will come in through Dolores Groneck. When she receives an appeal, she will ask the LIHTC Program for this form, all attachments, the file, and any other supporting documentation. That will be provided to her immediately and denoted in an Appeals Tracking Log.

Board Appeals must be received before the 7th day preceding the date of the board meeting at which allocation decisions will be made; or received before the third day preceding the board meeting at which allocation decisions will be made if the ED has not responded before the 7 day mark mentioned in the sentence above.

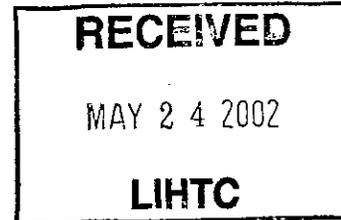
Board review of an appeal can only be based on the original application and documents submitted with the original application. No new information may be reviewed.

Final Version

CHERRY MOUNTAIN PARTNERS, LTD.
3306 DUVAL STREET
AUSTIN, TEXAS, 78705
512-370-2777
512-370-2712 FAX
email: lpmanley@austin.rr.com

May 24, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine
Austin, Texas 78701



Re: Cherry Mountain Villas
TDHCA # 02136
Appeal of Final Scoring Deduction

Dear Brooke:

On Thursday, May 23, 2002, Cherry Mountain Partners, Ltd. (the "Applicant") filed an appeal (the "Appeal") with the LIHTC Program staff requesting the reinstatement of the 8 points deducted from the final score of the above referenced application for failure to meet the mixed-income 10% market rent test.

This letter has been timely filed with the LIHTC Program staff today as a part of, and Addendum to, that Appeal to point out that the market rate rents needed to satisfy the 10% test, compared with the rents presented in the Application, are as follows:

# of Bedrooms	<u>Market Rents Required to Meet 10% Test</u>		<u>Market Rents in Application</u>	
	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>	<u>Monthly</u>	<u>Monthly/Sq.Ft.</u>
1 BR	\$ 809	\$ 1.079	\$ 880	\$ 1.17
2 BR	\$ 972	\$ 0.987	\$ 1,056	\$ 1.07
3 BR	\$ 1,118	\$ 0.974	\$ 1,220	\$ 1.09

The market rents currently existing in the submarket as presented in the Market Study performed by Applied Market Data Research Services, LLC (even after adjustment for rental concessions, an adjustment which is not required by the QAP) are in all cases higher than the required rents necessary to meet the 10% test. Please refer to pages 12-14 of Chapter 1 of the Market Study. This data is all presented in the Rent Comparables section of the Market Study and has been further presented in a different format for staff to review in the letter from Applied Market Data Research Services, LLC. attached with the original Appeal filing.

Ms. Brooke Boston
May 24, 2002
Page 2

Clearly, the 10% test for the Cherry Mountain Villas Application has been met in the Lakeway, Texas submarket. Even if the market rents are adjusted back to the rents net of rental concessions (an adjustment that is not required by the QAP and one which should not be applied unless applied to all LIHTC applications, universally, and with advance notice to applicants), the following market rents result:

<u># of Bedrooms</u>	<u>Market Rents Required to Meet 10% Test</u>		<u>Lakeway Market Rents Net of Concessions</u>	
	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>	<u>Monthly</u>	<u>Monthly/Sq.Ft.</u>
1 BR	\$ 809	\$ 1.079	\$ 812	\$ 1.083
2 BR	\$ 972	\$ 0.987	\$ 979	\$.994
3 BR	\$ 1,118	\$ 0.974	\$ 1,263	\$ 1.100

Applicant reiterates its request for a reinstatement of the 8 point scoring deduction so that its Final Score is 136.

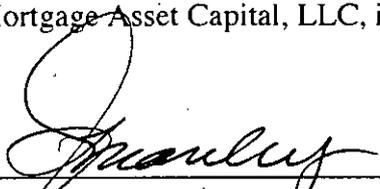
Applicant would be pleased to discuss this Appeal with staff at TDHCA's convenience. All information necessary to arrive at the information contained herein is contained in the Market Study and the Rent Schedule, as filed with the Application.

Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partner

By: Mortgage Asset Capital, LLC, its general partner

By: 
Larry Paul Manley, President

cc: TDHCA ERAC Committee
Ben Sheppard, LIHTC Program Analyst

CHERRY MOUNTAIN PARTNERS, LTD.

3306 DUVAL STREET

AUSTIN, TEXAS 78705

512-370-2777

512-370-2712 FAX

email: lpmanley@austin.tx.com

May 23, 2002

Ms. Brooke Boston

Texas Department of Housing and Community Affairs

507 Sabine, Suite 500

Austin, Texas 78711

Re:

Cherry Mountain Villas

TDHCA # 02136

Appeal of Final Points Awarded

Dear Brooke:

This letter is written on behalf of Cherry Mountain Partners, Ltd. (the "Applicant") to file a formal appeal ("Appeal") with Texas Department of Housing and Community Affairs ("TDHCA") pursuant to Section 49.4(K) of the 2002 QAP concerning the Final Points Awarded by LIHTC Program staff for the above referenced Cherry Mountain Villas project in the 2002 LIHTC Application Round. A copy of your letter determining the final score is attached for your ready reference. Specifically, the Applicant respectfully requests that TDHCA reinstate the eight (8) points deducted for failure to satisfy the 10% test, referencing Exhibit (4)(I), thereby resulting in a revised Final Points Awarded by LIHTC Program of 136.

In support of this Appeal, the Applicant would show that the calculations performed by TDHCA staff incorrectly interpreted data contained in the Market Feasibility Study prepared for Applicant by Mr. Darrell Jack of Apartment Market Data Research Services, LLC ("AMD") that was filed as part of the LIHTC Application (the "Market Study").

TDHCA's final scoring notification letter stated, in pertinent part, that "...[b]ased on the information presented in the rent schedule and the market study, the development fails the 10% test." Therefore, a total of 8 points were deducted from Applicant's final score.

The 10% test referred to is stated in Section 49.7(f)(4)(I) of the QAP, and in the Application Submission Procedures Manual at Section 10. Selection Criteria Scoring By Applicant (Exhibit 7), as follows:

"The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program."

All the information necessary to accurately determine the correct market rate rent data was included in the Market Study in the "Rent Comparables" section of the Market Study. Attached hereto is a letter dated May 22, 2002 from Mr. Jack at AMD setting forth that data in a differently formatted worksheet to assist staff in ruling on this Appeal. His conclusion is that the project's affordable rents are well below the 10% threshold and, as such, the Applicant should be awarded the points requested in the original application. Indeed, the Market Study concludes on page 13 of the Chapter 1 that "...*The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program...*"

Applicant's calculation of market rents included in the Application (which was filed prior to the completion of the Market Study) yielded the following market rate rents for the Rent Schedule, as filed:

<u># of Bedrooms</u>	<u>Market Rents Per Sq.Ft.</u>	<u>Market Rent Per Unit</u>
1	\$ 1.17	\$ 880
2	\$ 1.07	\$ 1,056
3	\$ 1.09	\$ 1,220

The Applicant chose not to include the LIHTC rents at the maximum allowable, discounting them an average of 7% across the board to be conservative.

Maximum LIHTC rents for the Property are all based on 60% of median incomes, as follows:

	<u>LIHTC Max Rents less Utilities</u>	<u>LIHTC Max Rents Per Sq.Ft.</u>
1 BR	\$ 735	\$ 0.980
2 BR	883	0.896
3 BR	1,118	0.885

Following completion of the Market Study, which was filed March 28, 2002, the supported market rate rents contained therein were:

<u># of Bedrooms</u>	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>
1 BR	\$ 876	\$ 1.168
2 BR	\$ 1,054	\$ 1.070
3 BR	\$ 1,333	\$ 1.161

Ms. Brooke Boston
May 23, 2002
Page 3

Clearly, the Applicant's estimate of the average market rent was on target, as confirmed by the Market Study, and the necessary 10% differential between the maximum LIHTC rent (adjusted for utility allowances) and the average market rent was satisfied for the number of bedrooms, as well as on a net rentable square foot basis.

The Applicant's per unit market rents are 19.73% higher than the maximum LIHTC rents for the 1 bedroom units, 19.59% higher for the 2 bedroom units, and 20.08% higher for the 3 bedroom units. On a per net rentable square foot basis, the Applicant's market rents are higher than LIHTC max rents for the 1 bedroom units by 19.18%, 19.42% higher for the 2 bedroom units, and 31.19% higher for the 3 bedroom units.

In addition, it is clearly obvious that the proposed rents for the market rate units in the proposed Development are at least 5% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program. Please refer to the Market Study for a confirmation of this at page 13 of Chapter 1, as well as the Rent Schedule filed with the Application.

Applicant would welcome the opportunity to discuss this Appeal with staff at TDHCA's convenience, if that is deemed necessary. Please contact the undersigned at the number set forth above or by cell phone at 512-658-0417.

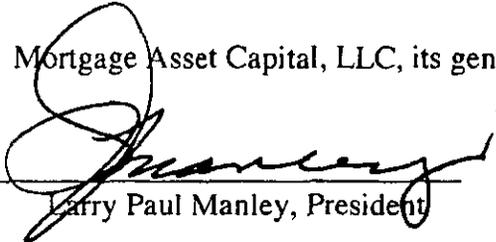
Thank you for your consideration. We would be pleased to provide any additional information that may be of assistance to assist staff in making its determination. We again respectfully request reinstatement of the 8 points deducted from the Applicant's final score.

Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partners Title Company

By: Mortgage Asset Capital, LLC, its general Partners Title Company

By: 
Larry Paul Manley, President

cc: Ben Sheppard, LIHTC Program Analyst

Fax To; 512 370-2712
5/14/02 8:20 AM



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

Date Issued: 05/13/02

Cherry Mountain Partners, Ltd.
Carol C. Moore
P.O. Box 154432
Lufkin, TX 75915
Phone #: (936) 699-2960
Fax #: (936) 699-2960

RE: 2002 LIHTC Application for Cherry Mountain Villas
TDCHA Number 02136

Attention: Carol C. Moore

The Texas Department of Housing and Community Affairs (the Department) has completed its review of the above-referenced application for threshold documents and selection criteria points. Below, is a summary of points requested, as calculated by the Applicant, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. If you participated in the Pre-Application process, the Pre-Application score requested (as calculated by the Department) and score awarded are also provided. The results of the review are followed by an explanation of any adjustments, including points denied.

Final Points Requested in Application:	136	Pre-Application Scoring: Pre-App Points Requested: 136 Pre-App Points Awarded: 136
Final Points Requested Calculated by LIHTC Program:	136	
Final Points Awarded by LIHTC Program:	128	
Difference between Requested and Awarded:	8	

Explanation for Deductions

Exhibit (4)(I): (8,0) Based on the information presented in the rent schedule and the market study, the development fails the 10% test.

Please note that scores may still be reduced for points associated with low income targeting if the Underwriting Department determines that the application, as recommended, has a deferred developer fee that is greater than 50% of the entire developer fee, or if the Department learns that a subsidy is no longer available to the applicant. If this occurs, you will be provided with a revised Application Scoring Notice.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

A posting of all application scores, as well as a list of those projects recommended for underwriting, will be available at www.tdhca.state.tx.us/lihtc on approximately May 16. The posting of the scores on the web will trigger the appeals policy, which is explained in detail in Section 49.4(k) of the 2002 Qualified Allocation Plan and Rules. If you have any concerns regarding potential miscalculations or errors made by the Department please contact me by facsimile (512.475.0764 or 512.476.0438) or email to

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

APARTMENT

MARKETDATA RESEARCH SERVICES, LLC

CONSULTANTS, ECONOMISTS, ANALYSTS

May 22, 2002

Ms. Brooke Boston
 Texas Department of Housing and Community Affairs
 507 Sabine, Suite 500
 Austin, Texas 78711

RE: Cherry Mount Villas
 TDHCA # 02136

Dear Brooke:

The sponsor of the Cherry Mountain Villas project forwarded to me a copy of your letter dated May 13, 2002. In this letter, the sponsor's requested points were reduced because the development failed the 10% test.

After the market study deadline, we received several deficiency notices requesting the completion of a newly formatted worksheet provided by the state. As these letters were received on other projects, we quickly responded and returned the form. To our surprise, this was never requested for the Cherry Mountain Villas project. We provide this information to you now.

	Income	Subject	Market	Variance	%
	Type				
1-1	30%	\$ 0.447	\$ 1.168	\$ (0.721)	-61.8%
1-1	50%	\$ 0.801	\$ 1.168	\$ (0.367)	-31.4%
1-1	60%	\$ 0.980	\$ 1.168	\$ (0.188)	-16.1%
1-1	Mkt.	\$ 1.078	\$ 1.168	\$ (0.090)	-7.7%
2-2	30%	\$ 0.409	\$ 1.070	\$ (0.661)	-61.8%
2-2	40%	\$ 0.572	\$ 1.070	\$ (0.498)	-46.6%
2-2	50%	\$ 0.734	\$ 1.070	\$ (0.336)	-31.4%
2-2	60%	\$ 0.896	\$ 1.070	\$ (0.174)	-16.2%
2-2	Mkt.	\$ 0.986	\$ 1.070	\$ (0.084)	-7.8%

	Income	Subject	Market	Variance	%
	Type				
3-2	40%	\$ 0.563	\$ 1.161	\$ (0.598)	-51.5%
3-2	50%	\$ 0.724	\$ 1.161	\$ (0.437)	-37.7%
3-2	60%	\$ 0.885	\$ 1.161	\$ (0.276)	-23.8%
3-2	Mkt.	\$ 0.974	\$ 1.161	\$ (0.187)	-16.1%

From the table above and the attached detail, you can clearly see that this project's affordable rents are well below the 10% threshold. As such, the developer should be awarded the points requested in the original application.

Should you have any questions regarding this information, please feel free to contact me directly.

Sincerely,



Darrell G. Jack
President

Sub-Market Property List				Thursday, February 28, 2002
1	W1	AMLI at Lantana Ridge 8636 W. William Cannon	Austin Texas 78735-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 891-5600 Fax Number: (512) 891-5510		W1 354 612P 1996 01/16/2002
2	W1	Amli at Monterey Oaks 4701 Monterey Oaks Blvd	Austin Texas 78749-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 899-9300 Fax Number: (512) 899-8303		W1 439 Map Code: 2000 01/16/2002
3	NW1	Caprock Canyon 4411 Spicewood Springs	Austin Texas 78759-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 502-7000 Fax Number: (512) 502-7009		NW1 338 524D 1994 01/16/2002
4	NW2	Cherry Mountain Villas (Proposed) Wild Cherry	Lake Way Texas	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: Fax Number:		NW2 180 Map Code: 2003 Last Survey Date:
5	W1	Cliffs At Barton Creek 3050 Tamarron Blvd.	Austin Texas 78746-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 306-2000 Fax Number: (512) 306-2008		W1 210 613C 1994 01/21/2002
6	NW1	Gables at Park Mesa 5811 Mesa Drive	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 451-9833 Fax Number: (512) 451-6979		NW1 148 524L 1991 01/23/2002
7	NW1	Indian Creek (A) 7630 Woodhollow Dr.	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 345-8653 Fax Number: (512) 345-1185		NW1 244 625E 1995 01/30/2002
8	NW1	Sonterra I 10320 Boulder Lane	Austin Texas 78728-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 249-9422 Fax Number: (512) 336-2354		NW1 274 Map Code: 2000 01/28/2002
9	NW1	Sonterra II 10322 Boulder Lane	Austin Texas 78728-	Region: Number Units: Map Code: Year Built: Last Survey Date:
		Telephone Number: (512) 249-1285 Fax Number: (512) 336-2354		NW1 280 Map Code: 2000 01/28/2002

CHERRY MOUNTAIN PARTNERS, LTD.

**3306 DUVAL STREET
AUSTIN, TEXAS 78705
512-370-2777
512-370-2712 FAX
email: lpmanley@austin.rr.com**

RECEIVED *Me*
MAY 24 2002 *10:40*
LIHTC

May 24, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine
Austin, Texas 78701

Re: Cherry Mountain Villas
TDHCA # 02136
Appeal of Final Scoring Deduction

Dear Brooke:

On Thursday, May 23, 2002, Cherry Mountain Partners, Ltd. (the "Applicant") filed an appeal (the "Appeal") with the LIHTC Program staff requesting the reinstatement of the 8 points deducted from the final score of the above referenced application for failure to meet the mixed-income 10% market rent test.

This letter has been timely filed with the LIHTC Program staff today as a part of, and Addendum to, that Appeal to point out that the market rate rents needed to satisfy the 10% test, compared with the rents presented in the Application, are as follows:

<u># of Bedrooms</u>	<u>Market Rents Required to Meet 10% Test</u>		<u>Market Rents in Application</u>	
	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>	<u>Monthly</u>	<u>Monthly/Sq.Ft.</u>
1 BR	\$ 809	\$ 1.079	\$ 880	\$ 1.17
2 BR	\$ 972	\$ 0.987	\$ 1,056	\$ 1.07
3 BR	\$ 1,118	\$ 0.974	\$ 1,220	\$ 1.09

The market rents currently existing in the submarket as presented in the Market Study performed by Applied Market Data Research Services, LLC (even after adjustment for rental concessions, an adjustment which is not required by the QAP) are in all cases higher than the required rents necessary to meet the 10% test. Please refer to pages 12-14 of Chapter 1 of the Market Study. This data is all presented in the Rent Comparables section of the Market Study and has been further presented in a different format for staff to review in the letter from Applied Market Data Research Services, LLC. attached with the original Appeal filing.

Ms. Brooke Boston

May 24, 2002

Page 2

Clearly, the 10% test for the Cherry Mountain Villas Application has been met in the Lakeway, Texas submarket. Even if the market rents are adjusted back to the rents net of rental concessions (an adjustment that is not required by the QAP and one which should not be applied unless applied to all LIHTC applications, universally, and with advance notice to applicants), the following market rents result:

# of Bedrooms	<u>Market Rents Required to Meet 10% Test</u>		<u>Lakeway Market Rents Net of Concessions</u>	
	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>	<u>Monthly</u>	<u>Monthly/Sq.Ft.</u>
1 BR	\$ 809	\$ 1.079	\$ 812	\$ 1.083
2 BR	\$ 972	\$ 0.987	\$ 979	\$.994
3 BR	\$ 1,118	\$ 0.974	\$ 1,263	\$ 1.100

Applicant reiterates its request for a reinstatement of the 8 point scoring deduction so that its Final Score is 136.

Applicant would be pleased to discuss this Appeal with staff at TDHCA's convenience. All information necessary to arrive at the information contained herein is contained in the Market Study and the Rent Schedule, as filed with the Application.

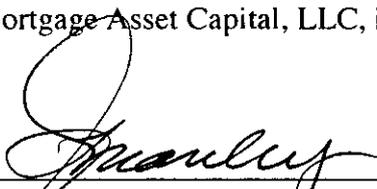
Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partner

By: Mortgage Asset Capital, LLC, its general partner

By:


Larry Paul Manley, President

cc: TDHCA ERAC Committee
Ben Sheppard, LIHTC Program Analyst

CHERRY MOUNTAIN PARTNERS, LTD.
3306 DUVAL STREET
AUSTIN, TEXAS 78705
512-370-2777
512-370-2712 FAX
email: lpmanley@austin.rr.com

May 23, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

Re: Cherry Mountain Villas
TDHCA # 02136
Appeal of Final Points Awarded

RECEIVED
MAY 23 2002

LIHTC

Maria

Dear Brooke:

This letter is written on behalf of Cherry Mountain Partners, Ltd. (the "Applicant") to file a formal appeal ("Appeal") with Texas Department of Housing and Community Affairs ("TDHCA") pursuant to Section 49.4(K) of the 2002 QAP concerning the Final Points Awarded by LIHTC Program staff for the above referenced Cherry Mountain Villas project in the 2002 LIHTC Application Round. A copy of your letter determining the final score is attached for your ready reference. Specifically, the Applicant respectfully requests that TDHCA reinstate the eight (8) points deducted for failure to satisfy the 10% test, referencing Exhibit (4)(I), thereby resulting in a revised Final Points Awarded by LIHTC Program of 136.

In support of this Appeal, the Applicant would show that the calculations performed by TDHCA staff incorrectly interpreted data contained in the Market Feasibility Study prepared for Applicant by Mr. Darrell Jack of Apartment Market Data Research Services, LLC ("AMD") that was filed as part of the LIHTC Application (the "Market Study").

TDHCA's final scoring notification letter stated, in pertinent part, that "...[b]ased on the information presented in the rent schedule and the market study, the development fails the 10% test." Therefore, a total of 8 points were deducted from Applicant's final score.

The 10% test referred to is stated in Section 49.7(f)(4)(I) of the QAP, and in the Application Submission Procedures Manual at Section 10. Selection Criteria Scoring By Applicant (Exhibit 7), as follows:

"The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program."

All the information necessary to accurately determine the correct market rate rent data was included in the Market Study in the "Rent Comparables" section of the Market Study. Attached hereto is a letter dated May 22, 2002 from Mr. Jack at AMD setting forth that data in a differently formatted worksheet to assist staff in ruling on this Appeal. His conclusion is that the project's affordable rents are well below the 10% threshold and, as such, the Applicant should be awarded the points requested in the original application. Indeed, the Market Study concludes on page 13 of the Chapter 1 that *"...The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program..."*

Applicant's calculation of market rents included in the Application (which was filed prior to the completion of the Market Study) yielded the following market rate rents for the Rent Schedule, as filed:

<u># of Bedrooms</u>	<u>Market Rents Per Sq.Ft.</u>	<u>Market Rent Per Unit</u>
1	\$ 1.17	\$ 880
2	\$ 1.07	\$ 1,056
3	\$ 1.09	\$ 1,220

The Applicant chose not to include the LIHTC rents at the maximum allowable, discounting them an average of 7% across the board to be conservative.

Maximum LIHTC rents for the Property are all based on 60% of median incomes, as follows:

	<u>LIHTC Max Rents less Utilities</u>	<u>LIHTC Max Rents Per Sq.Ft.</u>
1 BR	\$ 735	\$ 0.980
2 BR	883	0.896
3 BR	1,118	0.885

Following completion of the Market Study, which was filed March 28, 2002, the supported market rate rents contained therein were:

<u># of Bedrooms</u>	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>
1 BR	\$ 876	\$ 1.168
2 BR	\$ 1,054	\$ 1.070
3 BR	\$ 1,333	\$ 1.161

Ms. Brooke Boston
May 23, 2002
Page 3

Clearly, the Applicant's estimate of the average market rent was on target, as confirmed by the Market Study, and the necessary 10% differential between the maximum LIHTC rent (adjusted for utility allowances) and the average market rent was satisfied for the number of bedrooms, as well as on a net rentable square foot basis.

The Applicant's per unit market rents are 19.73% higher than the maximum LIHTC rents for the 1 bedroom units, 19.59% higher for the 2 bedroom units, and 20.08% higher for the 3 bedroom units. On a per net rentable square foot basis, the Applicant's market rents are higher than LIHTC max rents for the 1 bedroom units by 19.18%, 19.42% higher for the 2 bedroom units, and 31.19% higher for the 3 bedroom units.

In addition, it is clearly obvious that the proposed rents for the market rate units in the proposed Development are at least 5% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program. Please refer to the Market Study for a confirmation of this at page 13 of Chapter 1, as well as the Rent Schedule filed with the Application.

Applicant would welcome the opportunity to discuss this Appeal with staff at TDHCA's convenience, if that is deemed necessary. Please contact the undersigned at the number set forth above or by cell phone at 512-658-0417.

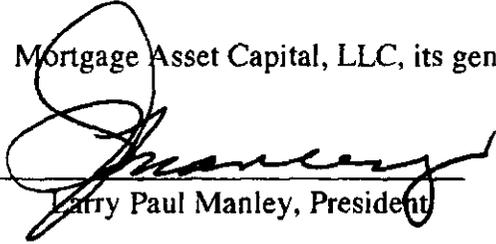
Thank you for your consideration. We would be pleased to provide any additional information that may be of assistance to assist staff in making its determination. We again respectfully request reinstatement of the 8 points deducted from the Applicant's final score.

Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partners Title Company

By: Mortgage Asset Capital, LLC, its general Partners Title Company

By: 
Larry Paul Manley, President

cc: Ben Sheppard, LIHTC Program Analyst

Fax To: 512 370-2712
5/14/02 8:20 AM



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

Date Issued: 05/13/02

Cherry Mountain Partners, Ltd.
Carol C. Moore
P.O. Box 154432
Lufkin, TX 75915
Phone #: (936) 699-2960
Fax #: (936) 699-2960

RE: 2002 LIHTC Application for Cherry Mountain Villas
TDCHA Number 02136

Attention: Carol C. Moore

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Final Points Requested in Application:

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Final Points Requested Calculated by LIHTC Program:

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Final Points Awarded by LIHTC Program:

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Difference between Requested and Awarded:

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Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

APARTMENT

MARKETDATA RESEARCH SERVICES, LLC

CONSULTANTS, ECONOMISTS, ANALYSTS

May 22, 2002

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Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
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Sincerely,



Darrell G. Jack
President

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Thursday, February 28, 2002

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May 24, 2002

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Ms. Brooke Boston

May 24, 2002

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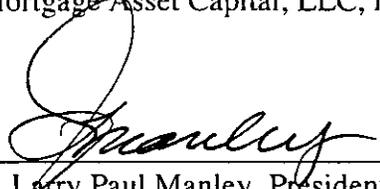
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Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partner

By: Mortgage Asset Capital, LLC, its general partner

By: 
Larry Paul Manley, President

cc: TDHCA ERAC Committee
Ben Sheppard, LIHTC Program Analyst

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AUSTIN, TEXAS 78705
512-370-2777

512-370-2712 FAX

email: lpmanley@austin.rr.com

May 23, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

Re: Cherry Mountain Villas
TDHCA # 02136
Appeal of Final Points Awarded

RECEIVED
MAY 23 2002

LIHTC



Dear Brooke:

This letter is written on behalf of Cherry Mountain Partners, Ltd. (the "Applicant") to file a formal appeal ("Appeal") with Texas Department of Housing and Community Affairs ("TDHCA") pursuant to Section 49.4(K) of the 2002 QAP concerning the Final Points Awarded by LIHTC Program staff for the above referenced Cherry Mountain Villas project in the 2002 LIHTC Application Round. A copy of your letter determining the final score is attached for your ready reference. Specifically, the Applicant respectfully requests that TDHCA reinstate the eight (8) points deducted for failure to satisfy the 10% test, referencing Exhibit (4)(I), thereby resulting in a revised Final Points Awarded by LIHTC Program of 136.

In support of this Appeal, the Applicant would show that the calculations performed by TDHCA staff incorrectly interpreted data contained in the Market Feasibility Study prepared for Applicant by Mr. Darrell Jack of Apartment Market Data Research Services, LLC ("AMD") that was filed as part of the LIHTC Application (the "Market Study").

TDHCA's final scoring notification letter stated, in pertinent part, that "...[b]ased on the information presented in the rent schedule and the market study, the development fails the 10% test." Therefore, a total of 8 points were deducted from Applicant's final score.

The 10% test referred to is stated in Section 49.7(f)(4)(I) of the QAP, and in the Application Submission Procedures Manual at Section 10. Selection Criteria Scoring By Applicant (Exhibit 7), as follows:

"The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program."

Ms. Brooke Boston

May 23, 2002

Page 2

All the information necessary to accurately determine the correct market rate rent data was included in the Market Study in the "Rent Comparables" section of the Market Study. Attached hereto is a letter dated May 22, 2002 from Mr. Jack at AMD setting forth that data in a differently formatted worksheet to assist staff in ruling on this Appeal. His conclusion is that the project's affordable rents are well below the 10% threshold and, as such, the Applicant should be awarded the points requested in the original application. Indeed, the Market Study concludes on page 13 of the Chapter 1 that "...*The average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program...*"

Applicant's calculation of market rents included in the Application (which was filed prior to the completion of the Market Study) yielded the following market rate rents for the Rent Schedule, as filed:

<u># of Bedrooms</u>	<u>Market Rents Per Sq.Ft.</u>	<u>Market Rent Per Unit</u>
1	\$ 1.17	\$ 880
2	\$ 1.07	\$ 1,056
3	\$ 1.09	\$ 1,220

The Applicant chose not to include the LIHTC rents at the maximum allowable, discounting them an average of 7% across the board to be conservative.

Maximum LIHTC rents for the Property are all based on 60% of median incomes, as follows:

	<u>LIHTC Max Rents less Utilities</u>	<u>LIHTC Max Rents Per Sq.Ft.</u>
1 BR	\$ 735	\$ 0.980
2 BR	883	0.896
3 BR	1,118	0.885

Following completion of the Market Study, which was filed March 28, 2002, the supported market rate rents contained therein were:

<u># of Bedrooms</u>	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>
1 BR	\$ 876	\$ 1.168
2 BR	\$ 1,054	\$ 1.070
3 BR	\$ 1,333	\$ 1.161

Ms. Brooke Boston

May 23, 2002

Page 3

Clearly, the Applicant's estimate of the average market rent was on target, as confirmed by the Market Study, and the necessary 10% differential between the maximum LIHTC rent (adjusted for utility allowances) and the average market rent was satisfied for the number of bedrooms, as well as on a net rentable square foot basis.

The Applicant's per unit market rents are 19.73% higher than the maximum LIHTC rents for the 1 bedroom units, 19.59% higher for the 2 bedroom units, and 20.08% higher for the 3 bedroom units. On a per net rentable square foot basis, the Applicant's market rents are higher than LIHTC max rents for the 1 bedroom units by 19.18%, 19.42% higher for the 2 bedroom units, and 31.19% higher for the 3 bedroom units.

In addition, it is clearly obvious that the proposed rents for the market rate units in the proposed Development are at least 5% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program. Please refer to the Market Study for a confirmation of this at page 13 of Chapter 1, as well as the Rent Schedule filed with the Application.

Applicant would welcome the opportunity to discuss this Appeal with staff at TDHCA's convenience, if that is deemed necessary. Please contact the undersigned at the number set forth above or by cell phone at 512-658-0417.

Thank you for your consideration. We would be pleased to provide any additional information that may be of assistance to assist staff in making its determination. We again respectfully request reinstatement of the 8 points deducted from the Applicant's final score.

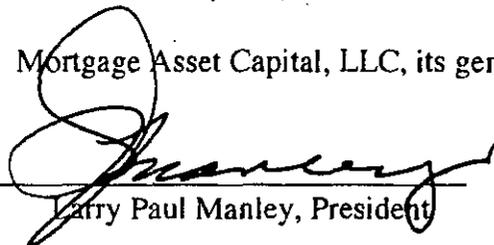
Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partners Title Company

By: Mortgage Asset Capital, LLC, its general Partners Title Company

By



Larry Paul Manley, President

cc: Ben Sheppard, LIHTC Program Analyst

Fax To: 512 370-2712
5/14/02 8:20 AM



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

Date Issued: 05/13/02

Cherry Mountain Partners, Ltd.
Carol C. Moore
P.O. Box 154432
Lufkin, TX 75915
Phone #: (936) 699-2960
Fax #: (936) 699-2960

RE: 2002 LIHTC Application for Cherry Mountain Villas
TDCHA Number 02136

Attention: Carol C. Moore

The Texas Department of Housing and Community Affairs (the Department) has completed its review of the above-referenced application for threshold documents and selection criteria points. Below, is a summary of points requested, as calculated by the Applicant, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. If you participated in the Pre-Application process, the Pre-Application score requested (as calculated by the Department) and score awarded are also provided. The results of the review are followed by an explanation of any adjustments, including points denied.

Final Points Requested in Application:

136

Final Points Requested Calculated by LIHTC Program:

136

Final Points Awarded by LIHTC Program:

128

Difference between Requested and Awarded:

8

Pre-Application Scoring:	
Pre-App Points Requested:	136
Pre-App Points Awarded:	136

Explanation for Deductions

Exhibit (4)(I): (8,0) Based on the information presented in the rent schedule and the market study, the development fails the 10% test.

Please note that scores may still be reduced for points associated with low income targeting if the Underwriting Department determines that the application, as recommended, has a deferred developer fee that is greater than 50% of the entire developer fee, or if the Department learns that a subsidy is no longer available to the applicant. If this occurs, you will be provided with a revised Application Scoring Notice.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

A posting of all application scores, as well as a list of those projects recommended for underwriting, will be available at www.tdhca.state.tx.us/lihtc on approximately May 16. The posting of the scores on the web will trigger the appeals policy, which is explained in detail in Section 49.4(k) of the 2002 Qualified Allocation Plan and Rules. If you have any concerns regarding potential miscalculations or errors made by the Department please contact me by facsimile (512.475.0764 or 512.476.0438) or email to

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

APARTMENT

MARKET DATA RESEARCH SERVICES, LLC

CONSULTANTS, ECONOMISTS, ANALYSTS

May 22, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

RE: Cherry Mount Villas
TDHCA # 02136

Dear Brooke:

The sponsor of the Cherry Mountain Villas project forwarded to me a copy of your letter dated May 13, 2002. In this letter, the sponsor's requested points were reduced because the development failed the 10% test.

After the market study deadline, we received several deficiency notices requesting the completion of a newly formatted worksheet provided by the state. As these letters were received on other projects, we quickly responded and returned the form. To our surprise, this was never requested for the Cherry Mountain Villas project. We provide this information to you now.

	Income	Subject	Market	Variance	%
	Type				
1-1	30%	\$ 0.447	\$ 1.168	\$ (0.721)	-61.8%
1-1	50%	\$ 0.801	\$ 1.168	\$ (0.367)	-31.4%
1-1	60%	\$ 0.980	\$ 1.168	\$ (0.188)	-16.1%
1-1	Mkt.	\$ 1.078	\$ 1.168	\$ (0.090)	-7.7%
2-2	30%	\$ 0.409	\$ 1.070	\$ (0.661)	-61.8%
2-2	40%	\$ 0.572	\$ 1.070	\$ (0.498)	-46.6%
2-2	50%	\$ 0.734	\$ 1.070	\$ (0.336)	-31.4%
2-2	60%	\$ 0.896	\$ 1.070	\$ (0.174)	-16.2%
2-2	Mkt.	\$ 0.986	\$ 1.070	\$ (0.084)	-7.8%

	Income	Subject	Market	Variance	%
	Type				
3-2	40%	\$ 0.563	\$ 1.161	\$ (0.598)	-51.5%
3-2	50%	\$ 0.724	\$ 1.161	\$ (0.437)	-37.7%
3-2	60%	\$ 0.885	\$ 1.161	\$ (0.276)	-23.8%
3-2	Mkt.	\$ 0.974	\$ 1.161	\$ (0.187)	-16.1%

From the table above and the attached detail, you can clearly see that this project's affordable rents are well below the 10% threshold. As such, the developer should be awarded the points requested in the original application.

Should you have any questions regarding this information, please feel free to contact me directly.

Sincerely,



Darrell G. Jack
President

Sub-Market Property List

Thursday, February 28, 2002

1	W1	AMLl at Lantana Ridge 6636 W. William Cannon	Austin Texas 78735-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 354 612P 1998 01/16/2002
		Telephone Number: (512) 891-5500 Fax Number: (512) 891-5510			
2	W1	Amli at Monterey Oaks 4701 Monterey Oaks Blvd	Austin Texas 78749-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 439 612P 2000 01/16/2002
		Telephone Number: (512) 899-8300 Fax Number: (512) 899-8303			
3	NW1	Caprock Canyon 4411 Spicewood Springs	Austin Texas 78759-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 336 524D 1994 01/16/2002
		Telephone Number: (512) 502-7000 Fax Number: (512) 502-7009			
4	NW2	Cherry Mountain Villas (Proposed) Wild Cherry	Lake Way Texas	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW2 180 612P 2003 01/16/2002
		Telephone Number: Fax Number:			
5	W1	Cliffs At Barton Creek 3050 Tamaron Blvd.	Austin Texas 78748-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 210 613C 1994 01/21/2002
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6	NW1	Gables at Park Mesa 5811 Mesa Drive	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 148 524L 1991 01/23/2002
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7	NW1	Indian Creek (A) 7630 Woodhollow Dr.	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 244 525E 1995 01/30/2002
		Telephone Number: (512) 345-8653 Fax Number: (512) 345-1185			
8	NW1	Sonterra I 10320 Boulder Lane	Austin Texas 78726-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 274 612P 2000 01/28/2002
		Telephone Number: (512) 249-8422 Fax Number: (612) 336-2354			
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CHERRY MOUNTAIN PARTNERS, LTD.

**3306 DUVAL STREET
AUSTIN, TEXAS 78705**

512-370-2777

512-370-2712 FAX

email: lpmanley@austin.rr.com

May 23, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

Re: Cherry Mountain Villas
TDHCA # 02136
Appeal of Final Points Awarded

OUTDASH

RECEIVED
MAY 23 2002
LIHTC

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Ms. Brooke Boston
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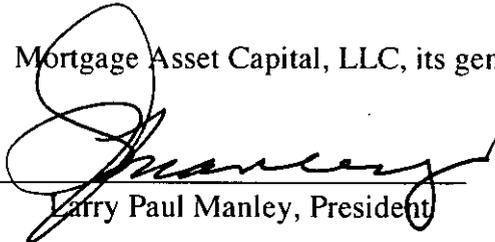
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Sincerely,

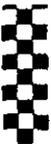
CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partners Title Company

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By: 
Larry Paul Manley, President

cc: Ben Sheppard, LIHTC Program Analyst



**LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE**
Texas Department of Housing and Community Affairs

*Fax To: 512 370-2712
5/14/02 8:20 AM*

Date Issued: 05/13/02

Cherry Mountain Partners, Ltd.
Carol C. Moore
P.O. Box 154432
Lufkin, TX 75915
Phone #: (936) 699-2960
Fax #: (936) 699-2960

**RE: 2002 LIHTC Application for Cherry Mountain Villas
TDCHA Number 02136**

Attention: Carol C. Moore

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Final Points Requested in Application:	136	Pre-Application Scoring:	
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LOW INCOME HOUSING TAX CREDIT PROGRAM

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Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

APARTMENT

MARKETDATA RESEARCH SERVICES, LLC

CONSULTANTS, ECONOMISTS, ANALYSTS

May 22, 2002

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 Texas Department of Housing and Community Affairs
 507 Sabine, Suite 500
 Austin, Texas 78711

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 TDHCA # 02136

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Sincerely,



Darrell G. Jack
 President

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Thursday, February 28, 2002

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*To: Ben Sheppard
475-0764*

RECEIVED
MAY 23 2002
LIHTC

CHERRY MOUNTAIN PARTNERS, LTD.
3306 DUVAL STREET
AUSTIN, TEXAS 78705
512-370-2777
512-370-2712 FAX
email: lpmanley@austin.rr.com

*DRAFT
9 pages
2:20 PM
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LPM*

May 23, 2002

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Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
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 May 23, 2002
 Page 2

All the information necessary to accurately determine the correct market rate rent data was included in the Market Study in the "Rent Comparables" section of the Market Study. Attached hereto is a letter dated May 22, 2002 from Mr. Jack at AMD setting forth that data in a differently formatted worksheet to assist staff in ruling on this Appeal. His conclusion is that the project's affordable rents are well below the 10% threshold and, as such, the Applicant should be awarded the points requested in the original application. Indeed, the Market Study concludes on page 13 of the Chapter 1 that "...*The Average rents within the submarket based on the number of bedrooms for comparable market rate units are at least 10% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program...*"

Applicant's calculation of market rents included in the Application (which was filed prior to the completion of the Market Study) yielded the following market rate rents for the Rent Schedule, as filed:

<u># of Bedrooms</u>	<u>Market Rents Per Sq.Ft.</u>	<u>Market Rent Per Unit</u>
1	\$ 1.17	\$ 880
2	\$ 1.07	\$ 1,056
3	\$ 1.09	\$ 1,220

The Applicant chose not to include the LIHTC rents at the maximum allowable, discounting them an average of 7% across the board to be conservative.

Maximum LIHTC rents for the Property are all based on 60% of median incomes, as follows:

	<u>LIHTC Max Rents less Utilities</u>	<u>LIHTC Max Rents Per Sq.Ft.</u>
1 BR	\$ 735	\$ 0.980
2 BR	883	0.896
3 BR	1,118	0.885

Following completion of the Market Study, which was filed March 28, 2002, the supported market rate rents contained therein were:

<u># of Bedrooms</u>	<u>Monthly Rent</u>	<u>Monthly Rent/Sq.Ft.</u>
1 BR	\$ 876	\$ 1.168
2 BR	\$ 1,054	\$ 1.070
3 BR	\$ 1,333	\$ 1.161

Ms. Brooke Boston
May 23, 2002
Page 3

Clearly, the Applicant's estimate of the average market rent was on target, as confirmed by the Market Study, and the necessary 10% differential between the maximum LIHTC rent (adjusted for utility allowances) and the average market rent was satisfied for the number of bedrooms, as well as on a net rentable square foot basis.

The Applicant's per unit market rents are 19.73% higher than the maximum LIHTC rents for the 1 bedroom units, 19.59% higher for the 2 bedroom units, and 20.08% higher for the 3 bedroom units. On a per net rentable square foot basis, the Applicant's market rents are higher than LIHTC max rents for the 1 bedroom units by 19.18%, 19.42% higher for the 2 bedroom units, and 31.19% higher for the 3 bedroom units.

In addition, it is clearly obvious that the proposed rents for the market rate units in the proposed Development are at least 5% higher on a per net rentable square foot basis than the maximum allowable rents under the LIHTC Program. Please refer to the Market Study for a confirmation of this at page 13 of Chapter 1, as well as the Rent Schedule filed with the Application.

Applicant would welcome the opportunity to discuss this Appeal with staff at TDHCA's convenience, if that is deemed necessary. Please contact the undersigned at the number set forth above or by cell phone at 512-658-0417.

Thank you for your consideration. We would be pleased to provide any additional information that may be of assistance to assist staff in making its determination. We again respectfully request reinstatement of the 8 points deducted from the Applicant's final score.

Sincerely,

CHERRY MOUNTAIN PARTNERS, LTD.

By: Duval Partners, Ltd., General Partners Title Company

By: Mortgage Asset Capital, LLC, its general Partners Title Company

By _____
Larry Paul Manley, President

cc: Ben Sheppard, LIHTC Program Analyst

Fax To: 512 370-2712
5/14/02 8:20 AM



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

Date Issued: 05/13/02

Cherry Mountain Partners, Ltd.
Carol C. Moore
P.O. Box 154432
Lufkin, TX 75915
Phone #: (936) 699-2960
Fax #: (936) 699-2960

RE: 2002 LIHTC Application for Cherry Mountain Villas
IDCHA Number 02136

Attention: Carol C. Moore

The Texas Department of Housing and Community Affairs (the Department) has completed its review of the above-referenced application for threshold documents and selection criteria points. Below, is a summary of points requested, as calculated by the Applicant, followed by the points requested as calculated by the Department. The two numbers differ if the Applicant's calculation was incorrect. The points awarded by the LIHTC Program are shown, followed by the difference between the points requested (as calculated by the Department) and the points awarded. If you participated in the Pre-Application process, the Pre-Application score requested (as calculated by the Department) and score awarded are also provided. The results of the review are followed by an explanation of any adjustments, including points denied.

Final Points Requested in Application:

136

Final Points Requested Calculated by LIHTC Program:

136

Final Points Awarded by LIHTC Program:

128

Difference between Requested and Awarded:

8

Pre-Application Scoring:

Pre-App Points Requested: 136

Pre-App Points Awarded: 136

Explanation for Deductions

Exhibit (4)(I): (8,0) Based on the information presented in the rent schedule and the market study, the development fails the 10% test.

Please note that scores may still be reduced for points associated with low income targeting if the Underwriting Department determines that the application, as recommended, has a deferred developer fee that is greater than 50% of the entire developer fee, or if the Department learns that a subsidy is no longer available to the applicant. If this occurs, you will be provided with a revised Application Scoring Notice.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2002 APPLICATION SCORING NOTICE
Texas Department of Housing and Community Affairs

A posting of all application scores, as well as a list of those projects recommended for underwriting, will be available at www.tdhca.state.tx.us/lihtc on approximately May 16. The posting of the scores on the web will trigger the appeals policy, which is explained in detail in Section 49.4(k) of the 2002 Qualified Allocation Plan and Rules. If you have any concerns regarding potential miscalculations or errors made by the Department please contact me by facsimile (512.475.0764 or 512.476.0438) or email to

Sincerely,

Brooke Boston

Brooke Boston
Acting Co-Manager, LIHTC Program

APARTMENT
MARKET DATA RESEARCH SERVICES, LLC
CONSULTANTS, ECONOMISTS, ANALYSTS

May 22, 2002

Ms. Brooke Boston
Texas Department of Housing and Community Affairs
507 Sabine, Suite 500
Austin, Texas 78711

RE: Cherry Mount Villas
TDHCA # 02136

Dear Brooke:

The sponsor of the Cherry Mountain Villas project forwarded to me a copy of your letter dated May 13, 2002. In this letter, the sponsor's requested points were reduced because the development failed the 10% test.

After the market study deadline, we received several deficiency notices requesting the completion of a newly formatted worksheet provided by the state. As these letters were received on other projects, we quickly responded and returned the form. To our surprise, this was never requested for the Cherry Mountain Villas project. We provide this information to you now.

	Income	Subject	Market	Variance	%
	Type				
1-1	30%	\$ 0.447	\$ 1.168	\$ (0.721)	-61.8%
1-1	50%	\$ 0.801	\$ 1.168	\$ (0.367)	-31.4%
1-1	60%	\$ 0.980	\$ 1.168	\$ (0.188)	-16.1%
1-1	Mkt.	\$ 1.078	\$ 1.168	\$ (0.090)	-7.7%
2-2	30%	\$ 0.409	\$ 1.070	\$ (0.661)	-61.8%
2-2	40%	\$ 0.572	\$ 1.070	\$ (0.498)	-46.6%
2-2	50%	\$ 0.734	\$ 1.070	\$ (0.336)	-31.4%
2-2	60%	\$ 0.896	\$ 1.070	\$ (0.174)	-16.2%
2-2	Mkt.	\$ 0.986	\$ 1.070	\$ (0.084)	-7.8%



	Income	Subject	Market	Variance	%
	Type				
3-2	40%	\$ 0.563	\$ 1.161	\$ (0.598)	-51.5%
3-2	50%	\$ 0.724	\$ 1.161	\$ (0.437)	-37.7%
3-2	60%	\$ 0.885	\$ 1.161	\$ (0.276)	-23.8%
3-2	Mkt.	\$ 0.974	\$ 1.161	\$ (0.187)	-16.1%

From the table above and the attached detail, you can clearly see that this project's affordable rents are well below the 10% threshold. As such, the developer should be awarded the points requested in the original application.

Should you have any questions regarding this information, please feel free to contact me directly.

Sincerely,



Darrell G. Jack
President

Cherry Mountain Villas												
Lafayette, Texas												
TDHCA # 02135												
1	2	3	4	5	6	7	8	9	10	11	12	13
Number of the comparable project as given in the market study	Type of unit (number of bedrooms)	Number of baths. Number must be same as one of the subject LHFC units - if there are more baths (including half-baths) than any subject unit, do not use the unit in this table.	NRA (use average if there is more than one size of the same unit type in the comparable project)	Unadjusted Average Market Rent/SF (must agree with comp sheet of the project that was submitted in the market study)	If the comp's unadjusted rent from the comp sheet in the market study includes one or more utility payments that the subject rent does not, enter the additional utility payment amount(s) here. The amount(s) entered must be the same as the utility allowance(s) from the utility allowance sheet submitted in the application.	If the comp rent does not include a utility payment that the rent of the subject unit does, enter the payment per square foot of the comp here using the same guidelines as given in column 6.	Adjustment for utility payment differences (add the amount in column 6 and subtract the amount in column 7)	Comp's Adjusted Rent - (this is the comp unit's unadjusted rent as shown in the comp sheet in the market study plus the amount in column 6 minus the amount in column 7.	1/1 Rents from column 9	2/2 Rents from column 9	3/2 Rents from column 9	4/2 Rents from column 9
1	1	1	659	\$ 1,263		\$ -	\$ -	\$ 1,263	\$ 1,263	\$ -	\$ -	\$ -
1	2	2	1059	\$ 1,084		\$ -	\$ -	\$ 1,084	\$ -	\$ 1,084	\$ -	\$ -
1	3	2	1259	\$ 1,102		\$ -	\$ -	\$ 1,102	\$ -	\$ -	\$ 1,102	\$ -
2	1	1	820	\$ 1,117		\$ -	\$ -	\$ 1,117	\$ 1,117	\$ -	\$ -	\$ -
2	2	2	1208	\$ 1,053		\$ -	\$ -	\$ 1,053	\$ -	\$ 1,053	\$ -	\$ -
3	1	1	917	\$ 1,292		\$ -	\$ -	\$ 1,292	\$ 1,292	\$ -	\$ -	\$ -
3	2	2	1195	\$ 1,200		\$ -	\$ -	\$ 1,200	\$ -	\$ 1,200	\$ -	\$ -
5	1	1	737	\$ 1,291		\$ -	\$ -	\$ 1,291	\$ 1,291	\$ -	\$ -	\$ -
5	2	2	1209	\$ 1,127		\$ -	\$ -	\$ 1,127	\$ -	\$ 1,127	\$ -	\$ -
5	3	2	1388	\$ 1,314		\$ -	\$ -	\$ 1,314	\$ -	\$ -	\$ 1,314	\$ -
8	1	1	861	\$ 1,095		\$ -	\$ -	\$ 1,095	\$ 1,095	\$ -	\$ -	\$ -
6	2	2	1112	\$ 1,051		\$ -	\$ -	\$ 1,051	\$ -	\$ 1,051	\$ -	\$ -
7	1	1	707	\$ 1,010		\$ -	\$ -	\$ 1,010	\$ 1,010	\$ -	\$ -	\$ -
7	2	2	1255	\$ 0,871		\$ -	\$ -	\$ 0,871	\$ -	\$ 0,871	\$ -	\$ -
8	1	1	758	\$ 1,149		\$ -	\$ -	\$ 1,149	\$ 1,149	\$ -	\$ -	\$ -
8	2	2	1189	\$ 1,058		\$ -	\$ -	\$ 1,058	\$ -	\$ 1,058	\$ -	\$ -
8	3	2	1360	\$ 1,129		\$ -	\$ -	\$ 1,129	\$ -	\$ -	\$ 1,129	\$ -
8	1	1	814	\$ 1,137		\$ -	\$ -	\$ 1,137	\$ 1,137	\$ -	\$ -	\$ -
9	2	2	1128	\$ 1,113		\$ -	\$ -	\$ 1,113	\$ -	\$ 1,113	\$ -	\$ -
9	3	2	1408	\$ 1,099		\$ -	\$ -	\$ 1,099	\$ -	\$ -	\$ 1,099	\$ -
						\$ -	NONE	NONE	\$ -	\$ -	\$ -	\$ -
Average rent per square foot of all 1/1 units listed in the market study comp sheets									\$ 1,188			
Average rent per square foot of all 2/2 units listed in the market study comp sheets									\$ 1,070			
Average rent per square foot of all 3/2 units listed in the market study comp sheets										\$ 1,161		
Average rent per square foot of all 4/2 units listed in the market study comp sheets												

Sub-Market Property List

Thursday, February 28, 2002

1	W1	AMLI at Lantana Ridge 6836 W. William Cannon	Austin Texas 78735-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 354 612P 1998 01/16/2002
		Telephone Number: (512) 891-5500 Fax Number: (512) 891-5510			
2	W1	Amli at Monterey Oaks 4701 Monterey Oaks Blvd	Austin Texas 78749-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 439 2000 01/16/2002
		Telephone Number: (512) 899-8300 Fax Number: (512) 899-8303			
3	NW1	Caprock Canyon 4411 Spicewood Springs	Austin Texas 78759-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 335 524D 1994 01/16/2002
		Telephone Number: (512) 502-7000 Fax Number: (512) 502-7009			
4	NW2	Cherry Mountain Villas (Proposed) Wild Cherry	Lake Way Texas	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW2 180 2003
		Telephone Number: Fax Number:			
5	W1	Cliffs At Barton Creek 3050 Tamarron Blvd.	Austin Texas 78746-	Region: Number Units: Map Code: Year Built: Last Survey Date:	W1 210 613C 1994 01/21/2002
		Telephone Number: (512) 306-2000 Fax Number: (512) 306-2008			
6	NW1	Gables at Park Mesa 5811 Mesa Drive	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 148 524L 1991 01/23/2002
		Telephone Number: (512) 451-9833 Fax Number: (512) 451-6978			
7	NW1	Indian Creek (A) 7630 Woodholow Dr.	Austin Texas 78731-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 244 525E 1995 01/30/2002
		Telephone Number: (512) 345-8653 Fax Number: (512) 345-1185			
8	NW1	Sonterra I 10320 Boulder Lane	Austin Texas 78726-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 274 2000 01/28/2002
		Telephone Number: (512) 249-9422 Fax Number: (512) 336-2354			
8	NW1	Sonterra II 10322 Boulder Lane	Austin Texas 78726-	Region: Number Units: Map Code: Year Built: Last Survey Date:	NW1 280 2000 01/28/2002
		Telephone Number: (512) 249-1285 Fax Number: (512) 336-2354			



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

June 5, 2002

Mr. Larry Paul Manley
Cherry Mountain Partners, Ltd.
3306 Duval Street
Austin, TX 78705
Facsimile: 512.370.2712

**Re: Response to Appeal Filed May 24, 2002
Cherry Mountain Villas, TDHCA Project No. 02136**

Dear Mr. Manley: _____

Consistent with §49.4(k) of the 2002 Qualified Allocation Plan and Rules (QAP), I am writing in response to the appeal you filed on May 24, 2002 on the above-referenced development.

Appeal Review

Regarding §49.7(f)(4)(I) of the 2002 QAP, relating to mixed income points, I have carefully reviewed the statements in your appeal. All rents used for the subject development in the mixed income calculations came from the rent schedule supplied in the Application, or were based on the rent schedule if less than maximum LIHTC rents were proposed.

The above-referenced application only failed the 10% test for one bedroom units. The rent schedule contains market rents of \$1.17 per square foot for one bedroom units and \$1.07 for two bedroom units that are not supported by the comparables once rental concessions are included. In accordance with the QAP, the market analyst is required to provide an attribute adjustment matrix for the units most comparable to the subject. Because the market study identifies concessions in the comparables, it would be improper to use an adjusted comparable rent that did not include adjustments for the concessions. The analyst's statement that the concessions will "burn off" before the subject is placed in service is irrelevant. The analysis must describe the subject at the current point in time. The market study contains a matrix on page 14, and again on page 92, indicating a rent net of concessions for one bedroom units of \$1.063 per square foot, instead of the \$1.078 necessary to show submarket rents that exceed the subject's maximum one bedroom LIHTC rent of \$0.98 by 10%.

Appeal Determination

Based on the above reasons, your appeal has been denied. The eight points requested for Exhibit (4)(I) were not reinstated.

Section 49.4(k) of the 2002 QAP indicates that if you are not satisfied with this response to your appeal, you may appeal directly in writing to the Board of the Texas Department of Housing and Community Affairs (the Board). Please note that an appeal filed with the Board must be received by the Board before at least seven days preceding the date of the board meeting at which the relevant allocation decision is expected to be made. To have an appeal considered by the Board at the June 24 Board meeting, the appeal

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Mr. Larry Paul Manley
June 5, 2002
Page 2 of 2

must be received by Delores Groneck, Board Secretary, no later than June 17, although it is strongly suggested that you submit it by June 13.

If you have questions or comments, please call (512) 475-3340.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is written in black ink and is positioned above the printed name and title.

Edwina Carrington
Executive Director

MEMORANDUM

TO: TDHCA Board Members

CC: Ruth Cedillo, Deputy Executive Director
David Burrell, Director of Housing Programs

FROM: Brooke Boston, Acting LIHTC Co-Manager

THROUGH: Edwina Carrington, Executive Director

SUBJECT: Report on the 2002 Tax Credit Allocation Round Recommendations

DATE: June 17, 2002

This memo describes the documents enclosed in this mailing, which represent the Department's 2002 application round recommendations.

The recommendations are presented in this two volume Board Book. Volume One contains the Board Meeting Agenda, documentation for Appeals to the Board, Allocation Summary Reports and summaries for recommended developments in the first several regions. Volume Two contains the summaries for the remainder of the regions, as well as the recommended Forward Commitments. Each summary is comprised of a *Project Profile and Board Summary*, a *Compliance Status Summary*, and a *Multifamily Credit Underwriting Analysis*.

I. SET ASIDES AND REGIONAL ALLOCATION FORMULA

As required by §49.6(b) of the Qualified Allocation Plan and Rules (QAP), several set asides are required to be met for the 2002 cycle. In addition to those exclusive set asides identified below, the Elderly Set Aside was an overlaying set aside that any qualified Applicant could select in addition to their Primary Set Aside. The Elderly Set Aside is 15% of the Credit Ceiling, which is \$5,597,817.

Set Aside	% of Ceiling	Minimum Credits to Allocate
At-Risk Developments	15%	\$5,597,817
General	60%	\$22,391,269
Nonprofit	10%	\$3,731,878
Rural	15%	\$5,597,817

TxRD Sub Set Aside	25% of the Rural Set Aside	\$1,399,454
--------------------	----------------------------	-------------

As required by §2306.111 of the Texas Government Code, the Department is now utilizing a regional distribution formula to distribute credits from the State Housing Credit Ceiling. Based on this formula, each of the eleven service regions is targeted to receive a certain portion of the total ceiling. The following depicts each region's anticipated credits based on the formula.

Region	Allocation Formula*	Major Metro Areas
1	\$1,612,996	Lubbock, Amarillo
2	\$1,126,815	Abilene, Wichita Falls
3	\$5,231,139	Dallas, Fort Worth
4	\$2,175,571	Texarkana, Longview, Marshall
5	\$1,719,713	Beaumont, Port Arthur
6	\$7,377,092	Houston
7	\$3,476,334	Austin, Waco, College Station
8A	\$4,318,916	San Antonio
8B	\$6,999,280	Corpus Christi, McAllen, Laredo
9	\$1,127,713	Midland, Odessa, San Angelo
10	\$2,153,214	El Paso

II. DEMAND FOR THE CREDIT AND SET ASIDES

The demand for the credit remains high and exceeds the state's credit ceiling by a ratio of over 1 to 3 statewide. Based on the regional allocation, some regions had greater demand than others; while Regions 8B and 9 are oversubscribed by only 1.6 to 1, Region 7 is oversubscribed by 6.8 to 1. The applications submitted represented a total credit request of approximately \$89 million. The available 2002 state credit ceiling is \$37,318,782.

III. PROJECT EVALUATION

Central to this effort was the need to ensure fairness and consistency in evaluating all of the applications, and adhere to all required guidelines.

In accordance with state law, the Department held public hearings across the state to receive comments on the 2002 applications from citizens, neighborhood groups, and elected officials. The hearings and written comments provided valuable information regarding the need for and the impact of awarding credits to many developments.

This was the first year that the Pre-Application process was implemented. There were originally 139 Pre-Applications submitted. Of those, 114 submitted a full Application and 25 determined not to proceed. As of March 1, 29 new applications were submitted, yielding a total of 143 applications competing for credits.

Evaluation of the applications began with the Threshold Criteria review. This review is a prerequisite for further consideration under the Selection Criteria's competitive point system. LIHTC staff reviewed Threshold and Selection Criteria using a system of peer reviews to confirm the accuracy of the scores awarded and to maintain consistency in the interpretation of the criteria requirements. As the Threshold and Selection Criteria evaluations were completed, the applications selected were transmitted to the Credit Underwriting Division for a detailed feasibility analysis.

Staff from the Department inspected all proposed development sites to make a first-hand assessment of site conditions and to evaluate the physical state of projects applying for rehabilitation tax credits.

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

In making recommendations for which developments would be underwritten, staff relied solely on the regional allocation, set aside requirements and scores.

IV. STAFF RECOMMENDATION

Likewise, in making recommendations for which developments would be recommended, staff again relied primarily on the regional allocation, set aside requirements and scores. Staff ensured that developments not recommended by the Underwriting Division were not recommended to the Board and also ensured that the tax credit cap per Applicant of \$1.6 million was not exceeded.

In making its recommendations to the Board, staff was guided by section 42(m) of the Code which states: *"The housing credit amount allocated to a project shall not exceed the amount the housing credit agency determines is necessary for the financial feasibility of the project and its viability as a low-income housing project."*

To ensure that the 2002 credit allocations translate into affordable housing units within 24 months, the QAP provides that:

1. the Carryover documentation must be submitted to the Department no later than the second Friday in October of the year in which the Commitment Notice is issued;
2. the Project Owner's closing of the construction loan shall occur not later than the second Friday in June of the year after the execution of the Carryover Allocation Document with the possibility of a one-time 30 day extension; and
3. the Project Owner must commence and continue substantial construction activities not later than the second Friday in November of the year after the execution of the Carryover Allocation Document.

In summary, staff is seeking action on the following:

- 1. approval of the recommendation for the issuance of Commitment Notices to tax credit applicants under the 2002 allocation round, and**
- 2. approval of the Forward Commitment of tax credits not to exceed 15% of the 2003 state per capita credits to 2002 applicants.**

The LIHTC Program, Compliance Division and Credit Underwriting Division staff are available to address any questions or comments the Board may have.

**2002 LIHTC Recommended Developments
Sorted by Region and Final Score**

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 1															
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02155	A	1	Blue Water Garden Apartments	Hereford	Deaf Smith	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$400,844	\$412,835	132	132	Daniel F. O'Dea	133	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
6 Projects in Region		Amount Available for Region:				\$1,612,996			\$2,096,592	\$2,303,097	489	519			
Projects Located in Region 10															
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02067	A	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
6 Projects in Region		Amount Available for Region:				\$2,153,214			\$2,262,283	\$2,308,671	385	385			
Projects Located in Region 2															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$562,502	\$545,899	68	76	Kurt P. Kehoe	123	AC
02152	A	2	Cordell Apartments	Brownwood	Brown	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$70,780	\$70,969	30	30	Dennis Hoover	48	AC
5 Projects in Region		Amount Available for Region:				\$1,126,815			\$1,118,416	\$1,103,999	266	274			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 3															
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,091,818	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana McIver	138	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	E	<input type="checkbox"/>	\$385,791	\$385,791	79	132		0	
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72		0	
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138		0	
9 Projects in Region		Amount Available for Region:				\$5,231,139			\$4,939,257	\$4,907,535	850	1,025			
Projects Located in Region 4															
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
5 Projects in Region		Amount Available for Region:				\$2,175,571			\$1,844,885	\$1,855,676	359	396			
Projects Located in Region 5															
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
3 Projects in Region		Amount Available for Region:				\$1,719,713			\$1,954,366	\$2,099,962	265	272			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 6															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02089	A	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Muguerza	142	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192		0	
12 Projects in Region		Amount Available for Region:							\$7,377,092	\$7,199,417	\$7,297,520	1,275	1,568		
Projects Located in Region 7															
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02098	A	7	Ashford Park	Austin	Travis	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$1,130,257	\$1,138,022	200	200	Walter Moreau	141	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02004	A	7	Williams Trace Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68		0	
02001	A	7	Crescent Village	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76		0	
02005	A	7	Brenham Oaks Apartments	Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76		0	
6 Projects in Region		Amount Available for Region:							\$3,476,334	\$3,101,367	\$3,128,683	535	584		
Projects Located in Region 8A															
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02146	A	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160		0	
6 Projects in Region		Amount Available for Region:							\$4,318,916	\$3,999,582	\$4,203,343	725	812		

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 8B															
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144		0	
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176		0	
11 Projects in Region		Amount Available for Region:		\$6,999,280				\$6,842,244	\$6,904,196	1,116	1,243				
Projects Located in Region 9															
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
2 Projects in Region		Amount Available for Region:		\$1,127,713				\$1,746,631	\$1,850,162	256	256				
71		Statewide Amount Available:		\$37,318,782				\$37,105,040	\$37,962,844	6,521	7,334				

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2002 LIHTC Recommendations
Sorted by Region, Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 1															
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02155	A	1	Blue Water Garden Apartments	Hereford	Deaf Smith	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$400,844	\$412,835	132	132	Daniel F. O'Dea	133	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
6									\$2,096,592	\$2,303,097	489	519			
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$715,743	102	102	Steve Dalrymple	132	NR
02055	N	1	Family Residences at Greentree	Amarillo	Potter	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$584,478	76	96	Kelly Hunt	103	
2									\$0	\$1,300,221	178	198			
8	Projects in Region		Amount Available for Region:							\$3,603,318	667	717			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 10															
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02067	A	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
6									\$2,262,283	\$2,308,671	385	385			
02065	N	10	Sunset View Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02059	N	10	Mountainside Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02060	N	10	Desert Garden Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$436,891	48	48	Ike J. Monty	128	
02068	N	10	Geronimo Trails Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$220,376	22	22	Ike J. Monty	128	
02064	N	10	Mission Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$164,226	16	16	Ike J. Monty	126	
02062	N	10	Camino Del Norte Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$328,898	36	36	Ike J. Monty	126	
02063	N	10	Rancho Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$285,785	32	32	Ike J. Monty	126	
02164	N	10	Talbot Townhomes, Ltd.	Canutillo	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$281,883	32	32	Ike J. Monty	113	
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$305,850	56	56	Ike J. Monty	109	
9									\$0	\$2,340,481	274	274			
15 Projects in Region			Amount Available for Region:		\$2,153,214				\$4,649,152	659	659				
Projects Located in Region 2															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$562,502	\$545,899	68	76	Kurt P. Kehoe	123	AC
02152	A	2	Cordell Apartments	Brownwood	Brown	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$70,780	\$70,969	30	30	Dennis Hoover	48	AC
5									\$1,118,416	\$1,103,999	266	274			
02070	N	2	Woodview Apartments	Wichita Falls	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$774,967	\$822,833	98	104	John Boyd	135	AC
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$809,000	140	140	Randy Stevenson	121	
2									\$774,967	\$1,631,833	238	244			
7 Projects in Region			Amount Available for Region:		\$1,126,815				\$2,735,832	504	518				

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 3															
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,091,818	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana Mclver	138	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72		0	
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	E	<input type="checkbox"/>	\$385,791	\$385,791	79	132		0	
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138		0	
9									\$4,939,257	\$4,907,535	850	1,025			
02078	FC03	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
1									\$1,133,095	\$1,144,545	150	150			
02074	N	3	Arbor Woods	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,080,924	120	151	Cheryl Geiser	161	NR
02025	N	3	The Village @ Prairie Creek	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,139,789	156	196	James E. Washburn	141	
02142	N	3	Mayfair Ridge Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$715,000	120	120	Richard Higgins	139	
02117	N	3	Bardin House Senior Apartments	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$931,048	180	225	Guy Brignon	139	
02069	N	3	Sanger Trails Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$862,436	140	176	Richard Shaw	135	
02143	N	3	Parkland Pointe II	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$734,949	118	148	Don Paxton	135	
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$530,060	63	63	Diana Mclver	127	
02173	N	3	Cedar View Apartments	Mineral Wells	Palo Pinto	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$487,312	64	64	Leslie Donaldson	119	NR
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$1,197,481	124	156	Glenn Lynch	113	
02039	N	3	Oak Timbers-Rockwall	Rockwall	Rockwall	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$606,471	108	120	Lynda Pittman	102	
02171	N	3	Colony Grove Apts., Ltd.	Corsicana	Navarro	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$605,069	76	76	Elaina D. Glockzin	67	
11									\$0	\$8,890,539	1,269	1,495			
21 Projects in Region		Amount Available for Region:		\$5,231,139				\$14,942,619		2,269	2,670				

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(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Monday, June 17, 2002 09:37

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 4															
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
5									\$1,844,885	\$1,855,676	359	396			
02110	FC03	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
1									\$744,356	\$799,916	95	96			
02135	N	4	Lakeridge Apartments	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,047,148	112	112	Jerry Moore	112	
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$356,659	\$360,233	72	76	Dan Allgeier	106	AC
2									\$356,659	\$1,407,381	184	188			
8	Projects in Region		Amount Available for Region:						\$2,175,571	\$4,062,973	638	680			
Projects Located in Region 5															
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
3									\$1,954,366	\$2,099,962	265	272			
02172	N	5	Stone Hearst	Beaumont	Jefferson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,059,411	\$1,051,195	115	144	Ralph J. Collins	130	AC
02169	N	5	Pine Needle Cove, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$577,387	72	72	Elaina D. Glockzin	62	
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$571,938	76	76	Denise Bryant	61	
3									\$1,059,411	\$2,200,520	263	292			
6	Projects in Region		Amount Available for Region:						\$1,719,713	\$4,300,482	528	564			

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 6															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02089	A	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Muguerza	142	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192		0	
12									\$7,199,417	\$7,297,520	1,275	1,568			
02118	N	6	Calhoun Place Ltd.	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$944,815	\$944,815	142	178	H. Elizabeth Young	154	AC
02123	N	6	Villas at Park Grove	Katy	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$627,566	120	150	Ignacio Grillo	142	
02125	N	6	Mayfair Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	152	152	William D. Henson	141	
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$441,623	72	76	Janet K. Miller	138	
02151	N	6	Windsor Gardens Apartments	South Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$968,058	153	192	Chelsea Muhammad	136	
02028	N	6	Cricket Hollow Townhomes	Willis	Montgomery	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,030,313	\$1,032,801	160	160	Brian Cogburn	136	AC
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$496,778	76	96	James E. Washburn	132	
02050	N	6	The Reserve at Central City	Galveston	Galveston	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$669,337	128	160	Randall F. Parr	129	
02058	N	6	Sundown Village Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,052,425	173	216	Joyce Rinehart/Chris Richardson	127	
02122	N	6	College Street Apartments	Richmond	Fort Bend	<input type="checkbox"/>	G	<input type="checkbox"/>	\$689,164	\$742,286	135	135	Deborah Rush	94	AC
10									\$2,664,292	\$8,175,689	1,311	1,515			
22 Projects in Region			Amount Available for Region:		\$7,377,092				\$15,473,209	2,586	3,083				

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 7															
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02098	A	7	Ashford Park	Austin	Travis	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$1,130,257	\$1,138,022	200	200	Walter Moreau	141	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02005	A	7	Brenham Oaks Apartments	Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76		0	
02004	A	7	Williams Trace Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68		0	
02001	A	7	Crescent Village	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76		0	
6									\$3,101,367	\$3,128,683	535	584			
<hr/>															
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
1									\$1,200,000	\$1,200,000	192	240			
<hr/>															
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$485,975	115	128	Michael G. Lankford	143	NR
02106	N	7	Wasson Villas	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$652,650	100	126	David T. Leonard	141	
02137	N	7	Caspita Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	207	244	Stuart Shaw	140	
02048	N	7	North Bluff Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$560,675	76	96	Rick J. Deyoe	134	
02101	N	7	Johnny Morris Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	169	225	Christopher Bergmann	132	
02024	N	7	Winchester Lake (dba Bastrop Villas)	Bastrop	Bastrop	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$631,040	96	120	Todd L. Borck	131	
02100	N	7	Grove Place Apartments	Austin	Travis	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$775,000	146	184	Kelly White	128	
02136	N	7	Cherry Mountain Villas	Lakeway ETJ	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$997,076	144	180	Larry Paul Manley	128	
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$774,919	128	160	Rick J. Devoe	126	
02126	N	7	Chandlers Cove Apartments	Round Rock	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	190	238	David Saling	121	
02057	N	7	Elm Ridge Apartments	Austin	Travis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$443,055	130	130	Gene Morrison	116	NR
02127	N	7	Villas on Sixth Street Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,083,095	126	160	David Saling	112	
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$826,774	160	188	David Saling	109	
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$555,515	76	76	Jean MacDonald	102	
14									\$0	\$11,385,774	1,863	2,255			
<hr/>															
21 Projects in Region			Amount Available for Region:		\$3,476,334				\$15,714,457		2,590		3,079		

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Monday, June 17, 2002 09:37

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Region 8A															
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02146	A	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160		0	
6									\$3,999,582	\$4,203,343	725	812			
02041	FC03	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,066,667	\$1,066,667	190	200	Daniel B. Markson	129	Not A
1									\$1,066,667	\$1,066,667	190	200			
02145	N	8A	Mission View Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,035,163	136	136	Tim Merriweather	129	
02087	N	8A	El Capitan Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$677,500	88	112	Rob Burchfield	129	
02086	N	8A	Refugio Street Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$747,562	\$825,945	105	210	Diana Kinlaw	127	AC
02035	N	8A	Eisenhauer Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,051,700	192	192	Shannon Duvall	125	
02131	N	8A	Meadows of Oakhaven	Pleasanton	Atascosa	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$396,577	72	76	Michael T. Gilbert	108	
02133	N	8A	Ryan Crossing Villas	Selma	Guadalupe	<input type="checkbox"/>	G	<input type="checkbox"/>	\$870,821	\$880,282	144	180	Fred Odanga	101	AC
6									\$1,618,383	\$4,867,167	737	906			
13 Projects in Region			Amount Available for Region:		\$4,318,916				\$10,137,177	1,652	1,918				

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Monday, June 17, 2002 09:37

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding	
Projects Located in Region 8B																
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC	
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC	
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC	
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC	
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC	
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC	
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC	
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC	
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC	
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144		0		
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176		0		
11									\$6,842,244	\$6,904,196	1,116	1,243				
<hr/>																
02023	N	8B	Ensenada De La Palma	Brownsville	Cameron	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$959,106	122	136	Todd L. Borck	127	NR	
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$389,137	57	60	Diana Mclver	122	NR	
02032	N	8B	Padre De Vida Apartments	McAllen	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,025,408	\$1,040,635	144	180	P. Rowan Smith, Jr.	116	AC	
02031	N	8B	La Estrella Apartments	Pharr	Hidalgo	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$845,973	\$852,835	160	200	Kim Hatfield	110	AC	
4									\$1,871,381	\$3,241,713	483	576				
<hr/>																
15 Projects in Region			Amount Available for Region:			\$6,999,280			\$10,145,909		1,599	1,819				
<hr/>																
Projects Located in Region 9																
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC	
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC	
2									\$1,746,631	\$1,850,162	256	256				
<hr/>																
2 Projects in Region			Amount Available for Region:			\$1,127,713			\$1,850,162		256	256				
<hr/>																
											\$87,615,290	13,948	15,963			

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2002 LIHTC Recommendations
Sorted by Set Aside, Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
Projects Located in Set Aside AR															
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana McIver	138	AC
02155	A	1	Blue Water Garden Apartments	Hereford	Deaf Smith	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$400,844	\$412,835	132	132	Daniel F. O'Dea	133	AC
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC
7									\$2,384,374	\$2,676,800	748	748			
02057	N	7	Elm Ridge Apartments	Austin	Travis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$443,055	130	130	Gene Morrison	116	NR
1									\$0	\$443,055	130	130			
8 Projects in Set Aside			Amount Required to Meet Set Aside:						\$5,597,817	\$3,119,855	878	878			
Projects Located in Set Aside E															
02002	A	3	Cedar Hill Gardens	Cedar Hill		<input type="checkbox"/>	E	<input type="checkbox"/>	\$385,791	\$385,791	79	132		0	
1									\$385,791	\$385,791	79	132			
1 Projects in Set Aside			Amount Required to Meet Set Aside:						\$0	\$385,791	79	132			

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One development is shown as an Elderly Set Aside Development because it was a 2002 Forward Commitment, at which time the Elderly Set Aside was a non-overlapping set aside.

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Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
<u>Projects Located in Set Aside G</u>															
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,091,818	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02089	A	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC
02067	A	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02146	A	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02008	A	3	Prairie Commons	Dallas		<input type="checkbox"/>	G	<input type="checkbox"/>	\$378,365	\$378,365	54	72		0	
02007	A	8B	Portside Villas	Ingleside		<input type="checkbox"/>	G	<input type="checkbox"/>	\$563,846	\$563,846	108	144		0	
02003	A	8B	El Pueblo Dorado	Pharr		<input type="checkbox"/>	G	<input type="checkbox"/>	\$885,689	\$885,689	132	176		0	
02010	A	6	Champion Forest Apartments	Houston		<input type="checkbox"/>	G	<input type="checkbox"/>	\$610,346	\$610,346	115	192		0	

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Monday, June 17, 2002 10:15

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02009	A	8A	Las Villas de Merida	San Antonio		<input type="checkbox"/>	G	<input type="checkbox"/>	\$917,770	\$917,770	120	160		0	
									\$24,486,519	\$24,836,570	3,694	4,334			
02078	FC03	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
02041	FC03	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,066,667	\$1,066,667	190	200	Daniel B. Markson	129	Not A
02110	FC03	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
									\$4,144,118	\$4,211,128	627	686			

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02074	N	3	Arbor Woods	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,080,924	120	151	Cheryl Geiser	161	NR
02118	N	6	Calhoun Place Ltd.	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$944,815	\$944,815	142	178	H. Elizabeth Young	154	AC
02123	N	6	Villas at Park Grove	Katy	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$627,566	120	150	Ignacio Grillo	142	
02106	N	7	Wasson Villas	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$652,650	100	126	David T. Leonard	141	
02025	N	3	The Village @ Prairie Creek	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,139,789	156	196	James E. Washburn	141	
02125	N	6	Mayfair Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	152	152	William D. Henson	141	
02137	N	7	Caspita Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	207	244	Stuart Shaw	140	
02142	N	3	Mayfair Ridge Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$715,000	120	120	Richard Higgins	139	
02117	N	3	Bardin House Senior Apartments	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$931,048	180	225	Guy Brignon	139	
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$441,623	72	76	Janet K. Miller	138	
02028	N	6	Cricket Hollow Townhomes	Willis	Montgomery	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,030,313	\$1,032,801	160	160	Brian Cogburn	136	AC
02143	N	3	Parkland Pointe II	Arlington	Tarrant	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$734,949	118	148	Don Paxton	135	
02069	N	3	Sanger Trails Apartments	Sanger	Denton	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$862,436	140	176	Richard Shaw	135	
02070	N	2	Woodview Apartments	Wichita Falls	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$774,967	\$822,833	98	104	John Boyd	135	AC
02048	N	7	North Bluff Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$560,675	76	96	Rick J. Deyoe	134	
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$496,778	76	96	James E. Washburn	132	
02101	N	7	Johnny Morris Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	169	225	Christopher Bergmann	132	
02024	N	7	Winchester Lake (dba Bastrop Villas)	Bastrop	Bastrop	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$631,040	96	120	Todd L. Borck	131	
02172	N	5	Stone Hearst	Beaumont	Jefferson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,059,411	\$1,051,195	115	144	Ralph J. Collins	130	AC
02087	N	8A	El Capitan Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$677,500	88	112	Rob Burchfield	129	
02050	N	6	The Reserve at Central City	Galveston	Galveston	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$669,337	128	160	Randall F. Parr	129	
02065	N	10	Sunset View Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02145	N	8A	Mission View Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,035,163	136	136	Tim Merriweather	129	
02060	N	10	Desert Garden Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$436,891	48	48	Ike J. Monty	128	
02136	N	7	Cherry Mountain Villas	Lakeway ETJ	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$997,076	144	180	Larry Paul Manley	128	
02058	N	6	Sundown Village Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,052,425	173	216	Joyce Rinehart/Chris Richardson	127	
02086	N	8A	Refugio Street Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$747,562	\$825,945	105	210	Diana Kinlaw	127	AC
02023	N	8B	Ensenada De La Palma	Brownsville	Cameron	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$959,106	122	136	Todd L. Borck	127	NR

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02062	N	10	Camino Del Norte Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$328,898	36	36	Ike J. Monty	126	
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$774,919	128	160	Rick J. Devoe	126	
02035	N	8A	Eisenhauer Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,051,700	192	192	Shannon Duvall	125	
02126	N	7	Chandlers Cove Apartments	Round Rock	Williamson	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,200,000	190	238	David Saling	121	
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$809,000	140	140	Randy Stevenson	121	
02032	N	8B	Padre De Vida Apartments	McAllen	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,025,408	\$1,040,635	144	180	P. Rowan Smith, Jr.	116	AC
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$1,197,481	124	156	Glenn Lynch	113	
02164	N	10	Talbot Townhomes, Ltd.	Canutillo	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$281,883	32	32	Ike J. Monty	113	
02127	N	7	Villas on Sixth Street Apartments	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,083,095	126	160	David Saling	112	
02135	N	4	Lakeridge Apartments	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,047,148	112	112	Jerry Moore	112	
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Williamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$826,774	160	188	David Saling	109	
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$305,850	56	56	Ike J. Monty	109	
02039	N	3	Oak Timbers-Rockwall	Rockwall	Rockwall	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$606,471	108	120	Lynda Pittman	102	
02133	N	8A	Ryan Crossing Villas	Selma	Guadalupe	<input type="checkbox"/>	G	<input type="checkbox"/>	\$870,821	\$880,282	144	180	Fred Odanga	101	AC
02122	N	6	College Street Apartments	Richmond	Fort Bend	<input type="checkbox"/>	G	<input type="checkbox"/>	\$689,164	\$742,286	135	135	Deborah Rush	94	AC
43									\$7,142,461	\$35,314,273	5,204	6,186			
78 Projects in Set Aside			Amount Required to Meet Set Aside:			\$22,391,269			\$64,361,971	9,525	1,206				

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Projects Located in Set Aside NP															
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Mugerza	142	AC
02098	A	7	Ashford Park	Austin	Travis	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$1,130,257	\$1,138,022	200	200	Walter Moreau	141	AC
02006	A	3	Roseland Estates	Dallas		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$638,488	\$638,488	108	138		0	
02004	A	7	Williams Trace Apartments	Cameron		<input type="checkbox"/>	NP	<input type="checkbox"/>	\$355,436	\$355,436	68	68		0	
6									\$3,888,157	\$3,908,373	663	741			
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$485,975	115	128	Michael G. Lankford	143	NR
02151	N	6	Windsor Gardens Apartments	South Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$968,058	153	192	Chelsea Muhammad	136	
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$715,743	102	102	Steve Dalrymple	132	NR
02059	N	10	Mountainside Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$158,286	16	16	Ike J. Monty	129	
02068	N	10	Geronimo Trails Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$220,376	22	22	Ike J. Monty	128	
02100	N	7	Grove Place Apartments	Austin	Travis	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$775,000	146	184	Kelly White	128	
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$530,060	63	63	Diana McIver	127	
02063	N	10	Rancho Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$285,785	32	32	Ike J. Monty	126	
02064	N	10	Mission Del Valle Townhomes, Ltd.	Socorro	El Paso	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$164,226	16	16	Ike J. Monty	126	
02031	N	8B	La Estrella Apartments	Pharr	Hidalgo	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$845,973	\$852,835	160	200	Kim Hatfield	110	AC
02055	N	1	Family Residences at Greentree	Amarillo	Potter	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$584,478	76	96	Kelly Hunt	103	
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$571,938	76	76	Denise Bryant	61	
12									\$845,973	\$6,312,760	977	1,127			
18 Projects in Set Aside			Amount Required to Meet Set Aside:			\$3,731,878			\$10,221,133		1,640	1,868			

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Projects Located in Set Aside R															
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$562,502	\$545,899	68	76	Kurt P. Kehoe	123	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02152	A	2	Cordell Apartments	Brownwood	Brown	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$70,780	\$70,969	30	30	Dennis Hoover	48	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
02001	A	7	Crescent Village	Elgin		<input type="checkbox"/>	R	<input type="checkbox"/>	\$356,005	\$356,005	57	76		0	
02005	A	7	Brenham Oaks Apartments	Brenham		<input type="checkbox"/>	R	<input type="checkbox"/>	\$441,453	\$441,453	76	76		0	
26									\$5,960,199	\$6,155,310	1,337	1,379			

* "A" means Recommended for an Award, "FC03" means recommended for a 2003 Forward Commitment and "N" means Not Recommended

One development is shown as an Elderly Set Aside Development because it was a 2002 Forward Commitment, at which time the Elderly Set Aside was a non-overlapping set aside.

(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$389,137	57	60	Diana McIver	122	NR
02173	N	3	Cedar View Apartments	Mineral Wells	Palo Pinto	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$487,312	64	64	Leslie Donaldson	119	NR
02131	N	8A	Meadows of Oakhaven	Pleasanton	Atascosa	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$396,577	72	76	Michael T. Gilbert	108	
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$356,659	\$360,233	72	76	Dan Allgeier	106	AC
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$555,515	76	76	Jean MacDonald	102	
02171	N	3	Colony Grove Apts., Ltd.	Corsicana	Navarro	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$605,069	76	76	Elaina D. Glockzin	67	
02169	N	5	Pine Needle Cove, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$577,387	72	72	Elaina D. Glockzin	62	
7									\$356,659	\$3,371,230	489	500			
33 Projects in Set Aside			Amount Required to Meet Set Aside:			\$5,597,817			\$9,526,540	1,826	1,879				
138									\$87,615,290	13,948	15,963				

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One development is shown as an Elderly Set Aside Development because it was a 2002 Forward Commitment, at which time the Elderly Set Aside was a non-overlapping set aside.

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2002 LIHTC Recommendations - Elderly Set Aside
Sorted by Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Mugerza	142	AC
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02098	A	7	Ashford Park	Austin	Travis	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$1,130,257	\$1,138,022	200	200	Walter Moreau	141	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
10									\$6,783,376	\$6,803,041	1,181	1,277			
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
1									\$1,200,000	\$1,200,000	192	240			

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 (1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding	
02116	N	7	Killeen Stone Ranch Apartment Homes	Killeen	Bell	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$485,975	115	128	Michael G. Lankford	143	NR	
02121	N	6	Northpoint Retirement Village	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$441,623	72	76	Janet K. Miller	138		
02026	N	6	Parkside Terrace Senior Apts.	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$496,778	76	96	James E. Washburn	132		
02054	N	1	Senior Residences at St. Anthony's	Amarillo	Potter	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$715,743	102	102	Steve Dalrymple	132	NR	
02096	N	3	Douglass Place Senior Housing	Plano	Collin	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$530,060	63	63	Diana Mclver	127		
02049	N	7	Cannon Park Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$774,919	128	160	Rick J. Devoe	126		
02095	N	8B	The Arbors at Aransas Pass	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$389,137	57	60	Diana Mclver	122	NR	
02141	N	2	Big Country Senior Village	Abilene	Taylor	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$809,000	140	140	Randy Stevenson	121		
02108	N	3	The Pegasus	Dallas	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$1,197,481	124	156	Glenn Lynch	113		
02128	N	7	Cedar Point Retirement Apartments	Cedar Park	Willamson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$826,774	160	188	David Saling	109		
02166	N	10	Jardin Sereno Senior Community, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$0	\$305,850	56	56	Ike J. Monty	109		
02040	N	4	The Residences on Stillhouse Road	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$356,659	\$360,233	72	76	Dan Allgeier	106	AC	
02012	N	7	Highland Oaks Apartments	Marble Falls	Burnet	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$0	\$555,515	76	76	Jean MacDonald	102		
02170	N	5	Timber Villas, Ltd.	Nacogdoches	Nacogdoche	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$0	\$571,938	76	76	Denise Bryant	61		
14									\$356,659	\$8,461,026	1,317	1,453				
25			Amount Required for Set Aside: \$5,597,817							\$16,464,067	2,690	2,970				

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2002 LIHTC Recommendations - TxRD Set Aside

Sorted by Award Status and Final Score

Does not reflect Withdrawn or Terminated Files

Project #	A*	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02152	A	2	Cordell Apartments	Brownwood	Brown	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$70,780	\$70,969	30	30	Dennis Hoover	48	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
15									\$1,287,532	\$1,409,728	646	647			
15										\$1,409,728	646	647			

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2002 LIHTC Recommendations
Recommended Developments Listed in Project Number Order

Project #*	A**	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02011	A	8B	Aransas Pass Retirement Center	Aransas Pass	San Patricio	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$416,498	\$414,031	76	76	Charles Holcomb	142	AC
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
02027	A	7	Creekside Townhomes	Burnet	Burnet	<input type="checkbox"/>	R	<input type="checkbox"/>	\$369,601	\$388,022	54	60	Dennis Hoover	129	AC
02029	A	1	North Grand Villas	Amarillo	Potter	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,050,826	\$1,049,367	115	144	Ralph J. Collins	137	AC
02030	A	4	Ray's Pointe	Texarkana	Bowie	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,047,330	\$1,045,881	115	144	Michael Hartman	126	AC
02033	A	8B	Pueblo de Paz Apartments	Mission	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$862,724	\$869,606	160	200	John Pitts	112	AC
02034	A	3	Terrell Senior Terraces, Phase II	Terrell	Kaufman	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$781,495	\$764,357	144	180	Barry Halla	143	AC
02036	A	10	Gateway East Apartments	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$394,662	\$394,320	104	104	Daniel O'Dea	104	AC
02037	A	8B	Villa Hermosa Apartments	Crystal City	Zavala	<input type="checkbox"/>	R	<input type="checkbox"/>	\$565,712	\$568,236	60	60	Alfredo Castaneda	121	AC
02041	FC03	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,066,667	\$1,066,667	190	200	Daniel B. Markson	129	Not A
02042	A	7	Saddle Creek Apartments at Kyle, FKA, Steeplechase Apartments	Kyle	Hays	<input type="checkbox"/>	G	<input type="checkbox"/>	\$448,615	\$449,745	80	104	Laura Musemeche	151	AC
02043	A	8B	King's Crossing	Kingsville	Kleberg	<input type="checkbox"/>	G	<input type="checkbox"/>	\$777,472	\$779,906	120	120	Mark Musemeche	145	AC
02044	A	2	Brownwood Retirement Village	Brownwood	Brown	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$409,727	\$412,509	76	76	Joe Chamy	141	AC
02045	A	4	Paris Retirement Village	Paris	Lamar	<input type="checkbox"/>	R	<input checked="" type="checkbox"/>	\$373,692	\$376,203	68	76	Joe Chamy	146	AC
02046	A	2	Colony Park Apartments, I & II	Eastland	Eastland	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$53,565	\$52,470	68	68	Joe Chamy	157	AC
02047	A	2	Walnut Hills Apartments	Baird	Callahan	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$21,842	\$22,152	24	24	Joe Chamy	153	AC
02051	A	10	Pueblo Montana	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$228,465	\$234,001	36	36	Bobby Bowling IV	146	AC
02052	A	10	Burgundy Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$618,843	\$639,769	100	100	Bobby Bowling IV	141	AC
02053	A	10	Castner Palms	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$624,635	\$639,769	100	100	Bobby Bowling IV	141	AC
02056	A	1	Amarillo Gardens Apartments	Amarillo	Potter	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$265,578	\$461,090	100	100	Steve Dalrymple	140	AC
02061	A	10	Painted Desert Townhomes, Ltd.	Clint	El Paso	<input type="checkbox"/>	R	<input type="checkbox"/>	\$160,173	\$161,276	20	20	Ike J. Monty	121	AC
02067	A	10	Meadowbrook Townhomes, Ltd.	El Paso	El Paso	<input type="checkbox"/>	G	<input type="checkbox"/>	\$235,505	\$239,536	25	25	Ike J. Monty	133	AC
02071	A	4	Panola Apartments	Carthage	Panola	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,052	\$66,201	32	32	Thomas Frye	93	AC
02072	A	4	Jacksonville Square Apartments	Jacksonville	Cherokee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$86,940	\$88,415	44	44	Thomas Frye	72	AC
02075	A	8A	Heatherwilde Estates	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,068,403	\$1,140,628	140	176	Leroy Leopold	162	AC
02076	A	8B	Laredo Vista II	Laredo	Webb	<input type="checkbox"/>	G	<input type="checkbox"/>	\$864,275	\$865,960	115	115	Raul Loya	127	AC
02078	FC03	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
02079	A	9	Arbor Terrace II Apartments	Odessa	Ector	<input type="checkbox"/>	G	<input type="checkbox"/>	\$925,169	\$1,060,162	120	120	Bert Magill	143	AC
02080	A	6	Fallbrook Ranch Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$936,382	\$936,951	156	196	W. Barry Kahn	146	A
02081	A	6	Bay Forest Ranch	La Porte	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$969,008	\$969,872	156	196	Isaac Mathews	146	AC
02083	A	3	Villas of Lancaster	Lancaster	Dallas	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$679,272	\$680,510	142	144	Deborah A. Griffin	154	AC
02089	A	6	Gateway Pavilion	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,185,675	\$1,159,683	200	248	Ryan Dearborn	144	AC
02091	A	3	Riverwalk Townhomes	Stephenville	Erath	<input type="checkbox"/>	R	<input type="checkbox"/>	\$544,106	\$542,766	76	76	R.J. Collins	122	AC
02092	A	8A	SA Union Pines II Apartments	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$640,106	\$706,232	152	152	Dianna L. Gum	134	AC

**A means Recommended for Award

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Project #*	A**	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02093	A	8A	SA Union Park Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$300,006	\$321,873	100	100	Samuel Tijerina	114	AC
02094	A	8A	SA Ridgecrest Apartments	San Antonio	Bexar	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$458,769	\$494,845	152	152	Samuel Tijerina	91	AC
02097	A	3	Park Manor Apartments	Waxahachie	Ellis	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$288,644	\$312,861	60	60	Diana McIver	138	AC
02098	A	7	Ashford Park	Austin	Travis	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$1,130,257	\$1,138,022	200	200	Walter Moreau	141	AC
02099	A	6	Sunrise Village Apartments	Houston	Harris	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$616,304	\$644,263	72	80	Thomas Scott	147	AC
02103	A	8B	Valley View Apartments	Pharr ETJ	Hidalgo	<input type="checkbox"/>	G	<input type="checkbox"/>	\$899,933	\$973,101	121	128	Mike Lopez	137	AC
02104	A	9	Santa Rita Senior Village	Midland	Midland	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$821,462	\$790,000	136	136	Sharon Laurence	135	AC
02107	A	8B	Holly Park Apartments	Corpus Christi	Nueces	<input type="checkbox"/>	G	<input type="checkbox"/>	\$888,921	\$866,332	172	172	Kelly Elizondo	115	AC
02110	FC03	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
02112	A	5	Cardinal Village	Nacogdoches	Nacogdoche	<input type="checkbox"/>	G	<input type="checkbox"/>	\$762,000	\$799,990	95	96	Jeffery Spicer	125	AC
02119	A	6	Lovett Manor	Houston	Harris	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,085,628	\$1,098,812	158	198	H. Elizabeth Young	155	AC
02120	A	6	Humble Memorial Gardens	Humble	Harris	<input type="checkbox"/>	NP	<input checked="" type="checkbox"/>	\$366,177	\$367,807	71	75	David Muguerza	142	AC
02146	A	8A	Bexar Creek	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$614,528	\$621,995	61	72	Thomas J. McMullen, Jr.	132	AC
02147	A	6	Heatherbrook Apartments	Houston	Harris	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,084,340	\$1,048,837	140	176	Joseph Kemp	167	AC
02148	A	2	Windmill Point Apartments	Merkel	Taylor	<input type="checkbox"/>	R	<input type="checkbox"/>	\$562,502	\$545,899	68	76	Kurt P. Kehoe	123	AC
02149	A	3	Madison Point Apartments	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,091,818	\$1,053,119	140	176	Kurt P. Kehoe	157	AC
02150	A	1	Fairview Manor Apartments	Childress	Childress	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$113,155	\$113,567	48	48	William S. Swan	46	AC
02152	A	2	Cordell Apartments	Brownwood	Brown	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$70,780	\$70,969	30	30	Dennis Hoover	48	AC
02153	A	8B	Encanta Villa Apartments	Rio Grande Cit	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$55,529	\$55,677	24	24	Juan Cantu	105	AC
02154	A	8B	Rio Vista Apartments	Roma	Starr	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$61,645	\$61,812	28	28	Dennis Hoover	105	AC
02155	A	1	Blue Water Garden Apartments	Hereford	Deaf Smith	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$400,844	\$412,835	132	132	Daniel F. O'Dea	133	AC
02156	A	4	Town North Apartments	Texarkana	Bowie	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$275,871	\$278,976	100	100	Daniel F. O'Dea	73	AC
02157	A	1	La Mirage Apartments	Borger	Hutchinson	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$104,374	\$104,374	47	48	Patrick A. Barbolla	86	AC
02158	A	3	Briarwood Apartments	Kaufman	Kaufman	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$151,278	\$151,278	47	47	Patrick A. Barbolla	65	AC
02159	A	1	La Mirage Villas	Perryton	Ochiltree	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$161,815	\$161,864	47	47	Patrick A. Barbolla	87	AC
02160	A	6	Green Manor Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$63,915	\$87,971	40	40	James W. Fieser	67	A
02161	A	6	Bayou Bend Apartments	Waller	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$96,390	\$123,808	56	56	James W. Fieser	70	A
02162	A	6	Willowchase Apartments	Hempstead	Waller	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$91,616	\$126,135	57	57	James W. Fieser	67	AC
02163	A	6	Cedar Cove Apartments	Sealy	Austin	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$93,636	\$123,035	54	54	James W. Fieser	68	AC
02174	A	5	Gateway Village Seniors	Beaumont	Jefferson	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$719,168	\$760,790	110	116	David Hendricks	136	AC
02175	A	5	Creekside Estates, Phase II	Lufkin	Angelina	<input type="checkbox"/>	R	<input type="checkbox"/>	\$473,198	\$539,182	60	60	Carol C. Moore	112	AC
									\$36,640,783		6,231	6,786			

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**A means Recommended for Award

(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Monday, June 17, 2002 09:57

**2002 LIHTC Recommendation of 2003 Forward Commitments
Recommended Developments Listed in Project Number Order**

Project #*	A**	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score	UW Finding
02015	FC03	7	Eagle's Point Apartments	Austin	Travis	<input type="checkbox"/>	G	<input checked="" type="checkbox"/>	\$1,200,000	\$1,200,000	192	240	Robert H. Voelker	144	AC
02041	FC03	8A	Villas at Costa Verde	San Antonio	Bexar	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,066,667	\$1,066,667	190	200	Daniel B. Markson	129	Not A
02078	FC03	3	Sphinx at Murdeaux	Dallas	Dallas	<input type="checkbox"/>	G	<input type="checkbox"/>	\$1,133,095	\$1,144,545	150	150	Jay O. Oji	153	AC
02110	FC03	4	Northside Apartments	Tyler	Smith	<input type="checkbox"/>	G	<input type="checkbox"/>	\$744,356	\$799,916	95	96	Jeffery Spicer	118	AC
4									\$4,144,118	\$4,211,128	627	686			

**A means Recommended for Award

(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Monday, June 17, 2002 10:29

2002 LIHTC Allocation Report - List of Withdrawn and Terminated Files

Project #*	Status	Reg.	Development Name	Development City	Dev. County	TxRD Dev.	Primary Set Aside(1)	Elderly Set Aside	Amount Recommended by UW	Credit Request (\$)	Total LI Units	Total Units	Owner Contact	Final Score
02017	T	2	The Center Place Apartments	Burkburnett	Wichita	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$534,458	98	120	Lawrence A. Mazzotta	131
02019	T	6	Yale Village Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$552,202	250	250	Charles L. Schwennesen	121
02020	T	6	Kings Row Apartments	Houston	Harris	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$466,987	180	180	Charles L. Schwennesen	122
02021	T	3	Continental Terrace Apartments	Fort Worth	Tarrant	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$425,930	200	200	Charles L. Schwennesen	112
02022	T	1	Castle Garden Apartments	Lubbock	Lubbock	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$333,572	150	150	Charles L. Schwennesen	123
02073	T	7	Pleasant Valley Courtyards	Austin	Travis	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$1,145,404	130	163	Carlos Herrera	158
02113	T	1	Birch Wood Park Apartments	Levelland	Hockley	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$506,494	72	72	Shane Acevedo	130
02114	T	1	Pampa Willows	Pampa	Gray	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$351,350	52	52	Shane Acevedo	128
02115	T	1	Pampa Gardens Apartments	Pampa	Gray	<input type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$505,602	72	72	Shane L. Acevedo	136
02165	W	10	Mt. Franklin Apartments, Ltd.	El Paso	El Paso	<input type="checkbox"/>	AR	<input type="checkbox"/>	\$0	\$400,349	100	100	Ike J. Monty	118
02167	T	5	Simmons Road Apartments	Orange	Orange	<input type="checkbox"/>	NP	<input type="checkbox"/>	\$0	\$1,042,999	120	120	Frank Anderson	71
02168	W	5	Hatton Oaks Apartments	Bridge City	Orange	<input type="checkbox"/>	G	<input type="checkbox"/>	\$0	\$540,452	92	92	Dianne Kilday	125
02176	T	8B	Lantana Ridge Apartments South, Ltd.	Beeville	Bee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$56,676	36	36	Johnny Melton	34
02177	T	8B	Lantana Ridge Apartments, Ltd.	Beeville	Bee	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$72,760	56	56	Johnny Melton	0
02178	T	8B	Saltgrass Landing Apartments, Ltd.	Rockport	Aransas	<input checked="" type="checkbox"/>	R	<input type="checkbox"/>	\$0	\$84,971	56	56	Johnny Melton	0

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"W"=Withdrawn, "T"=Terminated

(1) Set Asides: G=General, R=Rural, AR=At Risk, and NP=Nonprofit

Monday, June 17, 2002 09:54

2002 LIHTC Recommendation Factors (In Project Number order within Service Regions)

TDHCA #	Reg. Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Factors										Status*	Evaluation Comment	
						Satisfaction of Set Aside Requirements	Regional Allocation Requirements	Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment
Projects Located in Region 1																		
02022	1	Castle Garden Apartm	AR	<input type="checkbox"/> Lubbock	123	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02029	1	North Grand Villas	G	<input type="checkbox"/> Amarillo	137	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	If only the five Rural and At Risk developments had been awarded in Region 1, there would have been a shortfall in the region equal to 23% of its entire regional allocation. This is the second highest shortfall among all regions statewide, so this development, as the next highest scoring development, is recommended.
02054	1	Senior Residences at	NP	<input checked="" type="checkbox"/> Amarillo	132	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02055	1	Family Residences at	NP	<input type="checkbox"/> Amarillo	103	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside to warrant a recommendation.
02056	1	Amarillo Gardens Apart	AR	<input type="checkbox"/> Amarillo	140	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02113	1	Birch Wood Park Apart	R	<input type="checkbox"/> Levelland	130	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02114	1	Pampa Willows	R	<input type="checkbox"/> Pampa	128	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02115	1	Pampa Gardens Apart	R	<input type="checkbox"/> Pampa	136	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02150	1	Fairview Manor Apartm	R	<input type="checkbox"/> Childress	46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02155	1	Blue Water Garden Ap	AR	<input type="checkbox"/> Hereford	133	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment									
							Feasibility	Term/WD	\$1.6 million test exceeded																		
Regional Allocation Requirements							Allocation to Various Entities										Program's Consistency w/ Local Need/Public Comment										
Satisfaction of Set Aside Requirements							To serve a greater # of lower income families for fewer credits										To serve a greater number of lower income families for a longer period of time										
2002 Forward Commitment																											
02063	10	Rancho Del Valle Tow	NP	<input type="checkbox"/>	Socorro	126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.	
02064	10	Mission Del Valle Town	NP	<input type="checkbox"/>	Socorro	126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.	
02065	10	Sunset View Townhom	G	<input type="checkbox"/>	El Paso	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02067	10	Meadowbrook Townho	G	<input type="checkbox"/>	El Paso	133	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in Region 10.	
02068	10	Geronimo Trails Townh	NP	<input type="checkbox"/>	El Paso	128	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.	
02164	10	Talbot Townhomes, Lt	G	<input type="checkbox"/>	Canutillo	113	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02165	10	Mt. Franklin Apartment	AR	<input type="checkbox"/>	El Paso	118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was withdrawn.						
02166	10	Jardin Sereno Senior C	G	<input checked="" type="checkbox"/>	El Paso	109	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
Projects Located in Region 2																											
02017	2	The Center Place Apar	G	<input type="checkbox"/>	Burkburnett	131	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.					
02044	2	Brownwood Retirement R	R	<input checked="" type="checkbox"/>	Brownwood	141	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02046	2	Colony Park Apartment R	R	<input type="checkbox"/>	Eastland	157	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board. This development was also one of the higher scoring developments in the Rural Set Aside statewide.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg. Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment		
						Feasibility	Term/WD	\$1.6 million test exceeded		Allocation to Various Entities		Program's Consistency w/ Local Need/Public Comment		To serve a greater # of lower income families for fewer credits				To serve a greater number of lower income families for a longer period of time	
Satisfaction of Set Aside Requirements						Regional Allocation Requirements						2002 Forward Commitment							
02047	2	Walnut Hills Apartment	R	<input type="checkbox"/> Baird	153	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board. This development was also one of the higher scoring developments in the Rural Set Aside statewide.
02070	2	Woodview Apartments	G	<input type="checkbox"/> Wichita Falls	135	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02141	2	Big Country Senior Vill	G	<input checked="" type="checkbox"/> Abilene	121	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02148	2	Windmill Point Apartme	R	<input type="checkbox"/> Merkel	123	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02152	2	Cordell Apartments	R	<input type="checkbox"/> Brownwood	48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
Projects Located in Region 3																			
02002	3	Cedar Hill Gardens	E	<input type="checkbox"/> Cedar Hill	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.
02006	3	Roseland Estates	NP	<input type="checkbox"/> Dallas	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.
02008	3	Prairie Commons	G	<input type="checkbox"/> Dallas	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.
02021	3	Continental Terrace Ap	AR	<input type="checkbox"/> Fort Worth	112	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02025	3	The Village @ Prairie	G	<input type="checkbox"/> Dallas	141	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02034	3	Terrell Senior Terraces	NP	<input checked="" type="checkbox"/> Terrell	143	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in the Nonprofit Set Aside statewide.

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Criteria										Status*	Evaluation Comment				
							Satisfaction of Set Aside Requirements	Regional Allocation Requirements	Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment			
02039	3	Oak Timbers-Rockwall	G	<input type="checkbox"/>	Rockwall	102	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02069	3	Sanger Trails Apartme	G	<input type="checkbox"/>	Sanger	135	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02074	3	Arbor Woods	G	<input type="checkbox"/>	Dallas	161	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02078	3	Sphinx at Murdeaux	G	<input type="checkbox"/>	Dallas	153	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FC03	As a region with a shortfall valued at more than 6% of its total regional allocation, this region was selected for a 2003 Forward Commitment. This development was selected because it was the next highest scoring development in Region 3.
02083	3	Villas of Lancaster	G	<input checked="" type="checkbox"/>	Lancaster	154	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 3.
02091	3	Riverwalk Townhomes	R	<input type="checkbox"/>	Stephenville	122	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02096	3	Douglass Place Senior	NP	<input checked="" type="checkbox"/>	Plano	127	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02097	3	Park Manor Apartment	AR	<input type="checkbox"/>	Waxahachie	138	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02108	3	The Pegasus	G	<input checked="" type="checkbox"/>	Dallas	113	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02117	3	Bardin House Senior A	G	<input type="checkbox"/>	Arlington	139	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02142	3	Mayfair Ridge Apartme	G	<input type="checkbox"/>	Sanger	139	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.

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TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment		
							Term/WD	Feasibility	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	Regional Allocation Requirements	Satisfaction of Set Aside Requirements	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time	2002 Forward Commitment					
02174	5	Gateway Village Senior	G	<input checked="" type="checkbox"/>	Beaumont	136	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 5.
02175	5	Creekside Estates, Ph	R	<input type="checkbox"/>	Lufkin	112	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
Projects Located in Region 6																				
02010	6	Champion Forest Apart	G	<input type="checkbox"/>	Houston	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.	
02019	6	Yale Village Apartment	AR	<input type="checkbox"/>	Houston	121	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.	
02020	6	Kings Row Apartments	AR	<input type="checkbox"/>	Houston	122	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.	
02026	6	Parkside Terrace Seni	G	<input checked="" type="checkbox"/>	Houston	132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02028	6	Cricket Hollow Townho	G	<input type="checkbox"/>	Willis	136	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02050	6	The Reserve at Central	G	<input type="checkbox"/>	Galveston	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02058	6	Sundown Village Apart	G	<input type="checkbox"/>	Houston	127	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	
02080	6	Fallbrook Ranch Apart	G	<input type="checkbox"/>	Houston	146	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.	
02081	6	Bay Forest Ranch	G	<input type="checkbox"/>	La Porte	146	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.	
02089	6	Gateway Pavilion	G	<input type="checkbox"/>	Houston	144	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 6.	
02099	6	Sunrise Village Apartm	NP	<input type="checkbox"/>	Houston	147	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in the Nonprofit Set Aside statewide.	
02118	6	Calhoun Place Ltd.	G	<input type="checkbox"/>	Houston	154	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.	

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TDHCA #	Reg. Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	2002 Forward Commitment	Status*	Evaluation Comment
						Satisfaction of Set Aside Requirements															
Projects Located in Region 7																					
02001	7 Crescent Village	R	<input type="checkbox"/> Elgin		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.		
02004	7 Williams Trace Apartm	NP	<input type="checkbox"/> Cameron		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.		
02005	7 Brenham Oaks Apartm	R	<input type="checkbox"/> Brenham		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.		
02012	7 Highland Oaks Apartm	R	<input checked="" type="checkbox"/> Marble Falls		102	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Rural Set Aside, or in its region, to warrant a recommendation for underwriting.		
02015	7 Eagle's Point Apartmen	G	<input checked="" type="checkbox"/> Austin		144	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FC03	As a region with a shortfall valued at more than 6% of its total regional allocation, this region was selected for a 2003 Forward Commitment. This development was selected because it was the next highest scoring development in Region 7.		
02024	7 Winchester Lake (dba	G	<input type="checkbox"/> Bastrop		131	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.		
02027	7 Creekside Townhomes	R	<input type="checkbox"/> Burnet		129	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.		
02042	7 Saddle Creek Apartme	G	<input type="checkbox"/> Kyle		151	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 7.		
02048	7 North Bluff Apartments	G	<input type="checkbox"/> Austin		134	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.		
02049	7 Cannon Park Apartme	G	<input checked="" type="checkbox"/> Austin		126	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.		
02057	7 Elm Ridge Apartments	AR	<input type="checkbox"/> Austin		116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.									

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TDHCA #	Reg. Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Criteria										Status*	Evaluation Comment		
						Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	Regional Allocation Requirements	Satisfaction of Set Aside Requirements	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment	
02073	7 Pleasant Valley Courty	G	<input type="checkbox"/> Austin	158	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.
02098	7 Ashford Park	NP	<input checked="" type="checkbox"/> Austin	141	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the highest scoring developments in the Nonprofit Set Aside statewide.
02100	7 Grove Place Apartment	NP	<input type="checkbox"/> Austin	128	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02101	7 Johnny Morris Apartme	G	<input type="checkbox"/> Austin	132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02106	7 Wasson Villas	G	<input type="checkbox"/> Austin	141	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02116	7 Killeen Stone Ranch A	NP	<input checked="" type="checkbox"/> Killeen	143	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02126	7 Chandlers Cove Apart	G	<input type="checkbox"/> Round Rock	121	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02127	7 Villas on Sixth Street A	G	<input type="checkbox"/> Austin	112	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02128	7 Cedar Point Retirement	G	<input checked="" type="checkbox"/> Cedar Park	109	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02136	7 Cherry Mountain Villas	G	<input type="checkbox"/> Lakeway ETJ	128	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02137	7 Caspita Apartments	G	<input type="checkbox"/> Cedar Park	140	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
Projects Located in Region 8A																			
02009	8A Las Villas de Merida	G	<input type="checkbox"/> San Antonio	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.

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TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Evaluation Criteria										Status*	Evaluation Comment					
							Satisfaction of Set Aside Requirements	Regional Allocation Requirements	Final Score	Feasibility	Term/WD	\$1.6 million test exceeded	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time			2002 Forward Commitment				
02093	8A	SA Union Park Apartm	AR	<input type="checkbox"/>	San Antonio	114	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.	
02094	8A	SA Ridgecrest Apartm	AR	<input type="checkbox"/>	San Antonio	91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the At-Risk Development Set Aside. Because the At-Risk Set Aside is undersubscribed it is necessary that all At Risk Developments recommended by Underwriting be recommended to the Board.
02131	8A	Meadows of Oakhaven	R	<input type="checkbox"/>	Pleasanton	108	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Rural Set Aside, or in its region, to warrant a recommendation for underwriting.
02133	8A	Ryan Crossing Villas	G	<input type="checkbox"/>	Selma	101	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02145	8A	Mission View Apartme	G	<input type="checkbox"/>	San Antonio	129	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	Region 8A was eligible for a Forward Commitment and this was one of three developments with identical scores eligible for that forward commitment (#02041 and #02087 are the other two). However, in applying the evaluation factor of serving more low income families for fewer credits, #02041 is using only \$5,614 in credits per low income unit to serve 190 low income families, while this development and #02087 are serving fewer low income families for an average of \$7,600 credits per low income unit.
02146	8A	Bexar Creek	G	<input type="checkbox"/>	San Antonio	132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the higher scoring developments in Region 8A.

Projects Located in Region 8B

02003	8B	El Pueblo Dorado	G	<input type="checkbox"/>	Pharr	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.													
02007	8B	Portside Villas	G	<input type="checkbox"/>	Ingleside	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A	This development was awarded a 2002 Forward Commitment by the TDHCA Board on 7/31/01.													

*Recommendation Status: "A" = 2002 Commitment, "02FC" = 2002 Forward Commitment issued in 2001, 03FC=2003 Forward Commitment, "N" = Not Recommended

TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Status*	Evaluation Comment					
							Feasibility	Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	Regional Allocation Requirements	Satisfaction of Set Aside Requirements	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time	2002 Forward Commitment								
02011	8B	Aransas Pass Retirem	R	<input checked="" type="checkbox"/>	Aransas Pass	142	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.	
02023	8B	Ensenada De La Palm	G	<input type="checkbox"/>	Brownsville	127	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02031	8B	La Estrella Apartments	NP	<input type="checkbox"/>	Pharr	110	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development did not score high enough statewide in the Nonprofit Set Aside, or in its region, to warrant a recommendation.
02032	8B	Padre De Vida Apartm	G	<input type="checkbox"/>	McAllen	116	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	As a General Set Aside development, this development did not score high enough in its region to warrant a recommendation.
02033	8B	Pueblo de Paz Apartm	G	<input type="checkbox"/>	Mission	112	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the higher scoring developments in Region 8B.
02037	8B	Villa Hermosa Apartme	R	<input type="checkbox"/>	Crystal City	121	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development was one of the higher scoring developments in the Rural Set Aside statewide and is needed to meet the Rural Set Aside.
02043	8B	King's Crossing	G	<input type="checkbox"/>	Kingsville	145	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 8B.
02076	8B	Laredo Vista II	G	<input type="checkbox"/>	Laredo	127	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 8B.
02095	8B	The Arbors at Aransas	R	<input checked="" type="checkbox"/>	Aransas Pass	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N	This development is not recommended by Underwriting and therefore, is not recommended to the Board.
02103	8B	Valley View Apartment	G	<input type="checkbox"/>	Pharr ETJ	137	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the highest scoring developments in Region 8B.
02107	8B	Holly Park Apartments	G	<input type="checkbox"/>	Corpus Christi	115	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was one of the higher scoring developments in Region 8B.
02153	8B	Encanta Villa Apartme	R	<input type="checkbox"/>	Rio Grande City	105	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02154	8B	Rio Vista Apartments	R	<input type="checkbox"/>	Roma	105	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This development is in the TxRD Set Aside. Because the TxRD Set Aside is undersubscribed it is necessary that all TxRD Developments recommended by Underwriting be recommended to the Board.
02176	8B	Lantana Ridge Apartm	R	<input type="checkbox"/>	Beeville	34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N	This development was terminated.

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TDHCA #	Reg.	Development Name	Set Aside	Elderly SA	Develop. City	Pts. Awd	Final Score										Term/WD	Allocation to Various Entities	Program's Consistency w/ Local Need/Public Comment	2002 Forward Commitment	Status*	Evaluation Comment
							Feasibility	Regional Allocation Requirements	Satisfaction of Set Aside Requirements	\$1.6 million test exceeded	To serve a greater # of lower income families for fewer credits	To serve a greater number of lower income families for a longer period of time										
02177	8B	Lantana Ridge Apartm	R	<input type="checkbox"/>	Beeville	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	This development was terminated.
02178	8B	Saltgrass Landing Apar	R	<input type="checkbox"/>	Rockport	0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N	This development was terminated.
Projects Located in Region 9																						
02079	9	Arbor Terrace II Apart	G	<input type="checkbox"/>	Odessa	143	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	This was the highest scoring development in Region 9.
02104	9	Santa Rita Senior Villa	G	<input checked="" type="checkbox"/>	Midland	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A	If only the highest scoring development had been awarded in Region 9, there would have been a shortfall in the region equal to 18% of its entire regional allocation. This is the third highest shortfall among all regions statewide, so this development, as the only other development in Region 9, is recommended.

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