

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**June 28, 2004**

**Action Items**

Approve a list of applications (as of June 28) for Housing Tax Credits in accordance with the 2004 Qualified Allocation Plan and Rules.

**Required Action**

Approve, deny or approve with amendments, subject to underwriting and possible appeals, the list of recommended applications (as of June 28) for Housing Tax Credits from the 2004 Housing Tax Credit Ceiling.

**Background and Recommendations**

The Board is required by §2306.6724(e) to “review the recommendations of department staff regarding applications and shall issue a list of approved applications each year in accordance with the qualified allocation plan no later than June 30.” In July, as required by §2306.6724(f), the Board “shall issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31.” This agenda item satisfies the requirement for the June deadline for the 2004 Housing Tax Credit (HTC) cycle.

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

1. Cumulative Recommendation List (only shows those applications recommended)
2. Recommendations for the Nonprofit Set-Aside (shows all active applications in the nonprofit set-aside)
3. Recommendation List by Region (shows all active applications)
4. Summary Report per Development (provided in Development # order for all active applications)

Please note that no recommendations are being made at this time for 2005 Forward Commitments or the Waiting List. The final recommendations for the HTC awards will take place at the board meeting on July 28, 2004; we anticipate making the Waiting List recommendations at that meeting.

**I. REGIONAL ALLOCATION FORMULA AND SET ASIDES**

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

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

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

Region Number	Regional Allocation	Rural Allocation	Urban/Exurban Allocation	USDA for Region	At-Risk for Region
1	\$1,704,279	\$805,212	\$899,067	\$85,214	\$255,642
2	\$1,122,652	\$511,597	\$611,055	\$56,132	\$168,398
3	\$7,362,180	\$480,034	\$6,882,146	\$368,109	\$1,104,327
4	\$1,947,249	\$1,201,626	\$745,623	\$97,362	\$292,087
5	\$1,562,356	\$845,109	\$717,247	\$78,117	\$234,353
6	\$9,788,743	\$894,228	\$8,894,515	\$489,437	\$1,468,311
7	\$2,036,696	\$444,394	\$1,592,302	\$101,834	\$305,504
8	\$2,180,011	\$457,956	\$1,722,055	\$109,000	\$327,002
9	\$3,156,143	\$885,772	\$2,270,371	\$157,807	\$473,421
10	\$1,729,075	\$723,114	\$1,005,961	\$86,453	\$259,361
11	\$4,725,727	\$1,919,277	\$2,806,450	\$236,286	\$708,859
12	\$1,120,138	\$377,861	\$742,277	\$56,006	\$168,020
13	\$1,931,031	\$288,481	\$1,642,550	\$96,551	\$289,654

## **II. APPLICATION SUBMISSIONS**

2004 was the third year that a pre-application process was utilized. There were 264 Pre-Applications submitted reflecting a total request for credits of \$194,140,537. Subsequently there were 182 full applications submitted with a total request for credits of \$100,182,732. At this time, 23 of those applications have been terminated and 10 applications were withdrawn by the applicant. Additionally, five developments were awarded 2004 funds as Forward Commitments last year. Therefore, there are 149 applications currently competing for credits.

## **III. DEVELOPMENT EVALUATION**

Central to the 2004 HTC application cycle was our commitment to ensuring fairness and consistency in evaluating all of the applications, and ensuring adherence to all required guidelines. 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. HTC staff reviewed Threshold and Selection Criteria using a system of peer reviews to confirm the accuracy of the scores awarded and to maintain consistency in the interpretation of the criteria requirements. Staff has inspected all proposed development sites to make a first-hand assessment of site conditions and to evaluate the physical state of developments applying for rehabilitation tax credits.

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

In accordance with state law, the Department held 13 public hearings from April 12 to April 23 in each of the thirteen regions to receive comments from citizens, neighborhood groups, and elected officials on the 2004 applications. The hearings and written comments provided valuable information regarding the need for and the impact of awarding credits to many developments. A summary of the public comment received on each recommended development is provided in each application's summary report.

One significant change in the process this year was the addition of scoring for Quantifiable Community Participation. Staff evaluated all letters received for this exhibit and assigned scores when appropriate. All letters, whether ultimately scored or not, have been summarized for the Board in each application's summary report indicating the comments of the neighborhood or other organizations. This year there were also numerous threshold requirements that were not required to be submitted to the Department until a date well after the original application submission. These include:

- ❖ the Market Studies and Environmental Site Assessments due on March 31;
- ❖ the preliminary zoning approval on April 1;
- ❖ the input from neighborhood organizations for Quantifiable Community Participation by April 30;
- ❖ letters from elected officials and local resolutions on May 31; and
- ❖ several types of evidence including construction loan closing documentation on 2003 awards and evidence of required subsidies for 2004 applications on June 14.

While having numerous extended deadlines enabled applicants to have more time to attain certain documents and evidence, the impact administratively has been that scores were not

finalized until June 18, 2004. This has made it administratively challenging for staff to identify the developments that require a review for financial feasibility. Additionally, because scoring notices have only recently been provided to applicants (which trigger the appeals process), many applicants are filing appeals that will be heard at both the July 8 and July 28 Board meetings.

#### **IV. STAFF RECOMMENDATION**

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

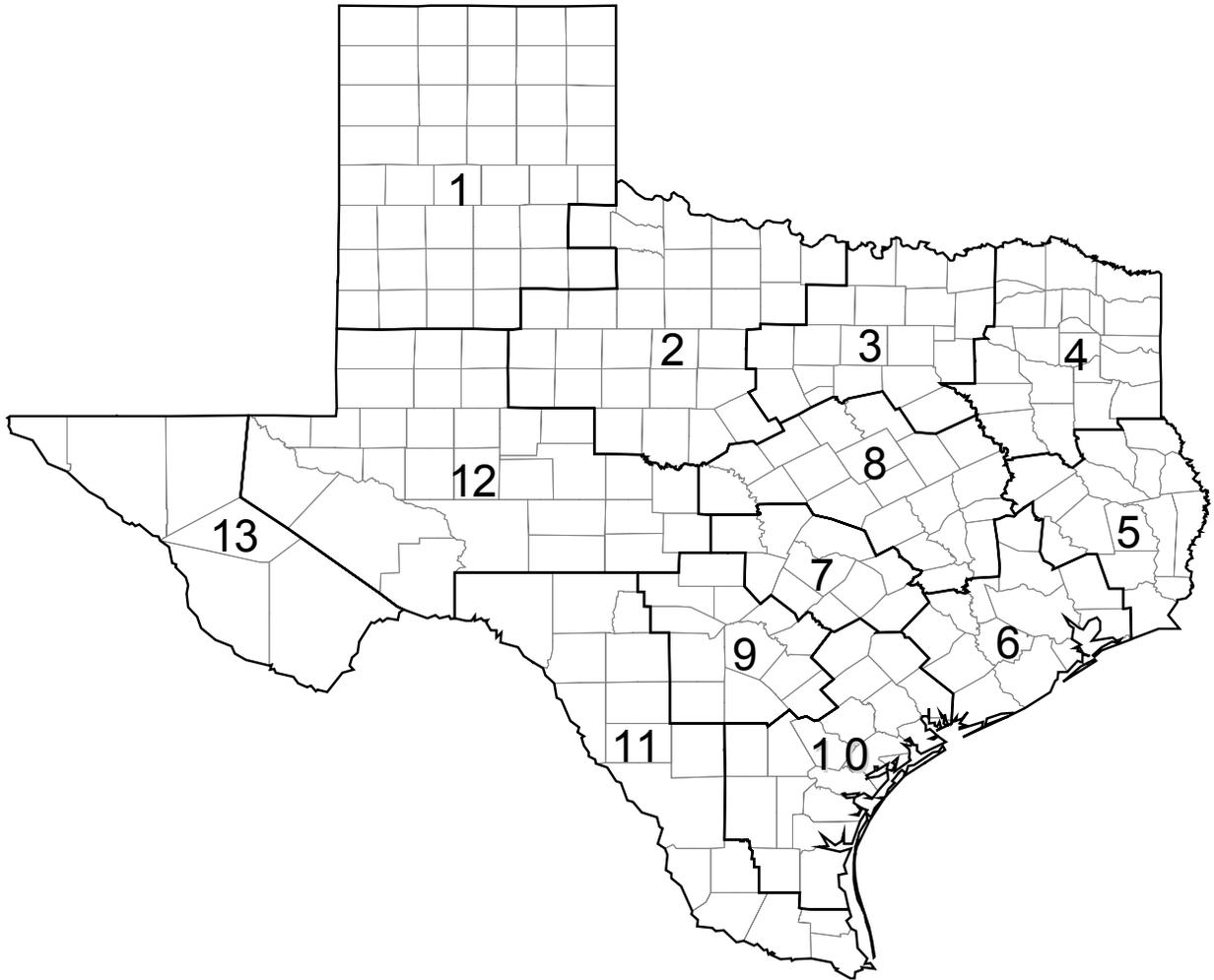
**At this time, applications have not been reviewed for financial feasibility. All recommendations made to the Board are based on credit amounts requested and the representations of the applicant. Therefore, all recommendations are subject to a review for financial feasibility. Through this review some applications may be found to be financially infeasible, in which case they will be removed from the Recommendation List for the July 28 Board meeting. Furthermore, applications that are found to be feasible, may still have their credit amount reduced and/or may have conditions placed on the allocation.**

In addition to applications that may be removed from the list for issues of financial feasibility, applications may also be removed from the recommended list as appeals on applications are heard. For example, if an appellant has a successful appeal and receives a reinstatement of points, they may move ahead of an applicant who is on this June 28 Recommended List. Also, the attached recommendation list has not comprehensively removed applications that might cause the applicant to violate the \$2 million credit limit. Those adjustments will not be made until all underwriting has been completed.

As staff was making recommendations, the Nonprofit Set-Aside was evaluated first. All applications competing in the Nonprofit Set-Aside were reviewed based on their score and the highest scoring applications were recommended until the necessary credit amount for the set-aside was reached. Each of those Nonprofit applications was then attributed to the region in which it is located. Subsequently, each region was reviewed. The first evaluation within each region was to ensure that the highest scoring USDA applications from each region were selected to satisfy the USDA Allocation; followed by the selection of the highest scoring At-Risk Set-Aside applications to satisfy the required set-aside amount in each region. As the amounts requested in each region do not equate to the amounts available, each region is either somewhat over allocated or somewhat under allocated. Essentially, those regions whose shortfall would have been a large proportion of their allocation were the ones that would be over allocated.

The total number of developments recommended is 75. Including the 5 Forward Commitments awarded in 2003, this is a total of 80 developments recommended credits for 2004. The total amount recommended, including the Forward Commitments, is \$40,987,711. Note that the total Credit Ceiling available is \$40,366,280. The staff recommendation is therefore \$621,431 more than the amount available to allocate. Because staff anticipates that the Recommendation List will change between this submission and the July Recommendation List, staff does not feel it is necessary to make this additional reduction at this time. The July Recommendation List will not exceed the 2004 Credit Ceiling.

# Uniform State Service Regions



**2004 Housing Tax Credit Recommendations as of June 28, 2004**  
**Only Recommended Applications - Sorted by Region, Allocation Status and Score**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

**Region: 1**

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

**Applications Submitted in Region 1:**

U/E<sup>6</sup>

04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	146	NA	Competitive in Region
04088	1	A	South Plains Apartments	5520 58th Street	Lubbock	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	F	\$379,812	Gary Hall	119	NA	At-Risk
<b>Total:</b>										<b>256</b>	<b>284</b>		<b>\$1,225,661</b>				

**Applications Submitted in Region 1:**

R<sup>6</sup>

04154	1	A	Plainview Vistas	3200 Block of Lexington	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$668,428	Cathy Graugnard	148	NA	Competitive in Region
04295	1	A	La Mirage Villas	309 SE 15th	Perryton	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47	47	F	\$173,281	Patrick Barbolla	90	NA	USDA
<b>Total:</b>										<b>107</b>	<b>123</b>		<b>\$841,709</b>				
<b>4 Applications in Region</b>										<b>363</b>	<b>407</b>		<b>\$2,067,370</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 2**

<b>Allocation Information for Region 2:</b>	<b>Total Credits Available for Region:</b> \$1,122,652	<b>Rural Allocation:</b> \$511,597	<b>Urban/Exurban Allocation:</b> \$611,055
		<b>5% Required for USDA</b> \$56,132	<b>15% Required for At-Risk:</b> \$168,398

**Applications Submitted in Region 2:**

**U/E<sup>6</sup>**

04172	2	A	Gardens of Tye	601 Scott Street	Tye	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,557	George Hopper	156	NA	Competitive in Region
04095	2	A	Green Briar Village	601 Airport Drive	Wichita Falls	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126	140	F	\$851,219	Randy Stevenson	144	NA	Competitive in Region
										<b>Total:</b>	<b>158</b>	<b>176</b>	<b>\$1,096,776</b>				

**Applications Submitted in Region 2:**

**R<sup>6</sup>**

04174	2	A	Gardens of Early	401 Old Comanche Road	Early	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$230,137	George Hopper	138	NA	Competitive in Region
04173	2	A	Gardens of Burkburnett	105 Williams Street	Burkburnett	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$229,311	George Hopper	133	NA	Competitive Score - Wins Tie 04246
										<b>Total:</b>	<b>60</b>	<b>72</b>	<b>\$459,448</b>				

**4 Applications in Region**

**Region Total: 218 248 \$1,556,224**

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	Set-Asides <sup>3</sup>	Units	4	Credit	5	Request	Owner Contact	Final	1 Mile	Score	Conflict	Comment
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**Region: 3**

<b>Allocation Information for Region 3:</b>	<b>Total Credits Available for Region:</b>	<b>\$7,362,180</b>	<b>Rural Allocation:</b>	<b>\$480,034</b>	<b>Urban/Exurban Allocation:</b>	<b>\$6,882,146</b>
	<b>5% Required for USDA</b>	<b>\$368,109</b>	<b>15% Required for At-Risk:</b>	<b>\$1,104,327</b>		

**Applications Submitted in Region 3:**

U/E<sup>6</sup>

04026	3	A		Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	157	NA	High Score Nonprofit
04157	3	A		Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	153	NA	High Score Nonprofit
04105	3	A		Preston Trace Apartments	8660 Preston Trace Blvd	Frisco	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	38	40	F	\$140,298	Dan Allgeier	151	NA	At-Risk
04089	3	A		Villas of Forest Hill	7400 Block of Forest Hill Drive	Forest Hill	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$424,859	Deborah Griffin	151	NA	Competitive in Region
04093	3	A		Villas of Seagoville	600 Block of East Malloy Bridge Rd.	Seagoville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$428,270	Deborah Griffin	147	NA	Competitive in Region
04058	3	A		Spring Oaks Apartments	4317 & 4321 Shepherd Ln.	Balch Springs	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$850,235	Ron Pegram	147	NA	Competitive in Region
04109	3	A		Frazier Fellowship	Blocks 4700-4900 Hatcher St.	Dallas	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	76	F	\$547,378	Lester Nevels	142	NA	At-Risk
04222	3	A		Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	137	NA	Competitive in Region
04028	3	A		Heritage Park	1916 N. S.H. 91	Denison	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$501,577	Steve Rumsey	136	NA	Competitive in Region
04192	3	A		Providence at UT Southwestern	Mockingbird Lane and Harry Hines	Dallas	NC/AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162	180	E	\$909,255	Saleem Jafar	132	NA	Competitive in Region
04147	3	A		Shiloh Village Apartments	8702 Shiloh Road	Dallas	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168	168	F	\$800,000	Chad Cooley	119	04223	At-Risk

**Total: 1,138 1,300 \$6,773,636**

**Applications Submitted in Region 3:**

R<sup>6</sup>

04175	3	A		Gardens of Mabank	801 S. Second Street	Mabank	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$215,498	George Hopper	147	NA	Competitive in Region
04288	3	A		Briarwood Apartment	513 E. 6th Street	Kaufman	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$173,148	Patrick Barbolla	88	NA	USDA

**Total: 76 84 \$388,646**

**Region Total: 1,214 1,384 \$7,162,282**

**13 Applications in Region**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 4**

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

**Applications Submitted in Region 4: U/E<sup>6</sup>**

04117	4	A	Longview Senior Apartment	1600 Block of East Whatley	Longview	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$656,458	Brad Forslund	148	NA	High Score Nonprofit
04012	4	A	Tyler Square Apartments	1007 NNW Loop 323	Tyler	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160	160	F	\$652,315	Doug Gurkin	116	NA	At-Risk
<b>Total:</b>										<b>250</b>	<b>260</b>		<b>\$1,308,773</b>				

**Applications Submitted in Region 4: R<sup>6</sup>**

04170	4	A	Gardens of Athens	314 N Wood Street	Athens	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,888	George Hopper	143	NA	Competitive in Region
04176	4	A	Gardens of Gladewater	108 N. Lee Drive	Gladewater	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	E	\$260,918	George Hopper	140	NA	Competitive in Region
04285	4	A	Ole Town Apartments	501 MLK Drive	Jefferson	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$117,328	Jim Fieser	45	NA	USDA
<b>Total:</b>										<b>90</b>	<b>96</b>		<b>\$624,134</b>				

**5 Applications in Region** **Region Total: 340 356 \$1,932,907**

**Region: 5**

<b>Allocation Information for Region 5:</b>	<b>Total Credits Available for Region:</b> \$1,562,356	<b>Rural Allocation:</b> \$845,109	<b>Urban/Exurban Allocation:</b> \$717,247
	<b>5% Required for USDA</b> \$78,117	<b>15% Required for At-Risk:</b> \$234,353	

**Applications Submitted in Region 5: U/E<sup>6</sup>**

04228	5	A	Stone Hearst	1650 East Lucas Drive	Beaumont	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$685,739	R.J. Collins	142	NA	Competitive in Region
04100	5	A	O.W. Collins Apartments	4440 Gulfway Drive	Port Arthur	R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	200	200	E	\$406,999	Ike Akbari	129	NA	At-Risk
<b>Total:</b>										<b>283</b>	<b>304</b>		<b>\$1,092,738</b>				

**Applications Submitted in Region 5: R<sup>6</sup>**

04030	5	A	Park Estates	1200 Block	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	F	\$393,033	Mark Musemeche	146	NA	Competitive in Region
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	139	NA	Competitive in Region
<b>Total:</b>										<b>70</b>	<b>72</b>		<b>\$804,188</b>				

**4 Applications in Region** **Region Total: 353 376 \$1,896,926**

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3			Units	4	Pop.	5	Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 6**

<b>Allocation Information for Region 6:</b>	<b>Total Credits Available for Region:</b> \$9,788,743	<b>Rural Allocation:</b> \$894,228	<b>Urban/Exurban Allocation:</b> \$8,894,515
		<b>5% Required for USDA:</b> \$489,437	<b>15% Required for At-Risk:</b> \$1,468,311

**Applications Submitted in Region 6:**

U/E<sup>6</sup>

04079	6	A		Baybrook Park Retirement Center	500 Texas Avenue West	Webster	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$450,043	Barry Kahn	159	NA	Competitive in Region
04160	6	A		Village on Hobbs Road	6000 Hobbs Road	League City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$552,528	Thomas Scott	158	NA	Competitive in Region
04200	6	A		Alvin Manor Estates	917 E. Hwy 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$251,978	Elizabeth Young	157	NA	Competitive in Region
04203	6	A		Alvin Manor	837 E. Highway 6	Alvin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$177,273	Elizabeth Young	157	NA	Competitive in Region
04213	6	A		Village at Morningstar	3401 Magnolia Avenue	Texas City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$537,331	Diana McIver	155	NA	Competitive in Region
04085	6	A		Redwood Heights Apartments	7300 Block of Jensen Driven	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	96	F	\$600,146	Rick Deyoe	153	NA	Competitive in Region
04024	6	A		South Union Place	7210 Scott Street	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	125	ET	\$739,345	John Barineau, III	153	NA	Competitive in Region
04206	6	A		Lake Jackson Manor	100 Garland	Lake Jackson	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$409,155	Elizabeth Young	150	NA	Competitive in Region
04255	6	A		Freeport Oaks Apartments	NE Corner of Avenue J & Skinner St.	Freeport	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$721,599	Les Kilday	150	NA	Competitive in Region
04210	6	A		Westview Place	Westview Blvd and Montgomery Park Blvd.	Conroe	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$228,852	Emanuel Glockzin	148	NA	High Score Nonprofit
04167	6	A		Oxford Place	605 Berry Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	142	04188	At-Risk
04224	6	A		Commons of Grace Senior	8900 Block of Tidwell	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86	108	ET	\$759,068	Deepak Sulakhe	140	04041	Competitive in Region
04098	6	A		Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$1,057,335	Paul Patierno	138	NA	At-Risk
04156	6	A		College Street Apartments	College Street near FM 2218	Richmond	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$507,651	Lucy Hancock	137	NA	Competitive in Region

**Total: 1,336 1,587 \$8,192,304**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
<b>Applications Submitted in Region 6: R<sup>6</sup></b>																	
04002	6	A	Cricket Hollow Apartments	9700 FM 1097	Willis	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150	176	0	\$871,110	Brian Cogburn	200	NA	2003 Forward Commitment
04294	6	A	Lantana Ridge Apartments	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	55	F	\$66,535	James Brawner	93	NA	USDA
04293	6	A	Lantana Ridge Apartments South	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35	35	F	\$51,980	James Brawner	89	NA	USDA
04277	6	A	Western Oaks Apartments	225 S. 13th Street	West Columbia	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$98,755	Melissa Baughman	51	NA	USDA
04281	6	A	Tomball Square Apartments	611 James St.	Tomball	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$84,662	Keridi Cameron	49	NA	USDA
04284	6	A	Katy Manor Apartments	5360 E. 5th Street	Katy	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$123,768	Keridi Cameron	49	NA	USDA
04292	6	A	West Side Place Apartments	1000 N. 13th.	West Columbia	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$84,339	Melissa Baughman	46	NA	USDA
										<b>Total:</b>	<b>360</b>	<b>386</b>	<b>\$1,381,149</b>				
<b>21 Applications in Region</b>						<b>Region Total:</b>											
							<b>1,696</b>	<b>1,973</b>	<b>\$9,573,453</b>								

**Region: 7**

<b>Allocation Information for Region 7:</b>	<b>Total Credits Available for Region:</b> \$2,036,696	<b>Rural Allocation:</b> \$444,394	<b>Urban/Exurban Allocation:</b> \$1,592,302
		<b>5% Required for USDA</b> \$101,834	<b>15% Required for At-Risk:</b> \$305,504

<b>Applications Submitted in Region 7: U/E<sup>6</sup></b>																	
04003	7	A	Villas on Sixth Street	1900 Block of E. Sixth Street	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136	160	0	\$1,072,039	Martin Gonzalez	200	NA	2003 Forward Commitment
04101	7	A	Pleasant Hill Apartments	2501 Anken Dr.	Austin	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$493,633	Paul Patierno	134	NA	At-Risk
										<b>Total:</b>	<b>236</b>	<b>260</b>	<b>\$1,565,672</b>				
<b>Applications Submitted in Region 7: R<sup>6</sup></b>																	
04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment
										<b>Total:</b>	<b>60</b>	<b>76</b>	<b>\$444,394</b>				
<b>3 Applications in Region</b>						<b>Region Total:</b>											
							<b>296</b>	<b>336</b>	<b>\$2,010,066</b>								

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

**Region: 8**

<b>Allocation Information for Region 8:</b>	<b>Total Credits Available for Region:</b> \$2,180,011	<b>Rural Allocation:</b> \$457,956	<b>Urban/Exurban Allocation:</b> \$1,722,055
		<b>5% Required for USDA:</b> \$109,000	<b>15% Required for At-Risk:</b> \$327,002

**Applications Submitted in Region 8:**

U/E<sup>6</sup>

04145	8	A	Village at Meadowbend Apartments II	Case Road at Martin Luther King Blvd.	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79	99	F	\$656,486	Robert Joy	157	NA	Competitive in Region
04018	8	A	Terrace Pines	819 Krenek Tap Road	College Station	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$589,664	Michael Lankford	155	NA	Competitive in Region
04052	8	A	Chisholm Trail Senior Village	9th Street at Harris Street	Belton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	60	E	\$415,000	Leslie Holleman	154	NA	Competitive in Region
										<b>Total:</b>	<b>213</b>	<b>259</b>	<b>\$1,661,150</b>				

**Applications Submitted in Region 8:**

R<sup>6</sup>

04152	8	A	Bluffview Villas	2800 Hwy 36 South	Brenham	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	\$453,021	Samuel Tijerina	115	NA	Competitive in Region
										<b>Total:</b>	<b>76</b>	<b>76</b>	<b>\$453,021</b>				

**4 Applications in Region**

**Region Total: 289 335 \$2,114,171**

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3			Units	4	Credit	5	Request	Owner Contact	Final	1 Mile	Score	Conflict	Comment
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**Region: 9**

<b>Allocation Information for Region 9:</b>	<b>Total Credits Available for Region:</b> \$3,156,143	<b>Rural Allocation:</b> \$885,772	<b>Urban/Exurban Allocation:</b> \$2,270,371
		<b>5% Required for USDA:</b> \$157,807	<b>15% Required for At-Risk:</b> \$473,421

**Applications Submitted in Region 9: U/E<sup>6</sup>**

04005	9	A		Palacio del Sol	400 North Frio	San Antonio	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	0	\$1,096,828	Fernando Godinez	200	NA	2003 Forward Commitment		
04149	9	A		Seton Home Center for Teen Moms	1115 Mission Road	San Antonio	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$368,360	Margaret Starkey	163	NA	High Score Nonprofit		
04047	9	A		Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	154	NA	High Score Nonprofit		
04258	9	A		Vista Del Sol-The Rudy C Perez, Sr.	400 Block of SW 36th Street	San Antonio	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$700,000	David Starr	147	04074	Nonprofit - Wins Tie 04131		
04107	9	A		Whitefield Place Apartments	4622 Clark Avenue	San Antonio	ACQ/R		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$430,196	Paul Patierno	132	04073/04139	At-Risk		
												<b>Total:</b>	<b>460</b>	<b>524</b>	<b>\$3,185,923</b>						

**Applications Submitted in Region 9: R<sup>6</sup>**

04007	9	A		Oaks Of Bandera	400 Block of Old San Antonio Highway	Bandera	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	125	NA	Competitive in Region		
04260	9	A		Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	123	NA	Competitive in Region		
												<b>Total:</b>	<b>115</b>	<b>120</b>	<b>\$730,295</b>						
<b>7 Applications in Region</b>												<b>Region Total:</b>	<b>575</b>	<b>644</b>	<b>\$3,916,218</b>						

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 10**

<b>Allocation Information for Region 10:</b>	<b>Total Credits Available for Region:</b> \$1,729,075	<b>Rural Allocation:</b> \$723,114	<b>Urban/Exurban Allocation:</b> \$1,005,961
		<b>5% Required for USDA:</b> \$86,453	<b>15% Required for At-Risk:</b> \$259,361

**Applications Submitted in Region 10:** U/E<sup>6</sup>

04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	110	NA	At-Risk
<b>Total:</b>										<b>152</b>	<b>152</b>		<b>\$899,429</b>				

**Applications Submitted in Region 10:** R<sup>6</sup>

04302	10	A	Sierra Royale Apartments	601 Wright Street	Robstown	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68	76	F	\$529,620	Rick Deyoe	143	NA	Competitive in Region	
04291	10	A	Saltgrass Landing Apartments	1602 South Church Street	Rockport	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	56	F	\$95,218	James Brawner	92	NA	USDA	
<b>Total:</b>										<b>123</b>	<b>132</b>		<b>\$624,838</b>					
<b>3 Applications in Region</b>										<b>Region Total:</b>	<b>275</b>	<b>284</b>		<b>\$1,524,267</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 11**

<b>Allocation Information for Region 11:</b>	<b>Total Credits Available for Region:</b> \$4,725,727	<b>Rural Allocation:</b> \$1,919,277	<b>Urban/Exurban Allocation:</b> \$2,806,450
		<b>5% Required for USDA:</b> \$236,286	<b>15% Required for At-Risk:</b> \$708,859

**Applications Submitted in Region 11: U/E<sup>6</sup>**

04032	11	A	Los Milagros	3600 Block of E. Mile 8 North	Weslaco	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$1,002,175	Rowan Smith	149	NA	Competitive in Region
04014	11	A	La Villita Apartments II	2828 Rockwell Dr.	Brownsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$453,311	Mark Musemeche	145	NA	Competitive in Region
04191	11	A	Providence at Boca Chica	Intersection of Ash Street & Elm Street	Brownsville	ACQ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150	158	F	\$1,034,927	Saleem Jafar	134	NA	At-Risk
<b>Total:</b>										<b>342</b>	<b>390</b>		<b>\$2,490,413</b>				

**Applications Submitted in Region 11: R<sup>6</sup>**

04146	11	A	Casa Korima	SW Corner - Mile 8 Rd. at Baseline Rd.	Mercedes	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156	196	F	\$1,182,999	Robert Joy	148	NA	Wins Tie 04226	
04287	11	A	Vista Hermosa Apartments	820 N. Bibb	Eagle Pass	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20	20	F	\$63,097	Patrick Barbolla	102	NA	USDA	
04275	11	A	Bahia Palms Apartments	1303 Pino Dr.	LaGuna Vista	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64	64	F	\$123,922	Patrick Barbolla	96	NA	USDA	
<b>Total:</b>										<b>240</b>	<b>280</b>		<b>\$1,370,018</b>					
<b>6 Applications in Region</b>										<b>Region Total:</b>	<b>582</b>	<b>670</b>		<b>\$3,860,431</b>				

**Region: 12**

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

**Applications Submitted in Region 12: U/E<sup>6</sup>**

04120	12	A	Sedona Springs Village	920 W. University	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	F	\$652,451	Ron Hance	151	NA	Competitive in Region
<b>Total:</b>										<b>85</b>	<b>100</b>		<b>\$652,451</b>				

**Applications Submitted in Region 12: R<sup>6</sup>**

04250	12	A	Knollwood Heights Apartments	NE corner of MLK Blvd & West Mercy Dr.	Big Spring	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	64	F	\$457,678	Justin Zimmerman	127	NA	Competitive in Region	
<b>Total:</b>										<b>63</b>	<b>64</b>		<b>\$457,678</b>					
<b>2 Applications in Region</b>										<b>Region Total:</b>	<b>148</b>	<b>164</b>		<b>\$1,110,129</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 13**

<b>Allocation Information for Region 13:</b>	<b>Total Credits Available for Region:</b> \$1,931,031	<b>Rural Allocation:</b> \$288,481	<b>Urban/Exurban Allocation:</b> \$1,642,550
		<b>5% Required for USDA</b> \$96,551	<b>15% Required for At-Risk:</b> \$289,654

**Applications Submitted in Region 13: U/E<sup>6</sup>**

04001	13	A	Diana Palms	4700 Block of Diana Street	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	0	\$211,474	Bobby Bowling IV	200	NA	2003 Forward Commitment
04196	13	A	Americas Palms	12300 Lorenzo Ruiz Drive	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	112	F	\$635,064	Bobby Bowling IV	132	NA	Competitive in Region
04070	13	A	Cedar Oak Townhomes	1440 Cedar Oak Dr.	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$985,523	Ike Monty	109	NA	Competitive in Region
							<b>Total:</b>			<b>274</b>	<b>308</b>		<b>\$1,832,061</b>				

**Applications Submitted in Region 13: R<sup>6</sup>**

04197	13	A	Horizon Palms	West of Darrington Rd.	Horizon City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$431,206	Bobby Bowling IV	130	NA	Competitive in Region
							<b>Total:</b>			<b>76</b>	<b>76</b>		<b>\$431,206</b>				

**4 Applications in Region**

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

**80 Total Applications**

**6,699 7,561 \$40,987,711**

1. Award: A = recommended for an allocation, N = not recommended for an allocation.  
 2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction  
 3. Set-Asides: NP = Nonprofit, AR = At-Risk  
 4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional  
 5. Credit amounts reflected are amounts requested.  
 6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation  
 NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.

**2004 Housing Tax Credit Final Recommendations as of June 28, 2004 - Nonprofit Set-Aside  
Sorted by Recommendation Status and Self-Score**

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

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units LI	Units Total	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR								
04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment
04149	9	A	Seton Home Center for Teen Moms	1115 Mission Road	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$368,360	Margaret Starkey	163	NA	High Score Nonprofit
04026	3	A	Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	157	NA	High Score Nonprofit
04047	9	A	Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	154	NA	High Score Nonprofit
04157	3	A	Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	153	NA	High Score Nonprofit
04210	6	A	Westview Place	Westview Blvd and Montgomery Park Blvd.	Conroe	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$228,852	Emanuel Glockzin	148	NA	High Score Nonprofit
04117	4	A	Longview Senior Apartment	1600 Block of East Whatley	Longview	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$656,458	Brad Forslund	148	NA	High Score Nonprofit
04258	9	A	Vista Del Sol-The Rudy C Perez, Sr.	400 Block of SW 36th Street	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$700,000	David Starr	147	04074	Nonprofit - Wins Tie 04131
04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	146	NA	Competitive in Region
04167	6	A	Oxford Place	605 Berry Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	142	04188	At-Risk
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	139	NA	Competitive in Region
04222	3	A	Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	137	NA	Competitive in Region
04156	6	A	College Street Apartments	College Street near FM 2218	Richmond	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$507,651	Lucy Hancock	137	NA	Competitive in Region
04260	9	A	Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	123	NA	Competitive in Region
04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	110	NA	At-Risk
							<b>1,343</b>			<b>1,554</b>		<b>\$9,281,602</b>					

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units		Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total						
04131	9	N	Alhambra	7100 Block of New Laredo Hwy.	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	E	\$932,296	Laura Wingfield	147	NA	Loses on Nonprofit Tie 04258
04121	4	N	Tyler Senior Apartment Community	3200 Block of W. Front St.	Tyler	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$638,196	Brad Forslund	145	NA	
04218	9	N	Converse Village Apartments	500 S. Sequin Rd.	Converse	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$458,035	Tina Brooks	145	NA	
04082	10	N	Fenner Square	Burke at Campbell Street	Goliad	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32	32	F	\$195,062	Gary Driggers	142	NA	
04037	11	N	Las Canteras Apartments	400 Block of East Thomas Road	Pharr	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$577,000	William Skeen	142	NA	
04118	3	N	Churchill at Commerce	731 Culver	Commerce	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$727,212	Brad Forslund	141	NA	
04259	12	N	Villa del Arroyo Apartments	1200 Block of Elm Street	Midland	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	46	52	F	\$385,000	David Diaz	138	NA	
04194	4	N	Lexington Court	3407 U.S. Highway 259 North	Kilgore	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	F	\$549,640	Emanuel Glockzin	137	NA	
04261	9	N	Gruene Oaks Apartments	NE Corner of Common St. and Gruene Rd.	New Braunfels	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$534,693	Les Kilday	137	NA	
04074	9	N	Las Palmas Garden Apartments	1014 S. San Eduardo	San Antonio	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$639,786	David Marquez	132	04258	
04187	7	N	Chandler's Cove Retirement	Sunrise Drive and Old Settler's Boulevard	Round Rock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72	90	E	\$457,724	David Saling	130	NA	
04060	6	N	Providence Place Apartments	20300 Saums Road	Katy	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	139	174	E	\$772,798	Chris Richardson	129	NA	
04071	10	N	Sea Breeze	7220 Staples	Corpus Christi	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200	200	E	\$943,037	Richard Franco	126	NA	
04122	8	N	Temple Senior Apartment	1900 Block of Case Road	Temple	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	95	100	E	\$658,555	Brad Forslund	125	NA	
04059	6	N	Asbury Commons Apartments	8526 Pitner Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$706,862	Chris Richardson	122	NA	
04193	11	N	Providence at Edinburg	201 North 13th Ave	Edinburg	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	E	\$445,854	Saleem Jafar	119	NA	
04067	5	N	Beverly Place Apartments	5307 Gulfway Drive	Groves	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124	124	F	\$185,762	Madison Hopson	118	NA	
04214	6	N	Las Villas de Magnolia	7123 Capitol Street	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	104	116	E	\$681,856	Rogelio Santos	118	NA	
04096	5	N	Villa Main Apartments	901 Main Avenue	Port Arthur	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	140	F	\$192,811	Madison Hopson	114	NA	

Dev. #	Reg. A	1 Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			4 Units		4 Pop.	5 Credit Request	5 Owner Contact	Final Score	1 Mile Conflict	Comment
						USDA	NP	AR	LI	Total						
						1,873	2,052				\$10,682,179					
<b>34 Total Nonprofit Applications</b>						<b>3,216</b>	<b>3,606</b>				<b>\$19,963,781</b>					

1. Award: A = recommended for an allocation, N = not recommended for an allocation.  
2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction  
3. Set-Asides: NP = Nonprofit, AR = At-Risk  
4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional  
5. Credit amounts reflect amounts requested.  
6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation  
NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.

**2004 Housing Tax Credit Recommendations as of June 28, 2004**  
**Sorted by Region, Allocation Status, Recommendation Status and Score**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

**Region: 1**

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

**Applications Submitted in Region 1: U/E<sup>6</sup>**

04057	1	A	Stone Hollow Village	E. Cornell & Martin Luther King Jr. Blvd.	Lubbock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	F	\$845,849	Ron Hance	146	NA	Competitive in Region
04088	1	A	South Plains Apartments	5520 58th Street	Lubbock	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144	144	F	\$379,812	Gary Hall	119	NA	At-Risk
<b>Subtotal:</b>										<b>256</b>	<b>284</b>		<b>\$1,225,661</b>				
04162	1	N	Travis Place Apartments	Corner of E 4th St. & Guava Ave.	Lubbock	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$764,539	Tim Smith	146	NA	Loses Tie 04057
04123	1	N	Amarillo Apartment Community	2000 W. Amarillo Blvd.	Amarillo	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$676,605	Brad Forslund	132	NA	
04033	1	N	Bethany Gates Apartments	6300 43rd Street	Lubbock	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	F	\$887,418	Ketinna Livingston	123	NA	
<b>Subtotal:</b>										<b>352</b>	<b>440</b>		<b>\$2,328,562</b>				
<b>Total:</b>										<b>608</b>	<b>724</b>		<b>\$3,554,223</b>				

**Applications Submitted in Region 1: R<sup>6</sup>**

04154	1	A	Plainview Vistas	3200 Block of Lexington	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$668,428	Cathy Graugnard	148	NA	Competitive in Region
04295	1	A	La Mirage Villas	309 SE 15th	Perryton	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47	47	F	\$173,281	Patrick Barbolla	90	NA	USDA
<b>Subtotal:</b>										<b>107</b>	<b>123</b>		<b>\$841,709</b>				
04240	1	N	Deer Creek Apartments	West Ellis Street & Martin Luther King	Levelland	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$454,573	Justin Zimmerman	134	NA	
04054	1	N	Vista Serena Court	24th and Date Street	Plainview	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	120	F	\$828,278	Ron Hance	132	NA	
04244	1	N	Camden Crossing Apartments	NE Corner of North Avenue D & Stewart St.	Brownfield	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$455,296	Justin Zimmerman	129	NA	
<b>Subtotal:</b>										<b>238</b>	<b>246</b>		<b>\$1,738,147</b>				
<b>Total:</b>										<b>345</b>	<b>369</b>		<b>\$2,579,856</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					
<b>10 Applications in Region</b>							<b>Region Total:</b>			<b>953</b>	<b>1,093</b>	<b>\$6,134,079</b>				

**Region: 2**

<b>Allocation Information for Region 2:</b>	<b>Total Credits Available for Region:</b>	<b>\$1,122,652</b>	<b>Rural Allocation:</b>	<b>\$511,597</b>	<b>Urban/Exurban Allocation:</b>	<b>\$611,055</b>
			<b>5% Required for USDA</b>	<b>\$56,132</b>	<b>15% Required for At-Risk:</b>	<b>\$168,398</b>

**Applications Submitted in Region 2: U/E<sup>6</sup>**

04172	2	A	Gardens of Tye	601 Scott Street	Tye	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,557	George Hopper	156	NA	Competitive in Region
04095	2	A	Green Briar Village	601 Airport Drive	Wichita Falls	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	126	140	F	\$851,219	Randy Stevenson	144	NA	Competitive in Region
							<b>Subtotal:</b>			<b>158</b>	<b>176</b>		<b>\$1,096,776</b>				

04241	2	N	Anson Park II	3102 Old Anson Road	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	80	F	\$535,250	R.J. Collins	143	NA	
04094	2	N	Big Country Senior Village	700 East Stamford	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	120	E	\$611,410	Randy Stevenson	143	NA	
04051	2	N	Frontier Trail Senior Village	Wildlife Trail Pkwy at Glen Eagles Court	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	80	E	\$530,000	Beverly Funderburgh	142	NA	
04211	2	N	Arbors at Rose Park	2702 South 7th Street	Abilene	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72	80	E	\$542,577	Diana McIver	133	NA	
							<b>Subtotal:</b>			<b>316</b>	<b>360</b>		<b>\$2,219,237</b>				

**Total: 474 536 \$3,316,013**

**Applications Submitted in Region 2: R<sup>6</sup>**

04174	2	A	Gardens of Early	401 Old Comanche Road	Early	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$230,137	George Hopper	138	NA	Competitive in Region
04173	2	A	Gardens of Burkburnett	105 Williams Street	Burkburnett	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30	36	E	\$229,311	George Hopper	133	NA	Competitive Score - Wins Tie 04246
							<b>Subtotal:</b>			<b>60</b>	<b>72</b>		<b>\$459,448</b>				

04246	2	N	Wildwood Trails Apartments	McClain & Looney Street	Brownwood	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75	75	F	\$558,403	Justin Zimmerman	133	NA	Loses on Tie 04173
							<b>Subtotal:</b>			<b>75</b>	<b>75</b>		<b>\$558,403</b>				

**Total: 135 147 \$1,017,851**

**9 Applications in Region**

**Region Total: 609 683 \$4,333,864**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup> Units			Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

**Region: 3**

<b>Allocation Information for Region 3:</b>	<b>Total Credits Available for Region:</b> \$7,362,180	<b>Rural Allocation:</b> \$480,034	<b>Urban/Exurban Allocation:</b> \$6,882,146
		<b>5% Required for USDA</b> \$368,109	<b>15% Required for At-Risk:</b> \$1,104,327

**Applications Submitted in Region 3:**

U/E<sup>6</sup>

04026	3	A	Oak Timbers-White Settlement II	8301 Tumbleweed Trail	White Settlement	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$417,280	Vaughan Mitchell	157	NA	High Score Nonprofit
04157	3	A	Samaritan House	929 Hemphill Ave.	Fort Worth	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126	126	F	\$819,331	Thomas Scott	153	NA	High Score Nonprofit
04105	3	A	Preston Trace Apartments	8660 Preston Trace Blvd	Frisco	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	38	40	F	\$140,298	Dan Allgeier	151	NA	At-Risk
04089	3	A	Villas of Forest Hill	7400 Block of Forest Hill Drive	Forest Hill	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$424,859	Deborah Griffin	151	NA	Competitive in Region
04093	3	A	Villas of Seagoville	600 Block of East Malloy Bridge Rd.	Seagoville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78	100	E	\$428,270	Deborah Griffin	147	NA	Competitive in Region
04058	3	A	Spring Oaks Apartments	4317 & 4321 Shepherd Ln.	Balch Springs	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$850,235	Ron Pegram	147	NA	Competitive in Region
04109	3	A	Frazier Fellowship	Blocks 4700-4900 Hatcher St.	Dallas	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	76	F	\$547,378	Lester Nevels	142	NA	At-Risk
04222	3	A	Primrose at Highland	2100 Block of Highland Avenue	Dallas	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$935,153	Deepak Sulakhe	137	NA	Competitive in Region
04028	3	A	Heritage Park	1916 N. S.H. 91	Denison	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$501,577	Steve Rumsey	136	NA	Competitive in Region
04192	3	A	Providence at UT Southwestern	Mockingbird Lane and Harry Hines	Dallas	NC/AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	162	180	E	\$909,255	Saleem Jafar	132	NA	Competitive in Region
04147	3	A	Shiloh Village Apartments	8702 Shiloh Road	Dallas	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	168	168	F	\$800,000	Chad Cooley	119	04223	At-Risk
							<b>Subtotal:</b>	<b>1,138</b>	<b>1,300</b>			<b>\$6,773,636</b>					
04151	3	N	Renaissance Courts	308 S. Ruddell Street	Denton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$993,822	Shirley Hensley	130	NA	
							<b>Subtotal:</b>	<b>120</b>	<b>150</b>			<b>\$993,822</b>					
							<b>Total:</b>	<b>1,258</b>	<b>1,450</b>			<b>\$7,767,458</b>					

Dev. #	Reg.	A	1 Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			Units	4 Pop.	5 Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
<b>Applications Submitted in Region 3:</b>				<b>R</b>													
04175	3	A	Gardens of Mabank	801 S. Second Street	Mabank	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$215,498	George Hopper	147	NA	Competitive in Region
04288	3	A	Briarwood Apartment	513 E. 6th Street	Kaufman	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$173,148	Patrick Barbolla	88	NA	USDA
										<b>Subtotal:</b>	<b>76</b>	<b>84</b>					<b>\$388,646</b>
04118	3	N	Churchill at Commerce	731 Culver	Commerce	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$727,212	Brad Forslund	141	NA	
04180	3	N	Hanford Square	New Highway 4	Granbury	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60	76	F	\$414,945	Ronnie Hodges	128	NA	
										<b>Subtotal:</b>	<b>150</b>	<b>176</b>					<b>\$1,142,157</b>
										<b>Total:</b>	<b>226</b>	<b>260</b>					<b>\$1,530,803</b>
<b>16 Applications in Region</b>						<b>Region Total:</b>											
							<b>1,484</b>	<b>1,710</b>					<b>\$9,298,261</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

**Region: 4**

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

**Applications Submitted in Region 4: U/E<sup>6</sup>**

04117	4	A	Longview Senior Apartment	1600 Block of East Whatley	Longview	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$656,458	Brad Forslund	148	NA	High Score Nonprofit
04012	4	A	Tyler Square Apartments	1007 NNW Loop 323	Tyler	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	160	160	F	\$652,315	Doug Gurkin	116	NA	At-Risk
						<b>Subtotal:</b>				<b>250</b>	<b>260</b>		<b>\$1,308,773</b>				
04121	4	N	Tyler Senior Apartment Community	3200 Block of W. Front St.	Tyler	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$638,196	Brad Forslund	145	NA	
04247	4	N	Hawthorne Hills Apartments	Grand Avenue & Crawford St.	Marshall	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	63	F	\$455,467	Justin Zimmerman	144	NA	
04086	4	N	Timber Village Apartments	2707 Norwood Street at Loop 390	Marshall	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	82	96	F	\$640,277	Rick Deyoe	140	NA	
						<b>Subtotal:</b>				<b>235</b>	<b>259</b>		<b>\$1,733,940</b>				
						<b>Total:</b>				<b>485</b>	<b>519</b>		<b>\$3,042,713</b>				

**Applications Submitted in Region 4: R<sup>6</sup>**

04170	4	A	Gardens of Athens	314 N Wood Street	Athens	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32	36	E	\$245,888	George Hopper	143	NA	Competitive in Region
04176	4	A	Gardens of Gladewater	108 N. Lee Drive	Gladewater	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	E	\$260,918	George Hopper	140	NA	Competitive in Region
04285	4	A	Ole Town Apartments	501 MLK Drive	Jefferson	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$117,328	Jim Fieser	45	NA	USDA
						<b>Subtotal:</b>				<b>90</b>	<b>96</b>		<b>\$624,134</b>				
04194	4	N	Lexington Court	3407 U.S. Highway 259 North	Kilgore	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	76	80	F	\$549,640	Emanuel Glockzin	137	NA	
04243	4	N	Hampton Chase Apartments	State HWY-155, South of N. Loop 256	Palestine	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	75	76	F	\$556,158	Justin Zimmerman	134	NA	
04212	4	N	Village at Forest Grove	1000 Block of Richardson Road	Mount Pleasant	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$540,697	Eric Hartzell	131	NA	
04286	4	N	Country Place Apartments	1300 Courtland Rd.	Atlanta	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	72	72	F	\$219,663	Jim Fieser	44	NA	
04280	4	N	Country Square Apartments	1001 Lakeview	Lone Star	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$78,006	Jim Fieser	43	NA	
						<b>Subtotal:</b>				<b>311</b>	<b>324</b>		<b>\$1,944,164</b>				
						<b>Total:</b>				<b>401</b>	<b>420</b>		<b>\$2,568,298</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>4</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
<b>13 Applications in Region</b>							<b>Region Total:</b>			<b>886</b>	<b>939</b>	<b>\$5,611,011</b>					

**Region: 5**

<b>Allocation Information for Region 5:</b>	<b>Total Credits Available for Region:</b> \$1,562,356	<b>Rural Allocation:</b> \$845,109	<b>Urban/Exurban Allocation:</b> \$717,247
		<b>5% Required for USDA</b> \$78,117	<b>15% Required for At-Risk:</b> \$234,353

**Applications Submitted in Region 5:**

U/E<sup>6</sup>

04228	5	A	Stone Hearst	1650 East Lucas Drive	Beaumont	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$685,739	R.J. Collins	142	NA	Competitive in Region
04100	5	A	O.W. Collins Apartments	4440 Gulfway Drive	Port Arthur	R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	200	200	E	\$406,999	Ike Akbari	129	NA	At-Risk
							<b>Subtotal:</b>	<b>283</b>	<b>304</b>	<b>\$1,092,738</b>							

04067	5	N	Beverly Place Apartments	5307 Gulfway Drive	Groves	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124	124	F	\$185,762	Madison Hopson	118	NA	
04096	5	N	Villa Main Apartments	901 Main Avenue	Port Arthur	ACQ/R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	140	F	\$192,811	Madison Hopson	114	NA	
							<b>Subtotal:</b>	<b>264</b>	<b>264</b>	<b>\$378,573</b>							

**Total: 547 568 \$1,471,311**

**Applications Submitted in Region 5:**

R<sup>6</sup>

04030	5	A	Park Estates	1200 Block	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	F	\$393,033	Mark Musemeche	146	NA	Competitive in Region
04066	5	A	Pineywoods Community Orange	36 Scattered Sites in East Orange	Orange	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	36	36	F	\$411,155	Douglas Dowler	139	NA	Competitive in Region
							<b>Subtotal:</b>	<b>70</b>	<b>72</b>	<b>\$804,188</b>							

04072	5	N	Nacogdoches Senior Village	6005 Harris Street	Nacogdoches	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36	36	E	\$256,888	Bonita Williams	129	NA	
04091	5	N	Roselawn Manor	350- 37th street	Orange	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	80	FT	\$800,000	Mildred Putnam	112	NA	
							<b>Subtotal:</b>	<b>90</b>	<b>116</b>	<b>\$1,056,888</b>							

**Total: 160 188 \$1,861,076**

**8 Applications in Region**

**Region Total: 707 756 \$3,332,387**

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3	Set-Asides	Units	4	Pop.	5	Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 6**

<b>Allocation Information for Region 6:</b>	<b>Total Credits Available for Region:</b> \$9,788,743	<b>Rural Allocation:</b> \$894,228	<b>Urban/Exurban Allocation:</b> \$8,894,515
		<b>5% Required for USDA:</b> \$489,437	<b>15% Required for At-Risk:</b> \$1,468,311

**Applications Submitted in Region 6:**

U/E<sup>6</sup>

04079	6	A		Baybrook Park Retirement Center	500 Texas Avenue West	Webster	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$450,043	Barry Kahn	159	NA	Competitive in Region
04160	6	A		Village on Hobbs Road	6000 Hobbs Road	League City	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$552,528	Thomas Scott	158	NA	Competitive in Region
04200	6	A		Alvin Manor Estates	917 E. Hwy 6	Alvin	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$251,978	Elizabeth Young	157	NA	Competitive in Region
04203	6	A		Alvin Manor	837 E. Highway 6	Alvin	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$177,273	Elizabeth Young	157	NA	Competitive in Region
04213	6	A		Village at Morningstar	3401 Magnolia Avenue	Texas City	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$537,331	Diana McIver	155	NA	Competitive in Region
04024	6	A		South Union Place	7210 Scott Street	Houston	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100	125	ET	\$739,345	John Barineau, III	153	NA	Competitive in Region
04085	6	A		Redwood Heights Apartments	7300 Block of Jensen Driven	Houston	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	96	F	\$600,146	Rick Deyoe	153	NA	Competitive in Region
04255	6	A		Freeport Oaks Apartments	NE Corner of Avenue J & Skinner St.	Freeport	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$721,599	Les Kilday	150	NA	Competitive in Region
04206	6	A		Lake Jackson Manor	100 Garland	Lake Jackson	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$409,155	Elizabeth Young	150	NA	Competitive in Region
04210	6	A		Westview Place	Westview Blvd and Montgomery Park Blvd.	Conroe	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28	36	F	\$228,852	Emanuel Glockzin	148	NA	High Score Nonprofit
04167	6	A		Oxford Place	605 Berry Road	Houston	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	200	250	F	\$1,200,000	Ernie Etuk	142	04188	At-Risk
04224	6	A		Commons of Grace Senior	8900 Block of Tidwell	Houston	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86	108	ET	\$759,068	Deepak Sulakhe	140	04041	Competitive in Region
04098	6	A		Copperwood Apartments	4407 South Panther Creek Dr.	The Woodlands	ACQ/R		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$1,057,335	Paul Patierno	138	NA	At-Risk
04156	6	A		College Street Apartments	College Street near FM 2218	Richmond	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$507,651	Lucy Hancock	137	NA	Competitive in Region
									<b>Subtotal:</b>	<b>1,336</b>	<b>1,587</b>	<b>\$8,192,304</b>							

Dev. #	Reg.	A	Development Name	Development Address	Dev. City	2 Act.	3 Set-Asides			Units		4 Pop.	5 Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total						
04108	6	N	Tamarac Pines Apartments	10510 Six Pines Drive	The Woodlands	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	300	300	E	\$911,804	Paul Patierno	138	NA	\$2 million cap violation
04270	6	N	Essex Gardens Apartments	800 Columbus Road	Sealy	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109	136	F	\$654,654	Brian Cogburn	134	NA	
04235	6	N	Crescent Moon	7720 Emmett Lowry Expressway	Texas City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	140	180	F	\$754,845	Manish Verma	130	NA	
04060	6	N	Providence Place Apartments	20300 Saums Road	Katy	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	139	174	E	\$772,798	Chris Richardson	129	NA	
04268	6	N	Lansborough Apartments	10050 Cullen Blvd.	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	141	176	F	\$1,084,983	Margie Bingham	127	NA	
04059	6	N	Asbury Commons Apartments	8526 Pitner Road	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83	104	F	\$706,862	Chris Richardson	122	NA	
04064	6	N	Ramah Village	6501 E. Little York	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	80	FT	\$924,991	Eddie Winslow	120	04063	
04267	6	N	Brentwood Apartments	W. Hardy. Rd. and Langwick	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$799,000	Angie Stahl	120	NA	
04103	6	N	Countryside Village	625 Wilson Rd.	Humble	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	182	182	F	\$414,315	Lisa Castillo	118	NA	
04214	6	N	Las Villas de Magnolia	7123 Capitol Street	Houston	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	104	116	E	\$681,856	Rogelio Santos	118	NA	
04041	6	N	Mesa Senior's Apartments	9700 Block of Mesa Road	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	E	\$1,132,759	Sally Gaskin	116	04224	
04063	6	N	Depriest Gardens	6701 E. Little York	Houston	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	120	FT	\$1,136,358	Earnest Williams	113	04064	
							<b>Subtotal:</b>	<b>1,598</b>	<b>1,818</b>	<b>\$9,975,225</b>							
							<b>Total:</b>	<b>2,934</b>	<b>3,405</b>	<b>\$18,167,529</b>							

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	2 Act.	Set-Asides <sup>3</sup>			Units	4 Pop.	Credit <sup>5</sup> Request	Owner Contact	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
<b>Applications Submitted in Region 6: R<sup>6</sup></b>																	
04002	6	A	Cricket Hollow Apartments	9700 FM 1097	Willis	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150	176	0	\$871,110	Brian Cogburn	200	NA	2003 Forward Commitment
04294	6	A	Lantana Ridge Apartments	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	55	F	\$66,535	James Brawner	93	NA	USDA
04293	6	A	Lantana Ridge Apartments South	2200 N. Adams St.	Beeville	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	35	35	F	\$51,980	James Brawner	89	NA	USDA
04277	6	A	Western Oaks Apartments	225 S. 13th Street	West Columbia	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$98,755	Melissa Baughman	51	NA	USDA
04284	6	A	Katy Manor Apartments	5360 E. 5th Street	Katy	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$123,768	Keridi Cameron	49	NA	USDA
04281	6	A	Tomball Square Apartments	611 James St.	Tomball	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$84,662	Keridi Cameron	49	NA	USDA
04292	6	A	West Side Place Apartments	1000 N. 13th.	West Columbia	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24	24	F	\$84,339	Melissa Baughman	46	NA	USDA
							<b>Subtotal:</b>			<b>360</b>	<b>386</b>		<b>\$1,381,149</b>				
04229	6	N	The Villages	FM 247 & Midway Road	Huntsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$691,442	R.J. Collins	140	NA	
04282	6	N	Danbury Manor Apartments	15027 Quail Ridge Rd.	Danbury	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	48	48	F	\$148,809	Melissa Baughman	45	NA	
04283	6	N	Shady Oaks Apartments	506 Ellen Powell Dr.	Prairie View	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$128,636	Keridi Cameron	45	NA	
04279	6	N	Golden Manor Apartments	800 Avenue H	Bay City	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40	40	E	\$116,099	Melissa Baughman	43	NA	
							<b>Subtotal:</b>			<b>208</b>	<b>228</b>		<b>\$1,084,986</b>				
							<b>Total:</b>			<b>568</b>	<b>614</b>		<b>\$2,466,135</b>				
<b>37 Applications in Region</b>							<b>Region Total:</b>			<b>3,502</b>	<b>4,019</b>		<b>\$20,633,664</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total					

**Region: 7**

<b>Allocation Information for Region 7:</b>	<b>Total Credits Available for Region:</b> \$2,036,696	<b>Rural Allocation:</b> \$444,394	<b>Urban/Exurban Allocation:</b> \$1,592,302
		<b>5% Required for USDA:</b> \$101,834	<b>15% Required for At-Risk:</b> \$305,504

**Applications Submitted in Region 7: U/E<sup>6</sup>**

04003	7	A	Villas on Sixth Street	1900 Block of E. Sixth Street	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	136	160	0	\$1,072,039	Martin Gonzalez	200	NA	2003 Forward Commitment
04101	7	A	Pleasant Hill Apartments	2501 Anken Dr.	Austin	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$493,633	Paul Patierno	134	NA	At-Risk
										<b>Subtotal:</b>	<b>236</b>	<b>260</b>	<b>\$1,565,672</b>				
04182	7	N	Montopolis Senior Pavilion	2101 Montopolis Drive	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$206,339	Gene Watkins	150	NA	
04183	7	N	Riverside Senior Pavilion	6010 E. Riverside Drive	Austin	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28	36	E	\$206,339	Gene Watkins	143	NA	
04187	7	N	Chandler's Cove Retirement	Sunrise Drive and Old Settler's Boulevard	Round Rock	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72	90	E	\$457,724	David Saling	130	NA	
										<b>Subtotal:</b>	<b>128</b>	<b>162</b>	<b>\$870,402</b>				
										<b>Total:</b>	<b>364</b>	<b>422</b>	<b>\$2,436,074</b>				

**Applications Submitted in Region 7: R<sup>6</sup>**

04004	7	A	Kingsland Trail Apartments	4800 Block of 2900	Kingsland	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60	76	0	\$444,394	Mark Mayfield	200	NA	2003 Forward Commitment
										<b>Subtotal:</b>	<b>60</b>	<b>76</b>	<b>\$444,394</b>				
										<b>Total:</b>	<b>60</b>	<b>76</b>	<b>\$444,394</b>				
<b>6 Applications in Region</b>										<b>Region Total:</b>	<b>424</b>	<b>498</b>	<b>\$2,880,468</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act. <sup>2</sup>	Set-Asides <sup>3</sup>			Units	Pop. <sup>4</sup>	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 8**

<b>Allocation Information for Region 8:</b>	<b>Total Credits Available for Region:</b> \$2,180,011	<b>Rural Allocation:</b> \$457,956	<b>Urban/Exurban Allocation:</b> \$1,722,055
		<b>5% Required for USDA:</b> \$109,000	<b>15% Required for At-Risk:</b> \$327,002

**Applications Submitted in Region 8:**

U/E<sup>6</sup>

04145	8	A	Village at Meadowbend Apartments II	Case Road at Martin Luther King Blvd.	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79	99	F	\$656,486	Robert Joy	157	NA	Competitive in Region
04018	8	A	Terrace Pines	819 Krenek Tap Road	College Station	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	E	\$589,664	Michael Lankford	155	NA	Competitive in Region
04052	8	A	Chisholm Trail Senior Village	9th Street at Harris Street	Belton	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54	60	E	\$415,000	Leslie Holleman	154	NA	Competitive in Region
<b>Subtotal:</b>										<b>213</b>	<b>259</b>		<b>\$1,661,150</b>				

04017	8	N	Country Lane Seniors-Temple	H.K. Dodgen Loop at MLK Jr. Drive	Temple	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	E	\$762,879	Kenneth Mitchell	152	NA	
04122	8	N	Temple Senior Apartment	1900 Block of Case Road	Temple	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	95	100	E	\$658,555	Brad Forslund	125	NA	
04239	8	N	Crescent Rivers	Lake Brazos Dr., West of Waco Dr.	Waco	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	144	180	F	\$955,575	Manish Verma	123	NA	
<b>Subtotal:</b>										<b>324</b>	<b>380</b>		<b>\$2,377,009</b>				
<b>Total:</b>										<b>537</b>	<b>639</b>		<b>\$4,038,159</b>				

**Applications Submitted in Region 8:**

R<sup>6</sup>

04152	8	A	Bluffview Villas	2800 Hwy 36 South	Brenham	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	E	\$453,021	Samuel Tijerina	115	NA	Competitive in Region		
<b>Subtotal:</b>										<b>76</b>	<b>76</b>		<b>\$453,021</b>						
<b>Total:</b>										<b>76</b>	<b>76</b>		<b>\$453,021</b>						
<b>7 Applications in Region</b>										<b>Region Total:</b>		<b>613</b>	<b>715</b>		<b>\$4,491,180</b>				

Dev. #	Reg.	A	1	Development Name	Development Address	Dev. City	2	Act.	3			Units	4	Pop.	5	Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 9**

<b>Allocation Information for Region 9:</b>	<b>Total Credits Available for Region 9:</b>	<b>\$3,156,143</b>	<b>Rural Allocation:</b>	<b>\$885,772</b>	<b>Urban/Exurban Allocation:</b>	<b>\$2,270,371</b>
			<b>5% Required for USDA</b>	<b>\$157,807</b>	<b>15% Required for At-Risk:</b>	<b>\$473,421</b>

**Applications Submitted in Region 9: U/E<sup>6</sup>**

04005	9	A		Palacio del Sol	400 North Frio	San Antonio	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	160	200	0	\$1,096,828	Fernando Godinez	200	NA	2003 Forward Commitment	
04149	9	A		Seton Home Center for Teen Moms	1115 Mission Road	San Antonio	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	24	F	\$368,360	Margaret Starkey	163	NA	High Score Nonprofit	
04047	9	A		Stratton Oaks	Stratton Ave. & Zunker St.	Seguin	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$590,539	Colby Denison	154	NA	High Score Nonprofit	
04258	9	A		Vista Del Sol-The Rudy C Perez, Sr.	400 Block of SW 36th Street	San Antonio	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$700,000	David Starr	147	04074	Nonprofit - Wins Tie 04131	
04107	9	A		Whitefield Place Apartments	4622 Clark Avenue	San Antonio	ACQ/R		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$430,196	Paul Patierno	132	04073/04139	At-Risk	
												<b>Subtotal:</b>	<b>460</b>	<b>524</b>	<b>\$3,185,923</b>					

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	2 Act.	Set-Asides <sup>3</sup>			Units		4 Pop.	5 Credit Request	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total						
04139	9	N	Villas at Costa Almadena	6000 Block of New Braunfels Ave.	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	159	04073/ 04107	Violates 1 Mile - 1 Year with 04107
04130	9	N	Villas at Costa Biscaya	5400 Block of Eisenhower Ave.	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	147	NA	
04131	9	N	Alhambra	7100 Block of New Laredo Hwy.	San Antonio	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	140	E	\$932,296	Laura Wingfield	147	NA	Loses on Nonprofit Tie 04258
04140	9	N	Villa at Costa Cadiz	2813 W. W. White Road	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120	150	F	\$1,000,000	Daniel Markson	147	NA	
04142	9	N	Western Trail Apartments	4909 Medina Base Road	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	136	F	\$881,285	Bert Magill	145	NA	
04218	9	N	Converse Village Apartments	500 S. Sequin Rd.	Converse	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$458,035	Tina Brooks	145	NA	
04261	9	N	Gruene Oaks Apartments	NE Corner of Common St. and Gruene Rd.	New Braunfels	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	90	100	E	\$534,693	Les Kilday	137	NA	
04074	9	N	Las Palmas Garden Apartments	1014 S. San Eduardo	San Antonio	R	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	F	\$639,786	David Marquez	132	04258	
04084	9	N	Chelsea Place Apartments	300 Block of Chelsea Place	Selma	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	142	178	F	\$870,953	Paul Inameti	126	NA	
04073	9	N	Avenue Park Villas	4247 Clark Avenue	San Antonio	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96	120	F	\$757,796	Fred Odanga	126	04107/ 04139	
<b>Subtotal:</b>								<b>1,088</b>	<b>1,324</b>				<b>\$8,074,844</b>				
<b>Total:</b>								<b>1,548</b>	<b>1,848</b>				<b>\$11,260,767</b>				
<b>Applications Submitted in Region 9:</b>			<b>R<sup>6</sup></b>														
04007	9	A	Oaks Of Bandera	400 Block of Old San Antonio Highway	Bandera	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	125	NA	Competitive in Region
04260	9	A	Towne Park in Fredericksburg II	1100 Block of S. Adams	Fredericksburg	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39	44	E	\$257,151	Mark Mayfield	123	NA	Competitive in Region
<b>Subtotal:</b>								<b>115</b>	<b>120</b>				<b>\$730,295</b>				
04008	9	N	Friendship Place	600-700 E. Friendship Lane	Fredericksburg	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$473,144	Lucille Jones	120	NA	
<b>Subtotal:</b>								<b>76</b>	<b>76</b>				<b>\$473,144</b>				
<b>Total:</b>								<b>191</b>	<b>196</b>				<b>\$1,203,439</b>				
<b>18 Applications in Region</b>							<b>Region Total:</b>	<b>1,739</b>	<b>2,044</b>				<b>\$12,464,206</b>				

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	2	Set-Asides <sup>3</sup>	Units	4	Credit <sup>5</sup>	5	Final	1 Mile	Comment
								USDA NP AR	LI Total	Pop.	Request	Owner Contact	Score	Conflict	

**Region: 10**

<b>Allocation Information for Region 10:</b>	<b>Total Credits Available for Region:</b> \$1,729,075	<b>Rural Allocation:</b> \$723,114	<b>Urban/Exurban Allocation:</b> \$1,005,961
	<b>5% Required for USDA</b>	<b>\$86,453</b>	<b>15% Required for At-Risk:</b> \$259,361

**Applications Submitted in Region 10: U/E<sup>6</sup>**

04290	10	A	L.U.L.A.C. Village Park	1417 Home Road	Corpus Christi	R		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	152	152	F	\$899,429	David Marquez	110	NA	At-Risk
<b>Subtotal:</b>											<b>152</b>	<b>152</b>		<b>\$899,429</b>				

04216	10	N	Thomas Ninke Senior Village	1900 Block of Lova Drive	Victoria	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	80	E	\$439,626	Debbie Gillespie	155	NA	
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04071	10	N	Sea Breeze	7220 Staples	Corpus Christi	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200	200	E	\$943,037	Richard Franco	126	NA	
<b>Subtotal:</b>											<b>276</b>	<b>280</b>		<b>\$1,382,663</b>				

**Total: 428 432 \$2,282,092**

**Applications Submitted in Region 10: R<sup>6</sup>**

04302	10	A	Sierra Royale Apartments	601 Wright Street	Robstown	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	68	76	F	\$529,620	Rick Deyoe	143	NA	Competitive in Region
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04291	10	A	Saltgrass Landing Apartments	1602 South Church Street	Rockport	ACQ/R		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55	56	F	\$95,218	James Brawner	92	NA	USDA
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**Subtotal: 123 132 \$624,838**

04082	10	N	Fenner Square	Burke at Campbell Street	Goliad	NC		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32	32	F	\$195,062	Gary Driggers	142	NA	
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04050	10	N	San Diego Creek Apartments	1499 Easterling Drive	Alice	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$490,000	Doak Brown	142	NA	
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04129	10	N	Pelican Landing Townhomes	2511-2699 Block of Highway 35	Rockport	NC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	61	76	F	\$504,173	Kimberly Herzog	140	NA	
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**Subtotal: 157 180 \$1,189,235**

**Total: 280 312 \$1,814,073**

**8 Applications in Region**

**Region Total: 708 744 \$4,096,165**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
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**Region: 11**

<b>Allocation Information for Region 11:</b>	<b>Total Credits Available for Region:</b> \$4,725,727	<b>Rural Allocation:</b> \$1,919,277	<b>Urban/Exurban Allocation:</b> \$2,806,450
		<b>5% Required for USDA:</b> \$236,286	<b>15% Required for At-Risk:</b> \$708,859

**Applications Submitted in Region 11: U/E<sup>6</sup>**

04032	11	A	Los Milagros	3600 Block of E. Mile 8 North	Weslaco	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$1,002,175	Rowan Smith	149	NA	Competitive in Region
04014	11	A	La Villita Apartments II	2828 Rockwell Dr.	Brownsville	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64	72	F	\$453,311	Mark Musemeche	145	NA	Competitive in Region
04191	11	A	Providence at Boca Chica	Intersection of Ash Street & Elm Street	Brownsville	ACQ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150	158	F	\$1,034,927	Saleem Jafar	134	NA	At-Risk
<b>Subtotal:</b>										<b>342</b>	<b>390</b>		<b>\$2,490,413</b>				

04037	11	N	Las Canteras Apartments	400 Block of East Thomas Road	Pharr	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	100	100	F	\$577,000	William Skeen	142	NA	
04036	11	N	Villa del Sol	700 East St. Charles Street	Brownsville	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	189	200	E	\$485,000	William Skeen	138	NA	
04013	11	N	Kingswood Village	521 South 27th Avenue	Edinburg	ACQ/R	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80	80	F	\$352,618	Doug Gurkin	120	NA	
04193	11	N	Providence at Edinburg	201 North 13th Ave	Edinburg	NC/AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	100	100	E	\$445,854	Saleem Jafar	119	NA	
<b>Subtotal:</b>										<b>469</b>	<b>480</b>		<b>\$1,860,472</b>				

**Total: 811 870 \$4,350,885**

**Applications Submitted in Region 11: R<sup>6</sup>**

04146	11	A	Casa Korima	SW Corner - Mile 8 Rd. at Baseline Rd.	Mercedes	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	156	196	F	\$1,182,999	Robert Joy	148	NA	Wins Tie 04226
04287	11	A	Vista Hermosa Apartments	820 N. Bibb	Eagle Pass	ACQ/R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20	20	F	\$63,097	Patrick Barbolla	102	NA	USDA
04275	11	A	Bahia Palms Apartments	1303 Pino Dr.	LaGuna Vista	R	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64	64	F	\$123,922	Patrick Barbolla	96	NA	USDA
<b>Subtotal:</b>										<b>240</b>	<b>280</b>		<b>\$1,370,018</b>				

04226	11	N	Arbor Cove	2805 Fordyce Avenue	Donna	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	120	F	\$1,152,552	Anita Kegley	148	NA	Loses Tie 04146
04299	11	N	Harvest Apartments	1,000 Feet North of Mile 2 1/2 West	Mercedes	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$624,436	Rowan Smith	137	NA	
<b>Subtotal:</b>										<b>188</b>	<b>220</b>		<b>\$1,776,988</b>				

**Total: 428 500 \$3,147,006**

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup>			Units	Pop.	Credit Request <sup>4</sup>	Owner Contact <sup>5</sup>	Final Score	1 Mile Conflict	Comment	
							USDA	NP	AR	LI	Total						
<b>12 Applications in Region</b>							<b>Region Total:</b>			<b>1,239</b>	<b>1,370</b>	<b>\$7,497,891</b>					

**Region: 12**

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

**Applications Submitted in Region 12: U/E<sup>6</sup>**

04120	12	A	Sedona Springs Village	920 W. University	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85	100	F	\$652,451	Ron Hance	151	NA	Competitive in Region
										<b>Subtotal:</b>	<b>85</b>	<b>100</b>	<b>\$652,451</b>				
04163	12	N	Riverview Apartments	Corner of Rio Concho Drive & S. Irene St.	San Angelo	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90	100	F	\$735,023	Tim Smith	148	NA	
04158	12	N	Windrock Apartments	Near Rankin Hwy. between Wolcott Ave & Stokes Ave.	Midland	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80	100	F	\$642,689	Tim Smith	147	NA	
04143	12	N	Courtland Square Apartments	3500 W. 8th Street at W. Loop 338	Odessa	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	98	98	F	\$779,673	Bert Magill	146	NA	
04259	12	N	Villa del Arroyo Apartments	1200 Block of Elm Street	Midland	NC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	46	52	F	\$385,000	David Diaz	138	NA	
										<b>Subtotal:</b>	<b>314</b>	<b>350</b>	<b>\$2,542,385</b>				
										<b>Total:</b>	<b>399</b>	<b>450</b>	<b>\$3,194,836</b>				

**Applications Submitted in Region 12: R<sup>6</sup>**

04250	12	A	Knollwood Heights Apartments	NE corner of MLK Blvd & West Mercy Dr.	Big Spring	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63	64	F	\$457,678	Justin Zimmerman	127	NA	Competitive in Region
										<b>Subtotal:</b>	<b>63</b>	<b>64</b>	<b>\$457,678</b>				
										<b>Total:</b>	<b>63</b>	<b>64</b>	<b>\$457,678</b>				
<b>6 Applications in Region</b>							<b>Region Total:</b>			<b>462</b>	<b>514</b>	<b>\$3,652,514</b>					

Dev. #	Reg.	A <sup>1</sup>	Development Name	Development Address	Dev. City	Act.	Set-Asides <sup>3</sup> Units			Pop.	Credit Request <sup>5</sup>	Owner Contact	Final Score	1 Mile Conflict	Comment
							USDA	NP	AR	LI	Total				

**Region: 13**

<b>Allocation Information for Region 13:</b>	<b>Total Credits Available for Region:</b> \$1,931,031	<b>Rural Allocation:</b> \$288,481	<b>Urban/Exurban Allocation:</b> \$1,642,550
		<b>5% Required for USDA</b> \$96,551	<b>15% Required for At-Risk:</b> \$289,654

**Applications Submitted in Region 13: U/E<sup>6</sup>**

04001	13	A	Diana Palms	4700 Block of Diana Street	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34	36	0	\$211,474	Bobby Bowling IV	200	NA	2003 Forward Commitment
04196	13	A	Americas Palms	12300 Lorenzo Ruiz Drive	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	112	F	\$635,064	Bobby Bowling IV	132	NA	Competitive in Region
04070	13	A	Cedar Oak Townhomes	1440 Cedar Oak Dr.	El Paso	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	128	160	F	\$985,523	Ike Monty	109	NA	Competitive in Region
							<b>Subtotal:</b>			<b>274</b>	<b>308</b>		<b>\$1,832,061</b>				
							<b>Total:</b>			<b>274</b>	<b>308</b>		<b>\$1,832,061</b>				

**Applications Submitted in Region 13: R<sup>6</sup>**

04197	13	A	Horizon Palms	West of Darrington Rd.	Horizon City	NC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76	76	F	\$431,206	Bobby Bowling IV	130	NA	Competitive in Region
							<b>Subtotal:</b>			<b>76</b>	<b>76</b>		<b>\$431,206</b>				
							<b>Total:</b>			<b>76</b>	<b>76</b>		<b>\$431,206</b>				

**4 Applications in Region**

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

**154 Total Applications**

**13,676 15,469 \$86,688,957**

1. Award: A = recommended for an allocation, N = not recommended for an allocation.  
 2. Activity: ACQ = Acquisition, R = Rehabilitation, NC = New Construction  
 3. Set-Asides: NP = Nonprofit, AR = At-Risk  
 4. Population: E = Elderly, F = Family, ET = Elderly Transitional, FT = Family Transitional  
 5. Credit amounts reflectected are amounts requested.  
 6. Allocation: R = Rural Regional Allocation, U/E = Urban/ Exurban Regional Allocation  
 NOTE: Each application on this list must still be reviewed for financial feasibility, a credit amount recommendation and any conditions to the award.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Oaks Of Bandera**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 400 Block of Old San Antonio Highway      Development #: 04007  
 City: Bandera      Region: 9      Credits Requested: \$473,144  
 County: Bandera      Zip Code: 78003      Population Served: F  
 Set Asides:  At-Risk     Nonprofit    Allocation: R     USDA    Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	8	68		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19       S Points: 3    US Rep.: NC  
 TX Representative: Carter Casteel, District 73       S Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC      Resolution of Support from Local Government      
 Richard A. Evans, County Judge, S

**Individuals/Businesses**    In Support: 48    In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from non-officials and support from officials. There was a resolution of support from the City Council of Bandera.

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

Score: **125**       Meeting a Required Set Aside       Meeting the Regional Allocation

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









**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**La Villita Apartments II**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2828 Rockwell Dr. Development #: 04014  
 City: Brownsville Region: 11 Credits Requested: \$453,311  
 County: Cameron Zip Code: 78520 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Housing Associates of Brownsville II, Ltd.  
 Mark Musemeche - Phone: (713) 522-4141  
 Developer: Kingsway Development  
 Housing GC: Alpha Construction Company  
 Architect: Holcomb Musemeche & Associates, Inc.  
 Market Analyst: Ipser & Associates, Inc.  
 Syndicator: Midland Equity Corporation  
 Supp Services: Neighbors in Need of Services Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	32	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
6	3	14	41		
Total LI Units:					64
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					72

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: Eddie Trevino Jr, Mayor, S Resolution of Support from Local Government   
 Gilberto Hinojosa, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials. There was no opposition.

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

Score: **145**  Meeting a Required Set Aside  Meeting the Regional Allocation

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





**TEXAS**  
DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Terrace Pines**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 819 Krenek Tap Road Development #: 04018  
 City: College Station Region: 8 Credits Requested: \$589,664  
 County: Brazos Zip Code: 77845 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: College Station Terrace Pines Apt.Homes  
 Michael Lankford - Phone: (713) 626-9655  
 Developer: Lankford Interests, LLC  
 Housing GC: Lankford Construction, LLC  
 Architect: Hill & Frank Architects  
 Market Analyst: Allen & Associates Consulting  
 Syndicator: PNC Multifamily Capital  
 Supp Services: Brazos Valley Community Action Assoc.  
 App Consultant: Del Mar Development, LLC

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	56	44	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	10	12	49		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Steve Ogden , District 5  S Points: 3 US Rep.: NC  
 TX Representative: Fred Brown, District 14  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Ron Silvia, Mayor, S Resolution of Support from Local Government   
 Ann Hazen, Mayor Pro Tem, S

**Individuals/Businesses** In Support: 9 In Opposition: 0

**Neighborhood Input:**

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

Project Unity, Jeannie McGuire Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for senior citizens.

Brazos Valley Community Action Agency, Betty J. Steelman Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization appreciates that the development's landscape design is attractive, that the developer worked closely with the community in the planning process, and that the amenities planned for future residents will be beneficial.

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There was no opposition.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Terrace Pines**

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

Score: **155**       Meeting a Required Set Aside       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**South Union Place**

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Southeast Coalition of Civic Clubs, Bessie Swindle

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable senior housing and will aid in the redevelopment of the area.

**General Summary of Comment:**

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

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

Score: **153**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Oak Timbers-White Settlement II**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 8301 Tumbleweed Trail Development #: 04026  
 City: White Settlement Region: 3 Credits Requested: \$417,280  
 County: Tarrant Zip Code: 76108 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Oak Timbers-White Settlement II, L.P.  
 Vaughan Mitchell - Phone: (817) 542-0043  
 Developer: A.V. Mitchell  
 Housing GC: Alpha Construction Company  
 Architect: Southwest Architects Inc.  
 Market Analyst: Ipser and Associates  
 Syndicator: Simpson Housing Solutions, LLC  
 Supp Services: White Settlement Senior Services  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	3	29	39		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Jane Nelson, District 12  S Points: 3 US Rep.: NC  
 TX Representative: Charlie Geren, District 99  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: James O. Ouzst, Mayor, S Resolution of Support from Local Government   
 J.D. Johnson, County Commissioner, Pct. 4, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and there was minimal support from non-officials. There was no opposition.

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

Score: **157**  Meeting a Required Set Aside  Meeting the Regional Allocation

**Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide.





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Park Estates**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1200 Block Development #: 04030  
 City: Nacogdoches Region: 5 Credits Requested: \$393,033  
 County: Nacogdoches Zip Code: 75961 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	0	0	29	7
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	3	9	22	
Total LI Units:				34
Market Rate Units:				2
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

Park Crest Residence Council, Rudy Nell Davis Letter Score: NA S or O:

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

**General Summary of Comment:**

There was support from officials, including a resolution from the city, and minimal support from non-officials. There was no opposition.

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

Score: **146**  Meeting a Required Set Aside  Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Los Milagros**

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Pueblo De Paz Neighborhood Organization, Alexandra Balderas Letter Score: NA S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

El Pueblo Dorado Neighborhood Organization, Jessica Armendariz Letter Score: NA S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

La Herencia Neighborhood Organization, Betty Arevalo Letter Score: NA S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Padre de Vida Neighborhood Organization, D. Gonzalez Letter Score: NA S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization feels the location is ideal because of its proximity to schools.

Rio Grande Habitat For Humanity, Gary Lenz Letter Score: NA S or O:  S  
The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

**General Summary of Comment:**

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

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

Score: **149**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Bethany Gates Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 6300 43rd Street Development #: 04033  
 City: Lubbock Region: 1 Credits Requested \$887,418  
 County: Lubbock Zip Code: 79407 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Bethany Gates Apartments L.P.  
 Ketinna Livingston - Phone: (281) 550-7111  
 Developer: Bozrah International Ministries  
 Housing GC: Texas Regional Construction  
 Architect: Clerkley Watkins Group  
 Market Analyst: Apartment Market Data  
 Syndicator: Richman Group  
 Supp Services: Bozrah International Ministries  
 App Consultant: Ketinna Livingston

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	88	72	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
5	0	36	119		
Total LI Units:					160
Market Rate Units					40
Owner/Employee Units:					0
Total Project Units:					200

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28  S Points: 3 US Rep.: NC  
 TX Representative Carl H. Isett, District 84  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Marc MacDougal, Mayor, S Resolution of Support from Local Government   
 Tom Head, County Judge, S  
 Delwin Jones, TX. State Representative, Dist. 83, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials. There was no opposition.

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

Score: **123**  Meeting a Required Set Aside  Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villa del Sol**

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Media Luna Neighborhood Assoc., Jacob Plotkin Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Fruitdale Neighborhood Assoc., Joe Krause Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Acacia Lake Neighborhood Assoc., Joan Ebersole Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Victoria Gardens Assoc., Magdalena Azcona Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

W. Elizabeth Neighborhood Association, John Kinch Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Villa Del Sol Association, Socorro Basavilvazo Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services and amenities planned for residents in the development will be very beneficial.

Amistad Neighborhood Organization, Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing and will achieve the goal of equitable distribution of affordable housing in the area.

**General Summary of Comment:**

There was broad support from officials and non-officials. There was support from ten neighborhood organizations. There was no opposition.

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

Score: **138**                       Meeting a Required Set Aside                       Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Canteras Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 400 Block of East Thomas Road      Development #: 04037  
 City: Pharr      Region: 11      Credits Requested: \$577,000  
 County: Hidalgo      Zip Code: 78587      Population Served: F  
 Set Asides:  At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Las Canteras Housing Partners, Ltd.  
 William Skeen - Phone: (512) 328-0487  
 Developer: Tekoa Partners  
 Housing GC: N/A  
 Architect: Transwest Investments, dba Hoff Architects  
 Market Analyst: Gerald A. Teel Company, Inc.  
 Syndicator: Related Capital  
 Supp Services: Pharr Housing Authority  
 App Consultant: Flores Residential L.C.

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	24	44	32	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	19	53	14		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: Leopoldo Palacios, Mayor, S      Resolution of Support from Local Government      
 Ramon Garcia, County Judge, S      Hector Palacios, County Commissioner, Pct. 2, S  
 Roy Navarro, School Board Member, S

**Individuals/Businesses**    In Support: 4    In Opposition: 0

**Neighborhood Input:**

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

Pueblo De Paz Neighborhood Organization, A. Balderas      Letter Score: NA    S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Padre De Vida Neighborhood Organization, D. Gonzalez      Letter Score: NA    S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

La Herencia Neighborhood Organization, Betty Alvarado      Letter Score: NA    S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Canteras Apartments**

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La Estancia Neighborhood Organization, Y. Garcia Letter Score: NA S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Island Palms Neighborhood Organization, Jessica Letter Score: NA S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Amistad Neighborhood Organization, Vanessa C. Letter Score: NA S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

El Patrimonio Neighborhood Organization, Carlos Flores Letter Score: NA S or O:  O  
 The organization is opposed to the development because they believe the area has received "numerous tax credit projects over the last two years." The organization would prefer to see tax credits distributed to other parts of the county.

Las Milpas Resident Council, Rosario Perez Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer's track record.

Sunset Terrace Resident Council, Maria Gutierrez Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for residents in the development will be very beneficial and is pleased with the developer's track record.

**General Summary of Comment:**

There was support from officials and minimal support from non-officials. There was opposition from seven neighborhood organizations and support from two other organizations.

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

Score: **142**       Meeting a Required Set Aside       Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Stratton Oaks**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Stratton Ave. & Zunker St. Development #: 04047  
 City: Seguin Region: 9 Credits Requested: \$590,539  
 County: Guadalupe Zip Code: 78155 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	20	45	35	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
9	15	16	60	
Total LI Units: 100				
Market Rate Units: 0				
Owner/Employee Units: 0				
Total Project Units: 100				

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Jeff Wentworth, District 25  S Points: 3 US Rep.: NC  
 TX Representative: Edmund Kuempel, District 44  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was no opposition.

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

Score: **154**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**San Diego Creek Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1499 Easterling Drive Development #: 04050  
 City: Alice Region: 10 Credits Requested: \$490,000  
 County: Jim Wells Zip Code: 78333 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: San Diego Creek Apartments, Ltd.  
 Doak Brown - Phone: (713) 432-7727  
 Developer: Brownstone Affordable Housing, Ltd.  
 Housing GC: N/A  
 Architect: Brownstone Architects & Planners, Inc.  
 Market Analyst: Mark Temple  
 Syndicator: MMA Financial  
 Supp Services: N/A  
 App Consultant: KLT Associates, L.P.

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	32	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	2	22	40		
Total LI Units:					64
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					72

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Juan "Chuy" Hinojosa, District 20  S Points: 3 US Rep.: NC  
 TX Representative: Gabi Canales, District 35  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Grace Saenz-Lopez, Mayor, S Resolution of Support from Local Government   
 L. Arnold Saenz, County Judge, S Abraham Aguilar, City Council Member, S  
 Michael Esparza, Mayor Pro Tem, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials. There was no opposition.

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

Score: **142**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Frontier Trail Senior Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Wildlife Trail Pkwy at Glen Eagles Court      Development #: 04051  
 City: Abilene      Region: 2      Credits Requested: \$530,000  
 County: Taylor      Zip Code: 79601      Population Served: E  
 Set Asides:     At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: NC  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	48	32	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	7	18	44		
Total LI Units:					72
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					80

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Troy Fraser, District 24       S    Points: 3    US Rep.: NC  
 TX Representative: Bob Hunter, District 71       S    Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Grady Barr, Mayor, S      Resolution of Support from Local Government      
 George Newman, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was no opposition.

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

Score: **142**       Meeting a Required Set Aside       Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**







**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Stone Hollow Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: E. Cornell & Martin Luther King Jr. Blvd. Development #: 04057  
 City: Lubbock Region: 1 Credits Requested: \$845,849  
 County: Lubbock Zip Code: 79404 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	56	48	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	4	28	67		
Total LI Units:					112
Market Rate Units					28
Owner/Employee Units:					0
Total Project Units:					140

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

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

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

**Neighborhood Input:**

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

Small Business Development Center at Texas Tech, Efren Villanueva Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be beneficial.

Marian Moss, Mike McDaniel Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Work Source of the South Plains, Roger Cardenas Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Stone Hollow Village**

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Community Health Center of Lubbock, Michael Sullivan Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Children's Home of Lubbock, Lynn R. Hamms Letter Score: NA S or O:  S  
 The organization supports this development because it believes affordable housing is integral to the success of women who complete its Family Care program. This developer, the organization asserts, is the best qualified to bring such housing to the area.

Lubbock Meals On Wheels, Lorrie Lushnat Bellair Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

The Parenting Cottage, Denese Thetford Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Planned Parenthood Association of Lubbock, Tonu R. Thornton Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Housing Authority of The City of Lubbock, Oscar Jones Letter Score: NA S or O:  S  
 The housing authority supports this development because it claims Section 8 voucher holders are experiencing increasing difficulty finding rental units. The organization recognizes an urgent need to replenish the affordable housing stock in the community.

Women's Protective Services of Lubbock, Fritz Moreman Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area.

Family Guidance & Outreach Center of Lubbock, Lynnette Wilson Letter Score: NA S or O:  S  
 The organization supports this development because new housing would assist in the further economic expansion of the area.

**General Summary of Comment:**

There was broad support from officials. There were several support letters from neighborhood organizations. There was no opposition.

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

Score: **146**       Meeting a Required Set Aside       Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Spring Oaks Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 4317 & 4321 Shepherd Ln. Development #: 04058  
 City: Balch Springs Region: 3 Credits Requested: \$850,235  
 County: Dallas Zip Code: 75180 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Shepherd Lane Housing, LP  
 Ron Pegram - Phone: (817) 267-2492  
 Developer: RLP Development LLC  
 Housing GC: N/A  
 Architect: Architettura, Inc,  
 Market Analyst: Novogradac & Company LLP  
 Syndicator: Simpson Housing Solutions, LLC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	0	0	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	0		
Total LI Units:					128
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					160

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Dr. Bob Deuell, District 2  S Points: 3 US Rep.: NC  
 TX Representative: Elvira Reyna, District 101  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

American Legion, Post 507, Shirley Thompson Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

Balch Springs Chamber of Commerce, Shirley Thompson Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing. Also, the organization asserts that new housing would assist in the further economic expansion of the area.

**General Summary of Comment:**

There was one letter support from an official. There was no opposition.

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

Score: **147**  Meeting a Required Set Aside  Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Providence Place Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 20300 Saums Road Development #: 04060  
 City: Katy Region: 6 Credits Requested: \$772,798  
 County: Harris Zip Code: 77449 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Providence Place, Ltd.  
 Chris Richardson - Phone: (713) 914-9200  
 Developer: Beinhorn Partners Limited Partnership  
 Housing GC: Blazer Building, Inc.  
 Architect: Mark Mucasey, AIA  
 Market Analyst: O'Connor & Associates  
 Syndicator: N/A  
 Supp Services: Education Based Housing, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	116	58	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	20	35	84		
Total LI Units:					139
Market Rate Units					35
Owner/Employee Units:					0
Total Project Units:					174

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  Points: 3 US Rep.: NC  
 TX Representative: Bill Callegari, District 132  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

Mayde Creek Community Acting Together, Tess Zimmerman Letter Score: 0 S or O:  S

The organization supports this development because the developer withdrew its plan for a family development and changed it to an elderly development. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. The organization is also supportive of the proposed mentoring program between the senior residents of the development and the students at the nearby elementary school.

**General Summary of Comment:**

The was support from officials. There was support from one neighborhood organization. There was no opposition.

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

Score: **129**  Meeting a Required Set Aside  Meeting the Regional Allocation

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







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Pineywoods Community Orange**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 36 Scattered Sites in East Orange Development #: 04066  
 City: Orange Region: 5 Credits Requested: \$411,155  
 County: Orange Zip Code: 77630 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Pineywoods Orange HOME Team Ltd.  
 Douglas Dowler - Phone: (936) 637-7607  
 Developer: Pineywoods HOME Team  
 Housing GC: Moore Building Associates LLP  
 Architect: Camp Design Group  
 Market Analyst: Mark Temple  
 Syndicator: SunAmerica Affordable Housing Partners  
 Supp Services: Pinewoods HOME Team Affordable Housing  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	0	0	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	0	
Total LI Units:				36
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: William Brown Claybar, S Resolution of Support from Local Government   
 Carl Thibodeaux, County Judge, S Sam Kittrell, City Manager, S  
 Jim Turner, U.S. Rep., Dist. 2, S Joe Deshotel, Representative, Dist. 22, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and three letters of support from non-officials. There was a resolution of support from the City Council. There was no opposition.

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

Score: **139**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Cedar Oak Townhomes**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1440 Cedar Oak Dr. Development #: 04070  
 City: El Paso Region: 13 Credits Requested: \$985,523  
 County: El Paso Zip Code: 79936 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	72	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	31	79		
Total LI Units:					128
Market Rate Units					32
Owner/Employee Units:					0
Total Project Units:					160

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eliot Shapleigh, District 29  NC Points: 0 US Rep.: NC  
 TX Representative: Chente Quintanilla, District 75  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Vivian Rojas, City Rep. District 7, O  
 Charles L. Scruggs, County Commissioner, Pct. 1, O

**Individuals/Businesses** In Support: 1 In Opposition: 32

**Neighborhood Input:**

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

**General Summary of Comment:**

There was opposition from non-officials and minimal opposition from officials. There was one letter of support from a non-official. There was a resolution of Opposition from the city council.

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

Score: **109**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Sea Breeze**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 7220 Staples Development #: 04071  
 City: Corpus Christi Region: 10 Credits Requested: \$943,037  
 County: Nueces Zip Code: 78414 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	100	100	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	18	40	117		
Total LI Units:					200
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					200

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

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

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

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

Score: **126**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Nacogdoches Senior Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 6005 Harris Street Development #: 04072  
 City: Nacogdoches Region: 5 Credits Requested: \$256,888  
 County: Nacogdoches Zip Code: 75964 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	36	0	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	34	2	
Total LI Units:				36
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Sue Kennedy, County Judge, N Don Partin, City Commissioner, Northwest Ward, S  
 Billy Huddleston, City Commissioner, Southeast Ward, S J. Bradley Reynolds, City Commissioner, Northeast Ward, S

**Individuals/Businesses** In Support: 19 In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and a Resolution of Support from the City Commissioners. There was a petition of support from non-officials. There was no opposition.

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

Score: **129**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Avenue Park Villas**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 4247 Clark Avenue Development #: 04073  
 City: San Antonio Region: 9 Credits Requested: \$757,796  
 County: Bexar Zip Code: 78223 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Avenue Park Villas, L.L.P.  
 Fred Odanga - Phone: (512) 844-4257  
 Developer: JNP Properties, Inc  
 Housing GC: Picerne Construction Corporation  
 Architect: Humphreys & Partners  
 Market Analyst: Apartment Market Data  
 Syndicator: Apollo Housing Capital  
 Supp Services: Royal Community Foundation, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	14	24	47		
Total LI Units:					96
Market Rate Units					24
Owner/Employee Units:					0
Total Project Units:					120

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  NC Points: 0 US Rep.: NC  
 TX Representative: Robert Puente, District 119  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Edward Garza, Mayor, N Resolution of Support from Local Government   
 Nelson W. Wolff County Judge, N

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was no support or opposition.

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

Score: **126**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Palmas Garden Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1014 S. San Eduardo Development #: 04074  
 City: San Antonio Region: 9 Credits Requested: \$639,786  
 County: Bexar Zip Code: 78237 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Texas Las Palmas Housing, L.P.  
 David Marquez - Phone: (210) 601-9360  
 Developer: Urban Progress Corporation, Inc  
 Housing GC: Affordable Housing Construction  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: Paramount Financial Group  
 Supp Services: Housing Services of Texas  
 App Consultant: Southwest Housing Development

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	8	52	40	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	100	0	0		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Leticia Van De Putte, District 26  Points: 3 US Rep.: Charles A. Gonzales, Dist. 20, S  
 TX Representative: Joaquin Castro, District 125  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Enrique Barrera, Councilman District 6, S Paul Elizondo, County Commissioner Pct. 2, S  
 Nelson W. Wolff County Judge, N Enrique Barrera, City Council Member, Dist. 6, S

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

**Neighborhood Input:**

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

San Antonio COPS, Mary Piccione Letter Score: NA S or O:   
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The current residents have waited a long time for improvements to the building.

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

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

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Palmas Garden Apartments**

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**General Summary of Comment:**

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

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

Score: **132**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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











**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Redwood Heights Apartments**

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

Score: **153**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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









**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas of Forest Hill**

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**General Summary of Comment:**

There was support from officials. There was no opposition.

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

Score: **151**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas of Seagoville**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 600 Block of East Malloy Bridge Rd. Development #: 04093  
 City: Seagoville Region: 3 Credits Requested \$428,270  
 County: Dallas Zip Code: 75159 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Villas of Seagoville Limited Partnership  
 Deborah Griffin - Phone: (214) 350-8822  
 Developer: Hearthside Development Corporation  
 Housing GC: Rainier Company, Ltd.  
 Architect: Gary Garmon Architects  
 Market Analyst: The Jack Poe Company, Inc.  
 Syndicator: SunAmerica Affordable Housing Partners  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	47	51	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	12	19	47	
Total LI Units:				78
Market Rate Units				20
Owner/Employee Units:				2
Total Project Units:				100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Dr. Bob Deuell, District 2  S Points: 3 US Rep.: NC  
 TX Representative Jesse Jones, District 110  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

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

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

**Neighborhood Input:**

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

OCS, Inc., John Morgan Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, as an elderly development, it will not place an additional burden on the school system. The location is ideal. The supportive services planned for residents will be very beneficial. Lastly, the organization feels the design of the new development will be complementary to the existing neighborhood.

For His Glory Foundation, Luke Balloun Letter Score: NA S or O:  S

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

**General Summary of Comment:**

There was support from officials. There was no opposition.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas of Seagoville**

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

Score: **147**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Big Country Senior Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 700 East Stamford Development #: 04094  
 City: Abilene Region: 2 Credits Requested \$611,410  
 County: Taylor Zip Code: 79601 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	96	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	5	27	65		
Total LI Units:					108
Market Rate Units					12
Owner/Employee Units:					0
Total Project Units:					120

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Troy Fraser, District 24  S Points: 3 US Rep.: Charles W. Stenholm, Dist. 17, S  
 TX Representative Bob Hunter, District 71  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There was no opposition.

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

Score: **143**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Green Briar Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 601 Airport Drive Development #: 04095  
 City: Wichita Falls Region: 2 Credits Requested: \$851,219  
 County: Wichita Zip Code: 76306 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	30	62	48	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	5	32	76		
Total LI Units:					126
Market Rate Units					14
Owner/Employee Units:					0
Total Project Units:					140

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Craig Estes, District 30  Points: 3 US Rep.: Mac Thornberry, Dist. 13, S  
 TX Representative: David Farabee, District 69  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: William K. Altman, Mayor, S Resolution of Support from Local Government   
 Woodrow W. Gossom, Jr., County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials. There was one letter of opposition from a non-official.

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

Score: **144**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villa Main Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 901 Main Avenue Development #: 04096  
 City: Port Arthur Region: 5 Credits Requested: \$192,811  
 County: Jefferson Zip Code: 77642 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: 901 Main, Ltd.  
 Madison Hopson - Phone: (409) 835-7527  
 Developer: Southeast Texas Community Dev.  
 Housing GC: Creative Property Management Co.  
 Architect: N/A  
 Market Analyst: Gerald A. Teel Company, Inc.  
 Syndicator: N/A  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	48	92	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	62	78	
Total LI Units:				140
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				140

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  S Points: 3 US Rep.: NC  
 TX Representative: Joe Deshotel, District 22  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There was no opposition.

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

Score: **114**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Copperwood Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 4407 South Panther Creek Dr. Development #: 04098  
 City: The Woodlands Region: 6 Credits Requested \$1,057,335  
 County: Montgomery Zip Code: 77381 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	264	36	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	45	75	180		
Total LI Units:					300
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					300

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Alan B. Sadler, Montgomery County Judge, S

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

**Neighborhood Input:**

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

Panther Creek Village Association, Larry Faith Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased that existing residents will not be displaced as a result of the redevelopment. The organization also appreciates the developer's efforts to include community input in the planning process.

Community Association of the Woodlands, Bruce Tough Letter Score: NA S or O:  S

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

**General Summary of Comment:**

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Copperwood Apartments**

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

Score: **138**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
O.W. Collins Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 4440 Gulfway Drive Development #: 04100  
 City: Port Arthur Region: 5 Credits Requested \$406,999  
 County: Jefferson Zip Code: 77642 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: O.W Collins Apartments, LP  
 Ike Akbari - Phone: (409) 724-0020  
 Developer: Itex Properties, LLC  
 Housing GC: N/A  
 Architect: N/A  
 Market Analyst: Gerald A. Teel Company, Inc.  
 Syndicator: Related Capital  
 Supp Services: Housing Authority of the City of Port Arthur  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
95	100	5	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	200	
Total LI Units:				200
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				200

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  Points: 3 US Rep.: Nick Lampson, Dist. 9, S  
 TX Representative Joe Deshotel, District 22  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Oscar G. Ortiz, Mayor, S Resolution of Support from Local Government   
 Waymon D. Hallmark, Commissioner Pct. #3, S Carl R. Griffith, Jr., County Judge, S  
 Allen B. Ritter, Representative, Dist. 21, S

**Individuals/Businesses** In Support: 11 In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There was a resolution of support from the City Council of Port Arthur. There was minimal opposition from non-officials.

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

Score: **129**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Pleasant Hill Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2501 Anken Dr. Development #: 04101  
 City: Austin Region: 7 Credits Requested: \$493,633  
 County: Travis Zip Code: 78741 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	44	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	15	25	60		
Total LI Units:					100
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Gonzalo Barrientos, District 14  Points: 3 US Rep.: NC  
 TX Representative: Eddie Rodriguez, District 51  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was no opposition.

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

Score: **134**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score in the At-Risk Set-Aside in its region.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Countryside Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 625 Wilson Rd. Development #: 04103  
 City: Humble Region: 6 Credits Requested: \$414,315  
 County: Harris Zip Code: 77338 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Countryside Village Partners, L.P.  
 Lisa Castillo - Phone: (909) 291-1400  
 Developer: National Housing Development Corporation  
 Housing GC: N/A  
 Architect: N/A  
 Market Analyst: The Gerald A. Teel Company  
 Syndicator: N/A  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	58	114	10	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
18	18	47	99		
Total LI Units:					182
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					182

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

**Individuals/Businesses** In Support: 18 In Opposition: 0

**Neighborhood Input:**

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

Housing Opportunities of Houston, Inc., Polk Curtiss Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing, as well as aid in neighborhood revitalization.

**General Summary of Comment:**

There was support from non-officials. There was support from one neighborhood organization.  
 There was one letter of opposition from an official.

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

Score: **118**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Preston Trace Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 8660 Preston Trace Blvd Development #: 04105  
 City: Frisco Region: 3 Credits Requested \$140,298  
 County: Collin Zip Code: 75034 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Housing Associates of Frisco, LP  
 Dan Allgeier - Phone: (972) 991-8606  
 Developer: Kingsway Development  
 Housing GC: N/A  
 Architect: Holcomb, Musemeche & Associates  
 Market Analyst: Ipser & Associates  
 Syndicator: MMA Financial, LLC  
 Supp Services: Frisco Housing Authority  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	12	28	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	5	29	0		
Total LI Units:					38
Market Rate Units					2
Owner/Employee Units:					0
Total Project Units:					40

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Florence Shapiro, District 8  Points: 3 US Rep.: NC  
 TX Representative Ken Paxton, Jr., District 70  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

Preston Estates Homeowners Association, Sara Jane Kimmich Letter Score: NA S or O:  S  
 The organization supports this development because it has been a successful affordable housing resource for 25 years and "needs to be preserved as affordable for the future."

Preston Manor II, Annelise Selders Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing and the development will include a "morality clause."

Golden Gate Estates, Michele Thompson Letter Score: NA S or O:  S  
 The organization expresses a general statement of support for the development.

**General Summary of Comment:**

There was minimal support from officials. There was no opposition. There was a Resolution of Support from the City Council of Frisco.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Preston Trace Apartments**

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

Score: **151**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Tamarac Pines Apartments**

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

Score: **138**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**TEXAS**  
DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Frazier Fellowship**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Blocks 4700-4900 Hatcher St. Development #: 04109  
 City: Dallas Region: 3 Credits Requested: \$547,378  
 County: Dallas Zip Code: 75210 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	34	26	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	4	13	36		
Total LI Units:					60
Market Rate Units					16
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Royce West, District 23  S Points: 3 US Rep.: NC  
 TX Representative: Terri Hodge, District 100  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Leo Cheney Jr, City Council Member, S

**Individuals/Businesses** In Support: 4 In Opposition: 0

**Neighborhood Input:**

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

The Frazier Berean Group, George King Letter Score: NA S or O:  S  
 The organization supports this development because the neighborhood needs revitalization and the building has become substandard. The organization is pleased with the Dallas Housing Authority's track record.

Frazier Courts Resident Council, Geraldine Fuller Letter Score: NA S or O:  S  
 The organization, composed of the existing residents of the property, supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process. Also, the organization believes this development is one step toward revitalizing a troubled neighborhood.

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

**General Summary of Comment:**

There was support from officials. There was no opposition. There was a Resolution of Support from the City of Dallas.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Frazier Fellowship**

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

Score: **142**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Churchill at Commerce**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 731 Culver  
 City: Commerce  
 County: Hunt  
 Set Asides:  At-Risk  Nonprofit  
 Allocation: R  USDA  
 Development #: 04118  
 Credits Requested: \$727,212  
 Population Served: F  
 Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Commerce Family Community, L.P.  
 Brad Forslund - Phone: (972) 550-7800  
 Developer: Churchill Residential, Inc  
 Housing GC: ICI Construction  
 Architect: HLR Architects  
 Market Analyst: Ipser & Associates, Inc  
 Syndicator: MMA Financial  
 Supp Services: Texas Inter-Faith Management Corp.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	24	42	34	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
9	0	51	30	
Total LI Units:				90
Market Rate Units:				10
Owner/Employee Units:				0
Total Project Units:				100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Dr. Bob Deuell, District 2  S Points: 3 US Rep.: NC  
 TX Representative: Dan Flynn, District 2  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Sheryl Zelhart, Mayor, S  
 Joe Bobbitt, County Judge, S  
 Resolution of Support from Local Government

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

**Neighborhood Input:**

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

City of Commerce Crime Watch Association, Quay Throgmorton Letter Score: NA S or O: | S |  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

**General Summary of Comment:**

There was broad support from officials and a letter of support from a non-official. There was no opposition.

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

Score: **141**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Sedona Springs Village**

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Main Street Odessa, Darlene H. Mays Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Industrial Development Corporation, A. Neil McDonald Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for housing in the wake of two new corporations recently creating 1,000 new jobs in Odessa.

Odessa Chamber of Commerce, Michael George Letter Score: NA S or O:  S

The organization expresses a general statement of support for the development.

Habitat for Humanity of Odessa, Bill Jackson Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Odessa Day Nursery, Pat Jones Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Harmony Home Children's Advocacy Center, Chip Carlson Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Agape Ministries Dream Center, J. Dennis Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization has been impressed by some of the developer's previous projects.

Housing Authority of The City of Odessa, Bernadine Spears Letter Score: NA S or O:  S

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

Catholic Charities Community Services, Faye Rodriguez Letter Score: NA S or O:  S

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

**General Summary of Comment:**

There was support from officials and non-officials. There was support from twelve neighborhood organizations.

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

Score: **151**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Tyler Senior Apartment Community**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 3200 Block of W. Front St. Development #: 04121  
 City: Tyler Region: 4 Credits Requested: \$638,196  
 County: Smith Zip Code: 75702 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Tyler Senior Community, L.P.  
 Brad Forslund - Phone: (972) 550-7800  
 Developer: Churchill Residential, Inc.  
 Housing GC: ICI Construction  
 Architect: GTF Design  
 Market Analyst: Ipser & Associates, Inc.  
 Syndicator: SunAmerica Affordable Housing Partners  
 Supp Services: Texas Inter-Faith Management Corporation  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	50	50	0	0
30%	40%	50%	60%	
9	0	51	30	
Total LI Units:				90
Market Rate Units:				10
Owner/Employee Units:				0
Total Project Units:				100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Dr. Bob Deuell, District 2  S Points: 3 US Rep.: NC  
 TX Representative: Leo Berman, District 6  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Joey Seeber, Mayor, S Resolution of Support from Local Government   
 Becky Dempsey, County Judge, S

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

**Neighborhood Input:**

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

Herndon Hills Neighborhood Association, Carolyn Howard Letter Score: NA S or O: | S |  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes that the planned location is convenient for future residents, and that the proposed development might create new jobs.

**General Summary of Comment:**

There was broad support from officials and non-officials. There was support from one neighborhood organization. There was no opposition.

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

Score: **145**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Amarillo Apartment Community**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2000 W. Amarillo Blvd. Development #: 04123  
 City: Amarillo Region: 1 Credits Requested: \$676,605  
 County: Potter Zip Code: 79107 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Amarillo Apartment Community, L.P.  
 Brad Forslund - Phone: (972) 550-7800  
 Developer: Churchill Residential, Inc.  
 Housing GC: ICI Construction  
 Architect: GTF Design  
 Market Analyst: Ipser & Associates, Inc.  
 Syndicator: MMA Financial  
 Supp Services: Texas Inter-Faith Management Corporation  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
11	0	61	24		
Total LI Units:					96
Market Rate Units					24
Owner/Employee Units:					0
Total Project Units:					120

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kel Seliger, District 31  NC Points: 3 US Rep.: NC  
 TX Representative: David Swinford, District 87  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Trent Sisemore, Mayor, S Resolution of Support from Local Government   
 Iris E. Lawrence, County Commissioner, S  
 Teel Bivins, State Senator Dist. #31, S

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

**Neighborhood Input:**

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

North Amarillo Community Neighborhood Association, Charles Wamford Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in this part of the city for affordable rental housing. Also, the organization asserts, the proposed development would help create new jobs.

**General Summary of Comment:**

There was broad support from officials. There was no opposition.

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

Score: **132**  Meeting a Required Set Aside  Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas at Costa Biscaya**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 5400 Block of Eisenhower Ave. Development #: 04130  
 City: San Antonio Region: 9 Credits Requested \$1,000,000  
 County: Bexar Zip Code: 78218 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Costa Biscaya, Ltd.  
 Daniel Markson - Phone: (210) 240-6217  
 Developer: NRP Holdings LLC  
 Housing GC: NRP Holdings LLC  
 Architect: Mucasey Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial LLC  
 Supp Services: American Agape Foundation, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units					30
Owner/Employee Units:					0
Total Project Units:					150

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Judith Zaffirini, District 21  S Points: 3 US Rep.: NC  
 TX Representative Ruth Jones McClendon, District 1  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Nelson W. Wolf County Judge, NA Frank Madla, Texas Senate, Dist. 19, S  
 Joe Williams, Councilman Dist.12 of San Antonio, S

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

**Neighborhood Input:**

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

Park Village Neighborhood Association, C. R. Nowell Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Sunnyside-Up, Inc., Maggi Henry Letter Score: NA S or O:  S  
 The organization supports this development because the organization is pleased with the developer's track record.

**General Summary of Comment:**

There was broad support from officials. There was no opposition.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas at Costa Biscaya**

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

Score: **147**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Alhambra**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 7100 Block of New Laredo Hwy. Development #: 04131  
 City: San Antonio Region: 9 Credits Requested \$932,296  
 County: Bexar Zip Code: 78211 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: The Alhambra Apartments, Ltd.  
 Laura Wingfield - Phone: (210) 212-7300  
 Developer: Agape Georgetown Housing, Inc.  
 Housing GC: NRP Contractors, LLC  
 Architect: Mucasey Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial LLC  
 Supp Services: American Agape Foundation, Inc.  
 App Consultant: NRP Holdings, LLC

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	70	70	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
13	4	28	67		
Total LI Units:					112
Market Rate Units					28
Owner/Employee Units:					0
Total Project Units:					140

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  S Points: 3 US Rep.: NC  
 TX Representative Ken Mercer, District 117  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Nelson W. Wolff, County Judge, S  
 Richard Perez, Council Member District 4, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials. There was no opposition.

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

Score: **147**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Not Recommended: On a tie with 04258, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04258.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villas at Costa Almadena**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 6000 Block of New Braunfels Ave. Development #: 04139  
 City: San Antonio Region: 9 Credits Requested: \$1,000,000  
 County: Bexar Zip Code: 78223 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Costa Almadena, Ltd.  
 Daniel Markson - Phone: (210) 240-6217  
 Developer: NRP Holdings LLC  
 Housing GC: NRP Holdings LLC  
 Architect: Mucasey Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial LLC  
 Supp Services: American Agape Foundation, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units					30
Owner/Employee Units:					0
Total Project Units:					150

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  Points: 3 US Rep.: NC  
 TX Representative: Robert Puente, District 119  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Nelson W. Wolff, County Judge, NA Judith Zaffirini, TX Sen., Dist. 21, S  
 Robert Puente, TX Rep., Dist. 119, S Ron Segovia, City Council Member, Dist. 3, S

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

**Neighborhood Input:**

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

Highland Hills Neighborhood Association, Al Hernandez Letter Score: 12 S or O:

The organization supports this development because of the high quality of the architectural design. Additionally, the organization has been impressed with some of the developer's previous projects, and believes the supportive services planned for residents in the development will be very beneficial.

**General Summary of Comment:**

There was broad support from officials. There was no opposition.

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

Score: **159**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Villa at Costa Cadiz**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2813 W. W. White Road Development #: 04140  
 City: San Antonio Region: 9 Credits Requested: \$1,000,000  
 County: Bexar Zip Code: 78222 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Costa Cadiz, Ltd.  
 Daniel Markson - Phone: (210) 240-6217  
 Developer: NRP Holdings LLC  
 Housing GC: NRP Holdings LLC  
 Architect: Mucasey Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial LLC  
 Supp Services: American Agape Foundation, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	36	64	50	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units					30
Owner/Employee Units:					0
Total Project Units:					150

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  S Points: 3 US Rep.: NC  
 TX Representative: Robert Puente, District 119  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Nelson W. Wolff, County Judge, NA Joel Williams, City Council Member, Dist. 2, S  
 Robert Puente, TX Rep., Dist. 119, S

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

**Neighborhood Input:**

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

Pecan Valley Neighborhood Association, Madeline M. De La O Letter Score: NA S or O:  S

The organization supports this development because traffic-flow concerns have been addressed and the project will have a "zero-tolerance" policy for tenants. Also, the organization has been pleased with the developer's efforts to include community input in the planning process.

**General Summary of Comment:**

There was broad support from officials and one letter of support from non-officials. There was no opposition.

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

Score: **147**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Western Trail Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 4909 Medina Base Road Development #: 04142  
 City: San Antonio Region: 9 Credits Requested: \$881,285  
 County: Bexar Zip Code: 78242 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: 4910 S W Military Partners, L.P.  
 Bert Magill - Phone: (713) 785-6006  
 Developer: San Jacinto Realty Services, LLC  
 Housing GC: William Taylor & Co.  
 Architect: Thompson nelson Group  
 Market Analyst: Apartment Market Data Research  
 Syndicator: MMA Financial  
 Supp Services: Education Based Housing  
 App Consultant: San Jacinto Realty Services

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	28	61	47	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	12	32	60		
Total LI Units:					108
Market Rate Units					28
Owner/Employee Units:					0
Total Project Units:					136

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  S Points: 3 US Rep.: NC  
 TX Representative: Ken Mercer, District 117  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Nelson W. Wolff, County Judge, NA  
 Richard Perez, City Council Member, Dist. 4, O

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

**Neighborhood Input:**

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

West San Antonio Chamber Of Commerce, Mary Cruz Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area. Additionally, the organization believes the supportive services planned for residents, such as computer training, will be very beneficial.

P.A.C.E., J.L. Pace Letter Score: NA S or O:  O

The organization opposes this development because of the location. According to the organization, the main entrance of the proposed property is "directly adjacent to an adult entertainment facility...and a vacated collision repair service." The organization believes this site would be unsuitable for tenants, "especially school age children."



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Western Trail Apartments**

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Hidden Cove/Indian Creek Neighborhood Association, Elaine De La Rosa Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable housing. Additionally, the organization believes that the support services planned for residents in the development will be very beneficial, and that the project will spur further development in the area.

**General Summary of Comment:**

There was support from officials and minimal of support from a non-official. There was one letter of opposition from an official. There was opposition from one neighborhood organization.

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

Score: **145**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Village at Meadowbend Apartments II**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Case Road at Martin Luther King Blvd. Development #: 04145  
 City: Temple Region: 8 Credits Requested: \$656,486  
 County: Bell Zip Code: 76504 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Village at Meadowbend Apartments II, L.P.  
 Robert Joy - Phone: (512) 474-5003  
 Developer: National Farm Workers Service Center  
 Housing GC: Encinas Construction Corp.  
 Architect: Rodriguez and Simon Design Associates  
 Market Analyst: Apartment Market Data Research  
 Syndicator: Related Capital Company  
 Supp Services: La Union del Pueblo Entero  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	21	44	34	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	20	47		
Total LI Units:					79
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					99

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: William A. Jones, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

Citizens For Progress Inc., Rev. Lee Crossley Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services and apartment amenities planned for the development will be very beneficial. As this development is the second phase of an existing complex, the organization points to the success of the first phase as further reason for their support.

**General Summary of Comment:**

There was support from officials. There was no opposition. There was a Resolution of Support from the City Council of Temple.

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

Score: **157**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Casa Korima**

**BASIC DEVELOPMENT INFORMATION**

Site Address: SW Corner - Mile 8 Rd. at Baseline Rd. Development #: 04146  
 City: Mercedes Region: 11 Credits Requested: \$1,182,999  
 County: Hidalgo Zip Code: 78570 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Casa Korima Housing Development, L.P.  
 Robert Joy - Phone: (512) 474-5003  
 Developer: National Farm Workers Service Center  
 Housing GC: Encinas Construction Corp  
 Architect: Rodriguez and Simon Design Associates  
 Market Analyst: Apartment Market Data Research  
 Syndicator: Related Capital Company  
 Supp Services: La Union del Pueblo Entero  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	40	88	68	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	24	40	92		
Total LI Units:					156
Market Rate Units					40
Owner/Employee Units:					0
Total Project Units:					196

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eddie Lucio, Jr., District 27  S Points: 3 US Rep.: NC  
 TX Representative: Miguel David Wise, District 39  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Joel Quintanilla, Mayor, S Resolution of Support from Local Government   
 Ramon Garcia, County Judge, S  
 Sylvia Handy, County Commissioner, Pct. 1, S

**Individuals/Businesses** In Support: 207 In Opposition: 1195

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There was overwhelming opposition from non-officials. There was a Resolution of support from the city commission.

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

Score: **148**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region. On a tie with 04226, this application has a lower credit per net rentable square foot calculation.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Shiloh Village Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 8702 Shiloh Road Development #: 04147  
 City: Dallas Region: 3 Credits Requested: \$800,000  
 County: Dallas Zip Code: 75228 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Shiloh Village Associates, LP  
 Chad Cooley - Phone: (212) 317-5746  
 Developer: Related Apartment Preservation, LLC  
 Housing GC: Leffler & Heaney, Inc  
 Architect: Harry C Hoover Jr.  
 Market Analyst: Butler & Burgher, Inc.  
 Syndicator: Related Capital, LLC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	16	80	72	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	67	101		
Total LI Units:					168
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					168

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Royce West, District 23  NC Points: 0 US Rep.: NC  
 TX Representative: Terri Hodge, District 100  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

Ferguson Road Initiative, Vikki Martin Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. The rehabilitation of the existing building which is in disrepair will continue the revitalization of the neighborhood. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

**General Summary of Comment:**

There was no opposition. There was a Resolution of Support from the City of Dallas.

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

Score: **119**  Meeting a Required Set Aside  Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Seton Home Center for Teen Moms**

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Los Compadres de San Antonio Missions, Susan Chandoha Letter Score: NA S or O:  S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children. Also, the design of the development would complement the architecture of the unique Mission Road area.

Texas Association of Child-Placing Agencies, Dan Johnson Letter Score: NA S or O:  S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Daughters Of Charity Services Of San Antonio, Larry Mejia Letter Score: NA S or O:  S

The organization supports this development because the proposed development and Daughters of Charity share the "same dedication to early childhood development."

Visitation House Ministries, Sister Yolanda Tarango Letter Score: NA S or O:  S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Catholic Charities, Steve Saldana Letter Score: NA S or O:  S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

St. Stephen's Episcopal Church, Canon Frank Sierra Letter Score: NA S or O:  S

The organization supports this development because it hopes to reach out to the future residents with its ministry and church services.

The Salvation Army, Jerry Albert Letter Score: NA S or O:  S

The organization supports this development because the proposed development would provide much needed residential and educational facilities for pregnant teens and their children.

Presa Community Center, Raymond Foley Letter Score: NA S or O:  S

The organization supports this development because the organization is "acutely aware of the needs of homeless children in San Antonio." The proposed development would provide, the organization asserts, "a safety net" for teenagers and children who might otherwise live on the streets.

Old Spanish Missions, Balthasa Janacek Letter Score: NA S or O:  S

The organization supports this development because it will further the stabilization of the community and will "maintain the integrity of architectural and landscaping elements" of the area.

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There was a Resolution of Support from the Planning Commission of the City of San Antonio. There was support from twelve neighborhood organizations.

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

Score: **163**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

**Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Renaissance Courts**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 308 S. Ruddell Street Development #: 04151  
 City: Denton Region: 3 Credits Requested: \$993,822  
 County: Denton Zip Code: 76205 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Renaissance Court Limited  
 Shirley Hensley - Phone: (940) 383-3039  
 Developer: Carleton Development, Ltd  
 Housing GC: Carleton Construction, Ltd.  
 Architect: James, Harwick + Partners  
 Market Analyst: Integra Realty Resources  
 Syndicator: Red Capital  
 Supp Services: Denton Housing Authority  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	53	67	30	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
14	4	30	72	
Total LI Units:				120
Market Rate Units				30
Owner/Employee Units:				0
Total Project Units:				150

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Craig Estes, District 30  S Points: 3 US Rep.: Michael C. Burgess, Dist. 26, S  
 TX Representative: Myra Crownover, District 64  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Euline Brock, Mayor, S Resolution of Support from Local Government   
 Jim Carter, County Commissioner, Pct. 4, S Pete Kamp, Council Member, S  
 Charles Wiley, Chief of Police, S

**Individuals/Businesses** In Support: 61 In Opposition: 0

**Neighborhood Input:**

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

SEDNA - Southeast Denton Neighborhood Assoc., Carolyn J. Phillips Letter Score: NA S or O:  S  
 The organization supports this development because the developer has made efforts to include community input in the planning process.

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There was a Petition of Support from the Denton Housing Authority. There was no opposition.

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

Score: **130**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Bluffview Villas**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2800 Hwy 36 South Development #: 04152  
 City: Brenham Region: 8 Credits Requested: \$453,021  
 County: Washington Zip Code: 77833 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Bluffview Villas of Brenham, LP  
 Samuel Tijerina - Phone: (210) 375-2100  
 Developer: Bluffview Villas Builders, LLC  
 Housing GC: G.G. MacDonald, Inc.  
 Architect: A. Ray Payne  
 Market Analyst: Mark Temple  
 Syndicator: Boston Capital Partners, Inc.  
 Supp Services: Brazos Balley Community Action Assoc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	40	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	1	17	58		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Ken Armbrister, District 18  S Points: 3 US Rep.: NC  
 TX Representative: Lois Kolkhorst, District 13  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official and one letter of opposition from a non-official. There was a Resolution of Support from the City of Brenham.

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

Score: **115**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Plainview Vistas**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 3200 Block of Lexington Development #: 04154  
 City: Plainview Region: 1 Credits Requested: \$668,428  
 County: Hale Zip Code: 79072 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Plainview Vistas, LP  
 Cathy Graugnard - Phone: (210) 490-9440  
 Developer: LSH Development Company, LLC  
 Housing GC: Charter Contractor  
 Architect: Cross Architects, PLLC  
 Market Analyst: Novogradac & Company  
 Syndicator: MMA Financial, LLC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	0	38	38	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	9	15	36		
Total LI Units:					60
Market Rate Units					16
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28  S Points: 3 US Rep.: NC  
 TX Representative: Pete Laney, District 85  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Irene Favila, City Councilmember Precinct 7, S

**Individuals/Businesses** In Support: 1 In Opposition: 34

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials and non-officials. There was broad opposition from non-officials.

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

Score: **148**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**College Street Apartments**

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from neighborhood organizations.

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

Score: **137**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Samaritan House**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 929 Hemphill Ave. Development #: 04157  
 City: Fort Worth Region: 3 Credits Requested: \$819,331  
 County: Tarrant Zip Code: 76104 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC/ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Hemphill Samaritan, L. P.  
 Thomas Scott - Phone: (713) 785-1005  
 Developer: Hemphill Samaritan Developers, LLC  
 Housing GC: Rampart Builders, Ltd.  
 Architect: C.M. Architecture, PA  
 Market Analyst: Novogradac & Company LLP  
 Syndicator: N/A  
 Supp Services: Samaritan House  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
60	35	25	6	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
12	0	38	76		
Total LI Units:					126
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					126

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kim Brimer, District 10  S Points: 3 US Rep.: NC  
 TX Representative: Lon Burnam, District 90  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Dionne Gagsby, County Commissioner, Precinct 1, S  
 Thomas Tocco, Superintendent, S

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

**Neighborhood Input:**

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

Fort Worth South, Inc., Donald Scott Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the organization asserts, new housing would assist in the further economic expansion of the area, and the proposed design is consistent with the "urban village" plan promoted by the city of Fort Worth.

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials.

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

Score: **153**  Meeting a Required Set Aside  Meeting the Regional Allocation

**Explanation:** Has a competitive score in the Nonprofit Set-Aside statewide.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Windrock Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Near Rankin Hwy. between Wolcott Ave & Stokes Ave      Development #: 04158  
 City: Midland      Region: 12      Credits Requested \$642,689  
 County: Midland      Zip Code: 79701      Population Served: F  
 Set Asides:  At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Windrock Apartments, Ltd.  
           Tim Smith - Phone: (281) 363-8705  
 Developer: G. Barron Rush, Jr.  
 Housing GC: Barron Builders & Management  
 Architect: N/A  
 Market Analyst: The Gill Companies  
 Syndicator: Simpson Housing Solutions  
 Supp Services: N/A  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	11	20	49		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kel Seliger, District 31       Points: 3    US Rep.: NC  
 TX Representative Tom Craddick, District 82       Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Michael J. Canon, Mayor, S      Resolution of Support from Local Government   

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

**Neighborhood Input:**

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

Casa de Amigos, L .C. Pitts      Letter Score: NA    S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also likes that the project will be constructed with energy efficiency in mind.

Midland West Rotary Club, No Contact      Letter Score: NA    S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

**General Summary of Comment:**

There was support from officials. There was support from two neighborhood organizations. There was no opposition.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Windrock Apartments**

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

Score: **147**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Village on Hobbs Road**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 6000 Hobbs Road Development #: 04160  
 City: League City Region: 6 Credits Requested \$552,528  
 County: Galveston Zip Code: 77573 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Hobbs Road Village, L.P.  
 Thomas Scott - Phone: (713) 785-1005  
 Developer: Hobbs Road Developers, LLC  
 Housing GC: Rampart Builders, Ltd.  
 Architect: The Clerkley Watkins Group  
 Market Analyst: Novogradac & Company LLP  
 Syndicator: Alliant Capital Ltd  
 Supp Services: N/A  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	100	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	0	23	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mike Jackson, District 11  S Points: 3 US Rep.: NC  
 TX Representative Larry Taylor, District 24  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: A. Jeff Harrison, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There was no opposition.

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

Score: **158**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Travis Place Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Corner of E 4th St. & Guava Ave. Development #: 04162  
 City: Lubbock Region: 1 Credits Requested: \$764,539  
 County: Lubbock Zip Code: 79403 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Travis Place Apartments, Ltd.  
 Tim Smith - Phone: (281) 363-8705  
 Developer: G. Barron Rush, Jr.  
 Housing GC: Barron Builders & Management  
 Architect: N/A  
 Market Analyst: The Gill Companies  
 Syndicator: Simpson Housing Solutions  
 Supp Services: N/A  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	54	42	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	13	23	60		
Total LI Units:					96
Market Rate Units					24
Owner/Employee Units:					0
Total Project Units:					120

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

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

**Local Officials and Other Public Officials:**

Mayor/Judge: Marc McDougal, Mayor, S Resolution of Support from Local Government   
 TJ Patterson, Mayor Pro Tem, O

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

**Neighborhood Input:**

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

Windmill Neighborhood Association, Lucile Minner Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization likes the energy efficient design of the project, and believes the supportive services planned for residents will be very beneficial.

North & East Lubbock Community Development Corporation, John Hall Letter Score: NA S or O:  S  
 The organization supports this development because the organization has been pleased with the developer's efforts to include community input in the planning process.

Market Lubbock, Inc., Gary Lawrence Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Travis Place Apartments**

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Boys & Girls Clubs of Lubbock, Tom Vermillion

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial and appreciates that the development will be built with energy efficiency in mind.

Children's Advocacy Center of The South Plains, Connie Hendrix

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Parkway Cherry Point Neighborhood Association, Felecisima Betts

Letter Score: NA S or O:  S

The organization supports this development because it will meet a need in the community for affordable and safe housing. The organization was also pleased by plans for the apartment's energy-efficient design.

**General Summary of Comment:**

There was minimal support from officials and one letter of opposition from an official. Representative Isett originally sent in a support letter, which he withdrew after May 31, 2004.

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

Score: **146**       Meeting a Required Set Aside       Meeting the Regional Allocation

**Explanation: Not Recommended: On a tie with 04057, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04057.**



**TEXAS**  
DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Riverview Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Corner of Rio Concho Drive & S. Irene St. Development #: 04163  
 City: San Angelo Region: 12 Credits Requested: \$735,023  
 County: Tom Green Zip Code: 76903 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Riverview Apartments, Ltd.  
Tim Smith - Phone: (281) 363-8705  
 Developer: G. Barron Rush, Jr.  
 Housing GC: Barron Builders & Management  
 Architect: N/A  
 Market Analyst: The Gill Companies  
 Syndicator: Simpson Housing Solutions  
 Supp Services: N/A  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	20	45	35	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	12	22	56	
Total LI Units:				90
Market Rate Units:				10
Owner/Employee Units:				0
Total Project Units:				100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28  Points: 0 US Rep.: NC  
 TX Representative: Scott Campbell, District 72  Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Devin Bates, City Councilman, SMD 5, O Daniel Cardenas, School Board Member, S  
 Joe O. Holguin, City Council Member, S

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

**Neighborhood Input:**

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

Concho Valley Community Action Agency, Sidney Mabry Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

League of United Latin-American Citizen, Elma Jaques Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial. The organization also appreciates that the development will be constructed with energy efficiency in mind.

Association of Hispanic Leaders, Ray Zapata Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization appreciates that the development will be built using only minority contractors.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Riverview Apartments**

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Healthy Families San Angelo, Carolyn Wiseheart

Letter Score: NA S or O:  S

The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the classes in homebuyer education and family relationships that will be offered.

Christians In Action, Carl L. Hansen

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

ICD Bridges, Ava Spece

Letter Score: NA S or O:  S

The organization supports this development because the organization believes the supportive services planned for residents in the development will be very beneficial. In particular, the organization likes the marriage and family relationship classes that will be offered.

**General Summary of Comment:**

There was minimal support from officials and non-officials. There was one letter of opposition. Representative Scott Campbell originally was in support of the development but withdrew his support after discussions with his constituents.

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

Score: **148**       Meeting a Required Set Aside       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Oxford Place**

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Rosegarden Civic Club Inc., Phyllis Nervis Letter Score: NA S or O:  S

The organization supports this development because it involves preservation of existing housing stock which, to the organization, "makes more sense than adding more apartments to an already overcrowded neighborhood."

Houston Works, T. W. Hudson Letter Score: NA S or O:  S

The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing

Houston Area Urban League, Sylvia Brooks Letter Score: NA S or O:  S

The organization supports this development because it involves preservation of existing housing stock, it will provide job training and other supportive services, and it will fulfill a need in the community for affordable housing

Boys & Girls Club of Greater Houston, John Harvard Letter Score: NA S or O:  S

The organization expresses a general statement of support for the development.

**General Summary of Comment:**

There was one letter of support from an official and two letters of support from non-officials. There was overwhelming opposition from non-officials. There was opposition from one neighborhood organization and support from several other organizations.

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

Score: **142**       Meeting a Required Set Aside       Meeting the Regional Allocation

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







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Gardens of Burkburnett**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 105 Williams Street Development #: 04173  
City: Burkburnett Region: 2 Credits Requested: \$229,311  
County: Wichita Zip Code: 76354 Population Served: E  
Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: The Gardens of Burkburnett, L.L.C  
George Hopper - Phone: (785) 266-6133  
Developer: Continental Realty, Inc.  
Housing GC: Continental Construction of Topeka, Inc.  
Architect: Beeler, Guest, and Owens Architects  
Market Analyst: Shaner Appraisals Inc.  
Syndicator: Boston Capital Holdings LLC  
Supp Services: N/A  
App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	0	36	0	0
30%	40%	50%	60%	
0	0	0	30	
Total LI Units:				30
Market Rate Units:				6
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Craig Estes, District 30  S Points: 3 US Rep.: NC  
TX Representative: David Farabee, District 69  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Bill Vincent, Mayor, S Resolution of Support from Local Government   
Woodrow Gossom, County Judge, S Pat Norriss, Precinct 2, County Commissioner, S  
Joseph R. Miller, Precinct 1, County Commissioner, S Gordon Griffith, Precinct 3, County Commissioner, S

**Individuals/Businesses** In Support: 10 In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

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

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

Score: **133**  Meeting a Required Set Aside  Meeting the Regional Allocation  
Explanation: Has a competitive score within its allocation type within the region. On a tie with 04246, this application has a lower credit per net rentable square foot calculation.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Gardens of Early**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 401 Old Comanche Road Development #: 04174  
 City: Early Region: 2 Credits Requested: \$230,137  
 County: Brown Zip Code: 76802 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: The Gardens of Early, L.L.C.  
 George Hopper - Phone: (785) 266-6133  
 Developer: Continental Realty, Inc.  
 Housing GC: Continental Construction of Topeka, Inc.  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Shaner Appraisals Inc.  
 Syndicator: Boston Capital Holdings LLC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	0	36	0	0
30%	40%	50%	60%	
0	0	0	30	
Total LI Units:				30
Market Rate Units:				6
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Troy Fraser, District 24  S Points: 3 US Rep.: NC  
 TX Representative: Jim Keffer, District 60  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: David Brooks, Mayor, S Resolution of Support from Local Government   
 Richard Gist, Precinct 3, County Commissioner, S Shawn Russell, President, Early ISD, S  
 David Carroll, Precinct 4, County Commissioner, O Bob Mangrum, Mayor Pro Tem, S

**Individuals/Businesses** In Support: 10 In Opposition: 1

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and non-officials alike. There was one letter of opposition from an official and a non-official.

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

Score: **138**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Gardens of Gladewater**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 108 N. Lee Drive Development #: 04176  
 City: Gladewater Region: 4 Credits Requested: \$260,918  
 County: Gregg Zip Code: 75647 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: The Gardens of Gladewater, L.L.C  
 George Hopper - Phone: (785) 266-6133  
 Developer: Continental Realty, Inc.  
 Housing GC: Continental Construction of Topeka, Inc.  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Shaner Appraisals Inc.  
 Syndicator: Boston Capital Holdings LLC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>
0	0	36	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	34	
Total LI Units:				34
Market Rate Units:				2
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  S Points: 3 US Rep.: NC  
 TX Representative: Tommy Merritt, District 7  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: John Paul Tallent, Mayor, S Resolution of Support from Local Government   
 Bill Stoudt, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There was no opposition.

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

Score: **140**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Hanford Square**

**BASIC DEVELOPMENT INFORMATION**

Site Address: New Highway 4 Development #: 04180  
 City: Granbury Region: 3 Credits Requested: \$414,945  
 County: Hood Zip Code: 76049 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Hanford I Limited Partnership  
 Ronnie Hodges - Phone: (512) 249-6240  
 Developer: Alsace Developer, Inc.  
 Housing GC: Charter Contractors, Inc.  
 Architect: L.K. Travis & Association  
 Market Analyst: Novogradac & Company  
 Syndicator: Raymond James Tax Credit Funds  
 Supp Services: Tejas Affordable Housing  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	34	26	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	2	25	26		
Total LI Units:					60
Market Rate Units					16
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kip Averitt, District 22  S Points: 3 US Rep.: NC  
 TX Representative: Jim Keffer, District 60  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: David Southern, Mayor, Granbury, S Resolution of Support from Local Government   
 Charles Baskett, County Commissioner, Pct. 2, S Matt Mills, County Commissioner, Pct. 3, S  
 Andy Rash, County Judge, N

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There was no opposition.

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

Score: **128**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Not Recommended: Does not have a competitive enough score within its allocation type within the region.**







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Chandler's Cove Retirement**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Sunrise Drive and Old Settler's Boulevard      Development #: 04187  
City: Round Rock      Region: 7      Credits Requested: \$457,724  
County: Williamson      Zip Code: 78664      Population Served: E  
Set Asides:  At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: NC  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Chandler's Cove Limited Partnership  
David Saling - Phone: (512) 794-9378  
Developer: CHA Development Limited Partnership  
Housing GC: Campbell-Hogue Construction  
Architect: Chiles Architects Inc.  
Market Analyst: Capitol Market Research, Inc.  
Syndicator: MMA Financial  
Supp Services: Family Eldercare  
App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	48	42	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	8	55	0		
Total LI Units:					72
Market Rate Units					18
Owner/Employee Units:					0
Total Project Units:					90

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Steve Ogden, District 5       Points: 0    US Rep.: NC  
TX Representative: Mike Krusee, District 52       Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC      Resolution of Support from Local Government      
Greg Boatwright, County Commissioner, S      Alan McGraw, City Council Member, Place 2, S  
John C. Doerfler, County Judge, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

Letter of support from Senator Stephen Ogden was received after the deadline. There was broad support from officials. There was no opposition.

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

Score: **130**       Meeting a Required Set Aside       Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Providence at Boca Chica**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Intersection of Ash Street & Elm Street      Development #: 04191  
 City: Brownsville      Region: 11      Credits Requested: \$1,034,927  
 County: Cameron      Zip Code: 78521      Population Served: F  
 Set Asides:  At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: ACQ  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Longbranch, L.P.  
       Saleem Jafar - Phone: (972) 239-8500  
 Developer: Leon J. Backes & Saleem A. Jafar  
 Housing GC: Provident Realty Construction, LP  
 Architect: Gailer Tolson & French  
 Market Analyst: Butler Burgher and Assoc.  
 Syndicator: Related Capital Company  
 Supp Services: Housing Authority of the City of Brownsville  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	35	68	55	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
23	12	22	93		
Total LI Units:					150
Market Rate Units					8
Owner/Employee Units:					0
Total Project Units:					158

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eddie Lucio, Jr., District 27       Points: 3    US Rep.: NC  
 TX Representative: Rene Oliveira, District 37       Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Eddie Trevino, Jr, Mayor, S      Resolution of Support from Local Government      
 John Wood, County Commissioner Pct. 2, S  
 Ben Medina, Jr., Acting Planning Director, S

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

**Neighborhood Input:**

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

Poinsettia Association, Maria Jaime      Letter Score: NA    S or O:  S

The organization supports this development because it will cater to a range of income levels, it will include a high-quality community center, and the developer has worked closely with the organization in the planning process.

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There was support from one neighborhood organization. There was no opposition.

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

Score: **134**       Meeting a Required Set Aside       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Providence at UT Southwestern**

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

Score: **132**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Providence at Edinburg**

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

Score: **119**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Lexington Court**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 3407 U.S. Highway 259 North Development #: 04194  
 City: Kilgore Region: 4 Credits Requested \$549,640  
 County: Gregg Zip Code: 75662 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Lexington Court, Ltd.  
 Emanuel Glockzin - Phone: (979) 846-8878  
 Developer: Emanuel H. Glockzin, Jr.  
 Housing GC: Brazos Valley Construction, Inc.  
 Architect: Myriad Designs, Inc.  
 Market Analyst: J. Mikeska & Company  
 Syndicator: Boston Capital Holdings LLC  
 Supp Services: Affordable Caring Housing, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	20	36	24	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	4	25	47	
Total LI Units:				76
Market Rate Units:				4
Owner/Employee Units:				0
Total Project Units:				80

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  S Points: 3 US Rep.: NC  
 TX Representative Tommy Merritt, District 7  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Joe T. Parker, Mayor, S Resolution of Support from Local Government   
 Bill Stoudt, County Judge, S Donald Lawler, Commissioner, S  
 Randy Renshaw, Commissioner, S Billy Bob Brady, Commissioner, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was overwhelming support from officials and one letter of support from a non-official. The Mayor Pro-Tem, Janice Hancock, is also in support. There was no opposition.

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

Score: **137**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Americas Palms**

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Santa Lucia Community Development, Richard Alvarado Letter Score: NA S or O:  S

The organization supports this development because it has first-hand experience with the developer and recognizes the developer's diligence in promoting values amongst its residents "that lead to economic success and independence."

Opportunity Center for the Homeless, Ann Chaney Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Alianza Para El Desarrollo Comunitario Inc., Daniel Solis Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

El Paso Foster Parent Association, Inc., Dorothy Truax Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Project VIDA Health Center, Bill Schlesinger Letter Score: NA S or O:  S

The organization supports this development because the developer "has a fine record of accomplishment."

**General Summary of Comment:**

There was minimal support from officials and non-officials alike. There was support from eight neighborhood organizations. There was one letter of opposition from an official.

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

Score: **132**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Horizon Palms**

**BASIC DEVELOPMENT INFORMATION**

Site Address: West of Darrington Rd. Development #: 04197  
 City: Horizon City Region: 13 Credits Requested: \$431,206  
 County: El Paso Zip Code: 79838 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Horizon Palms Ltd.  
 Bobby Bowling IV - Phone: (915) 821-3550  
 Developer: Tropicana Building Corporation  
 Housing GC: Tropicana Building Corporation  
 Architect: David Marquez  
 Market Analyst: Zacour and Associates  
 Syndicator: Richman Group  
 Supp Services: TWCA Credit Counseling Service  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
7	10	13	46		
Total LI Units:					76
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eliot Shapleigh, District 29  Points: -3 US Rep.: NC  
 TX Representative: Chente Quintanilla, District 75  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Diane Whitty, Mayor, O Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from non-officials and one letter of support from an official. There were two letters of opposition from officials.

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

Score: **130**  Meeting a Required Set Aside  Meeting the Regional Allocation

Explanation: Has a competitive score within its allocation type within the region.







**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Lake Jackson Manor**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 100 Garland Development #: 04206  
 City: Lake Jackson Region: 6 Credits Requested: \$409,155  
 County: Brazoria Zip Code: 77566 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Artisan/American Corp.  
 Elizabeth Young - Phone: (713) 626-1400  
 Developer: Artisan/American Corp.  
 Housing GC: Inland General Construction Co.  
 Architect: JRM Architects, Inc.  
 Market Analyst: O'Connor & Associates  
 Syndicator: N/A  
 Supp Services: Child & Adult Development Center  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
10	2	20	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  NC Points: 0 US Rep.: NC  
 TX Representative: Dennis Bonnen, District 25  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 John Willy, County Judge, S

**Individuals/Businesses** In Support: 4 In Opposition: 0

**Neighborhood Input:**

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

Neighborhood Centers Inc., No Contact Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing.

American Red Cross, Toni Hodges Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing.

**General Summary of Comment:**

There was one letter of support from an official and four letters of support from non-officials. There were no letters of opposition.

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

Score: **150**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score within its allocation type within the region.



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Westview Place**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Westview Blvd and Montgomery Park Blvd. Development #: 04210  
 City: Conroe Region: 6 Credits Requested: \$228,852  
 County: Montgomery Zip Code: 77304 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Westview Place, Ltd.  
 Emanuel Glockzin - Phone: (979) 846-8878  
 Developer: Emanuel H. Glockzin, Jr.  
 Housing GC: Brazos Valley Construction, Inc.  
 Architect: Myriad Designs, Inc.  
 Market Analyst: J. Mikeska & Company  
 Syndicator: Boston Capital Holdings LLC  
 Supp Services: Affordable Caring Housing, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	8	16	12	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	4	7	17	
Total LI Units:				28
Market Rate Units				8
Owner/Employee Units:				0
Total Project Units:				36

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Todd Staples, District 3  NC Points: 0 US Rep.: NC  
 TX Representative: Ruben Hope, District 16  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Carter Moore, Mayor, S Resolution of Support from Local Government   
 Alan B. Sadler, County Judge, S Nancy Mikeska, Director County CD, S  
 Mike Meador, Commissioner Precinct 1, Willis, S Joanne Callahan, County Housing Authority, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and non-officials. There was a letter of support from the City Council. There was no opposition.

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

Score: **148**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Has a competitive score in the Nonprofit Set-Aside statewide.**







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Village at Forest Grove**

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

Score: **131**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Village at Morningstar**

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

Score: **155**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Villas de Magnolia**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 7123 Capitol Street Development #: 04214  
 City: Houston Region: 6 Credits Requested: \$681,856  
 County: Harris Zip Code: 77011 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Las Villas de Magnolia, LP  
 Rogelio Santos - Phone: (713) 923-5433  
 Developer: AAMA Community Development Corp.  
 Housing GC: Global Construction Company  
 Architect: Flores Architects  
 Market Analyst: Integra Realty Resources  
 Syndicator: Related Capital Company  
 Supp Services: N/A  
 App Consultant: Diana McIver & Associates

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	104	12	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	11	89	0		
Total LI Units:					104
Market Rate Units					12
Owner/Employee Units:					0
Total Project Units:					116

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mario Gallegos, Jr., District 6  S Points: 3 US Rep.: NC  
 TX Representative: Joe Moreno, District 143  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Bill White, Mayor, S Resolution of Support from Local Government   
 Carol Alvarado, City Council Member District 1, S  
 Victor Trevino, County Constable Precinct 6, S

**Individuals/Businesses** In Support: 11 In Opposition: 0

**Neighborhood Input:**

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

Houston East Chamber of Commerce, Diane Lipton Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

Immaculate Conception Catholic Church, Kevin Collins Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

De Madres a Madres, Inc., Sylvia Castillo Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Also, the location is ideal, the architectural design is attractive, and the developer is qualified.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Las Villas de Magnolia**

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Northside Redevelopment Center, Rodrigo Gonzalez Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

National Hispanic Council on Aging, Veronica Garza Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Centro Aztlan de Servicios Sociales, Edward Castillo Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Tejano Center for Community Concerns, Richard Farias Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

Greater East End Management District, Mary Hansen Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing.

Local Council 643, Lucy Reyna Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization is pleased with the developer's track record.

LULAC - Houston District VIII, Sylvia Gonzalez Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing, especially for seniors.

**General Summary of Comment:**

There was broad support from officials and non-officials alike. There were no letters of opposition.

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

Score: **118**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Thomas Ninke Senior Village**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1900 Block of Lova Drive Development #: 04216  
 City: Victoria Region: 10 Credits Requested: \$439,626  
 County: Victoria Zip Code: 77901 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Thomas Ninke Senior Village, L.P.  
 Debbie Gillespie - Phone: (361) 575-3682  
 Developer: Victoria Affordable Housing Corp. No.2  
 Housing GC: N/A  
 Architect: Chiles Architects Inc.  
 Market Analyst: O'Connor & Associates  
 Syndicator: Apollo Housing Capital, LLC  
 Supp Services: N/A  
 App Consultant: Diana McIver & Associates, Inc.

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	12	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
8	0	22	46		
Total LI Units:					76
Market Rate Units					4
Owner/Employee Units:					0
Total Project Units:					80

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Ken Armbrister, District 18  S Points: 3 US Rep.: NC  
 TX Representative: Geanie W. Morrison, District 30  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

LOVA III Neighborhood Watch, Frank Flores Letter Score: 12 S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

Victoria Chamber of Commerce, Phyllis Hunt Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Victoria North Side Rotary, Kent Grier Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Thomas Ninke Senior Village**

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Victoria County Senior Citizens Association, Inc., Yvonne M. Smith

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, the amenities will be beneficial to residents, and the developer is qualified.

Kiwanis Club of Victoria, Jamie Brown

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the location is ideal, the architectural design is attractive, and the developer is qualified.

**General Summary of Comment:**

There was support from officials and non-officials alike. There were no letters of opposition. There was a Resolution of Support from the City Council of Victoria.

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

Score: **155**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Converse Village Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 500 S. Sequin Rd. Development #: 04218  
 City: Converse Region: 9 Credits Requested: \$458,035  
 County: Bexar Zip Code: 78109 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Converse Village, LP  
 Tina Brooks - Phone: (740) 321-1574  
 Developer: Converse Protech 113, LP  
 Housing GC: ICI Construction, Inc.  
 Architect: Chiles Architects Inc.  
 Market Analyst: Apartment Market Data  
 Syndicator: Paramount Financial Group  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	9	23	48		
Total LI Units:					80
Market Rate Units					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Judith Zaffirini, District 21  Points: 0 US Rep.: Ciro Rodriguez, Dist. 28, S  
 TX Representative: Robert Puente, District 119  Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Mayor, Craig Martin, Mayor, S Resolution of Support from Local Government   
 Nelson W. Wolff, County Judge, NA  
 Carlos I. Uresti, TX Rep., Dist. 118, S

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

**Neighborhood Input:**

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

Converse Lions Club, Dan O'Connor Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities and supportive services planned for residents in the development will be very beneficial. Also, the location is ideal in terms of proximity to schools, a library, and principal transportation corridors.

Neighborhood Housing Services of San Antonio, Inc, Robert Jordan Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the amenities planned for the development will be beneficial for residents.

Habitat for Humanity of San Antonio, Dennis Beehold Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents will be very beneficial, and that the location near schools and a library is also a plus.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Converse Village Apartments**

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**General Summary of Comment:**

There was support from officials and one letter of support from non-officials. There was support from three neighborhood organizations. There were no letters of opposition.

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

Score: **145**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Primrose at Highland**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2100 Block of Highland Avenue      Development #: 04222  
 City: Dallas      Region: 3      Credits Requested: \$935,153  
 County: Dallas      Zip Code: 75228      Population Served: E  
 Set Asides:  At-Risk     Nonprofit    Allocation: U/E     USDA    Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: TX Tenison Housing, L.P.  
 Deepak Sulakhe - Phone: (214) 891-1402  
 Developer: Housing Services Incorporated  
 Housing GC: Affordable Housing Construction  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: Paramount Financial Group  
 Supp Services: Housing Services of Texas  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	42	108	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
14	4	30	72		
Total LI Units:					120
Market Rate Units:					30
Owner/Employee Units:					0
Total Project Units:					150

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Royce West, District 23       S Points: 3    US Rep.: NC  
 TX Representative: Bill Keffler, District 107       S Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC      Resolution of Support from Local Government   

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

**Neighborhood Input:**

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

Ferguson Road Initiative, Vikki Martin      Letter Score: 12    S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the supportive services planned for residents in the development will be very beneficial.

Highland on the Creek Owners Association, Nita Bridwell      Letter Score: NA    S or O:  S  
 The organization expresses a general statement of support for the development.

**General Summary of Comment:**

There was support from officials and non-officials alike. There was a Resolution of Support from the City Council of Dallas.

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

Score: **137**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Commons of Grace Senior**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 8900 Block of Tidwell Development #: 04224  
 City: Houston Region: 6 Credits Requested: \$759,068  
 County: Harris Zip Code: 77078 Population Served: ET  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: TX Commons of Grace, LP  
 Deepak Sulakhe - Phone: (214) 891-7862  
 Developer: Pleasant Hill Community Development  
 Housing GC: Affordable Housing Construction  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: Paramount Financial Group  
 Supp Services: Housing Services of Texas  
 App Consultant: Southwest Housing Development

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	84	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	21	53		
Total LI Units:					86
Market Rate Units					22
Owner/Employee Units:					0
Total Project Units:					108

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mario Gallegos, Jr., District 6  S Points: 3 US Rep.: Gene Green, Dist.29, S  
 TX Representative: Senfronia Thompson, District 141  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Bill White, Mayor, S Resolution of Support from Local Government   
 El Franco Lee, County Commissioner, Pct. 1, S Gordon Quan, City Council Member, at large, S  
 Carol Mims Galloway, City Council Member, Dist. B, S Ronald C. Green, City Council Member, at large, S

**Individuals/Businesses** In Support: 17 In Opposition: 0

**Neighborhood Input:**

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

East Houston / Settegast Super Neighborhood Council, Joyce Willis Letter Score: 0 S or O:  O

The organization is opposed to the development because the developer did not adequately communicate during the planning process. The organization states that the developer did not notify the organization about the proposed development and was not forthcoming about the transitional-resident aspect of the project.

Glenwood Forest Civic Club, Carolyn Williams Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.

Greater Houston Development, Inc., Robin Curtis Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization is pleased with the developer's track record.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Commons of Grace Senior**

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New Progressive Civic Club, Tobie Ross Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

The Parkwood East, Verde Forest Sec. II Homeowners Association, Joel Richards Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Also, the organization has been impressed by the developer's track record.

Greater North Forest Area, Allen Provost Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Verde Forest Civic Association, Carolyn Jones Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

G.C. Community Development Corporation, Belinda E. Taylor Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable senior housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Grace Cathedral Church, Barbara Gaston Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable elderly housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial.

Super Neighborhood #47, Jacqueline Mayhorn Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe housing. Additionally, the organization believes the support services planned for residents in the development will be very beneficial. Also, the organization has been impressed by the developer's track record.

Northeast Houston Economic Development Corp., Robin German Curtis Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable and safe senior housing.

**General Summary of Comment:**

There was overwhelming support from officials and support from non-officials. There was opposition from one neighborhood organization. There was support from ten neighborhood organizations.

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

Score: **140**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Arbor Cove**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2805 Fordyce Avenue Development #: 04226  
 City: Donna Region: 11 Credits Requested: \$1,152,552  
 County: Hidalgo Zip Code: 78537 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Arbor Cove, Ltd.  
 Anita Kegley - Phone: (210) 349-4994  
 Developer: CDHM Group, LLC  
 Housing GC: Charter Builders  
 Architect: L.K. Travis & Associates, Inc.  
 Market Analyst: Apartment Market Data  
 Syndicator: PNC Multifamily Capital  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	6	57	57	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
4	12	28	64		
Total LI Units:					108
Market Rate Units					12
Owner/Employee Units:					0
Total Project Units:					120

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eddie Lucio, Jr., District 27  S Points: 3 US Rep.: NC  
 TX Representative: Miguel David Wise, District 39  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Ricardo L. Morales, Mayor, S Resolution of Support from Local Government   
 Ramon Garcia, County Judge, S

**Individuals/Businesses** In Support: 0 In Opposition: 1166

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and overwhelming opposition from non-officials.

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

Score: **148**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: On a tie with 04258, this application has a higher credit per net rentable square foot calculation, therefore the allocation goes to 04258.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Stone Hearst**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1650 East Lucas Drive Development #: 04228  
 City: Beaumont Region: 5 Credits Requested: \$685,739  
 County: Jefferson Zip Code: 77703 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Stone Way, LP  
 R.J. Collins - Phone: (512) 249-6240  
 Developer: Eastern Marketing, Inc.  
 Housing GC: Charter Contractors, Inc.  
 Architect: Cross Architects, PLLC  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial, LLC  
 Supp Services: Tejas Affordable Housing, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	22	46	36	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	12	21	50		
Total LI Units:					83
Market Rate Units					21
Owner/Employee Units:					0
Total Project Units:					104

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Tommy Williams, District 4  S Points: 3 US Rep.: NC  
 TX Representative: Joe Deshotel, District 22  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Evelyn M. Lord, Mayor, S Resolution of Support from Local Government   
 Janet Blunt, City Housing Manager, S Rick Barrilleaux, Chamber of Commerce, S  
 Kyle Hayes, City Manager, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and three letters of support from non-officials. There were no letters of opposition.

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

Score: **142**  Meeting a Required Set Aside  Meeting the Regional Allocation

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





**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Crescent Moon**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 7720 Emmett Lowry Expressway Development #: 04235  
 City: Texas City Region: 6 Credits Requested: \$754,845  
 County: Galveston Zip Code: 77591 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: TC Emmett, L.P.  
 Manish Verma - Phone: (210) 240-8376  
 Developer: GMAT III Development, Ltd.  
 Housing GC: Galaxy Builders, LTD  
 Architect: Chiles Architects Inc.  
 Market Analyst: Apartment Market Data  
 Syndicator: JER Hudson Housing Capital  
 Supp Services: Commonwealth Housing Corporation  
 App Consultant: Commercial Investment Services

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	56	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	21	35	84		
Total LI Units:					140
Market Rate Units					40
Owner/Employee Units:					0
Total Project Units:					180

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mike Jackson, District 11  Points: 0 US Rep.: NC  
 TX Representative: Craig Eiland, District 23  Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There were no letters of support or opposition.

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

Score: **130**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Crescent Rivers**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Lake Brazos Dr., West of Waco Dr. Development #: 04239  
 City: Waco Region: 8 Credits Requested: \$955,575  
 County: McLennan Zip Code: 76704 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: WL Brazos L.P.  
 Manish Verma - Phone: (210) 240-8376  
 Developer: GMAT III Development, Ltd.  
 Housing GC: Galaxy Builders, LTD  
 Architect: Chiles Architects Inc.  
 Market Analyst: Apartment Market Data  
 Syndicator: JER Hudson Housing Capital  
 Supp Services: Waco Public Facility Corporation  
 App Consultant: Commercial Investment Services

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	68	56	56	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
17	4	36	87		
Total LI Units:					144
Market Rate Units					36
Owner/Employee Units:					0
Total Project Units:					180

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kip Averitt, District 22  NC Points: 0 US Rep.: NC  
 TX Representative: John Mabry, District 56  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Mae J. Jackson, City Manager, O Resolution of Support from Local Government   
 H.G. Bert Lumberas, Assistant City Manager, O

**Individuals/Businesses** In Support: 0 In Opposition: 25

**Neighborhood Input:**

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

**General Summary of Comment:**

There were two letters of opposition from officials and broad opposition from non-officials.

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

Score: **123**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Deer Creek Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: West Ellis Street & Martin Luther King      Development #: 04240  
 City: Levelland      Region: 1      Credits Requested: \$454,573  
 County: Hockley      Zip Code: 79336      Population Served: F  
 Set Asides:     At-Risk     Nonprofit    Allocation: R     USDA    Purpose / Activity: NC  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Deer Creek Apartments, LP  
          Justin Zimmerman - Phone: (417) 883-1632  
 Developer: Zimmerman Properties, LLC  
 Housing GC: Zimmerman Properties Construction  
 Architect: Parker & Associates  
 Market Analyst: Apartment Market Data  
 Syndicator: Related Capital Company  
 Supp Services: Texas Interfaith Housing  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	5	9	49		
Total LI Units:					63
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					63

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28       S Points: 3      US Rep.: NC  
 TX Representative: Delwin Jones, District 83       S Points: 3      US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC      Resolution of Support from Local Government   

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There were no letters of opposition.

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

Score: **134**       Meeting a Required Set Aside       Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Anson Park II**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 3102 Old Anson Road Development #: 04241  
 City: Abilene Region: 2 Credits Requested: \$535,250  
 County: Taylor Zip Code: 79603 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Anson Park II Limited Partnership  
 R.J. Collins - Phone: (512) 249-6240  
 Developer: Tejas Housing & Development, Inc.  
 Housing GC: Charter Contractors, Inc.  
 Architect: L.K. Travis & Associates  
 Market Analyst: Novogradac & Company  
 Syndicator: MMA Financial, LLC  
 Supp Services: Tejas Affordable Housing, Inc.  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	16	36		0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
5	4	16	39	
Total LI Units:				64
Market Rate Units:				16
Owner/Employee Units:				0
Total Project Units:				80

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Troy Fraser, District 24  S Points: 3 US Rep.: NC  
 TX Representative: Bob Hunter, District 71  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Grady Barr, Mayor of Abilene, S Resolution of Support from Local Government   
 George A. Newman, County Judge, S Vicky Smedley, Director and Business Development,  
 Abilene Chamber of Commerce, S

Roberta Thompson, Executive Director of Abilene, S

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

**Neighborhood Input:**

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

Northwest Abilene Community Organization, Ezequiel Pecina Letter Score: 1 S or O:  S  
 The organization expresses a general statement of support for the development.

**General Summary of Comment:**

There was broad support from officials and one letter of support from a non-official. There were no letters of opposition.

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

Score: **143**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Hampton Chase Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: State HWY-155, South of N. Loop 256      Development #: 04243  
 City: Palestine      Region: 4      Credits Requested: \$556,158  
 County: Anderson      Zip Code: 75803      Population Served: F  
 Set Asides:  At-Risk     Nonprofit    Allocation: R     USDA    Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Hampton Chase Apartments, LP  
 Justin Zimmerman - Phone: (417) 883-1632  
 Developer: Zimmerman Properties, LLC  
 Housing GC: Zimmerman Properties Construction  
 Architect: Parker & Associates  
 Market Analyst: Apartment Market Data  
 Syndicator: Related Capital Company  
 Supp Services: Texas Interfaith Housing  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	20	31	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	8	26	41		
Total LI Units:					75
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Todd Staples, District 3       S Points: 3    US Rep.: NC  
 TX Representative: Byron Cook, District 8       S Points: 3    US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: George J. Foss, Mayor, S      Resolution of Support from Local Government   

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There were no letters of opposition. There was a Resolution of Support from the City Council.

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

Score: **134**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Camden Crossing Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: NE Corner of North Avenue D & Stewart St. Development #: 04244  
 City: Brownfield Region: 1 Credits Requested: \$455,296  
 County: Terry Zip Code: 79316 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Camden Crossing Apartments, LP  
 Justin Zimmerman - Phone: (417) 883-1632  
 Developer: Zimmerman Properties, LLC  
 Housing GC: Zimmerman Properties Construction  
 Architect: Parker & Associates  
 Market Analyst: Apartment Market Data  
 Syndicator: Related Capital Company  
 Supp Services: Texas Interfaith Housing  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	7	9	47		
Total LI Units:					63
Market Rate Units					0
Owner/Employee Units:					1
Total Project Units:					63

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Robert Duncan, District 28  S Points: 3 US Rep.: NC  
 TX Representative: Pete Laney, District 85  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Nancy Wade, Mayor, Brownfield, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There were no letters of opposition.

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

Score: **129**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Hawthorne Hills Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: Grand Avenue & Crawford St. Development #: 04247  
 City: Marshall Region: 4 Credits Requested: \$455,467  
 County: Harrison Zip Code: 75670 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Hawthorne Hills Apartments, LP  
 Justin Zimmerman - Phone: (417) 883-1632  
 Developer: Zimmerman Properties, LLC  
 Housing GC: Zimmerman Properties Construction  
 Architect: Parker & Associates  
 Market Analyst: Apartment Market Data  
 Syndicator: Related Capital Company  
 Supp Services: Texas Interfaith Housing  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	23	16	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	7	21	35		
Total LI Units:					63
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					63

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  S Points: 3 US Rep.: NC  
 TX Representative: Bryan Hughes, District 5  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Ed Smith, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There were no letters of opposition.

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

Score: **144**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Knollwood Heights Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: NE corner of MLK Blvd & West Mercy Dr. Development #: 04250  
 City: Big Spring Region: 12 Credits Requested: \$457,678  
 County: Howard Zip Code: 79720 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Knollwood Heights Apartments, LP  
 Justin Zimmerman - Phone: (417) 883-1632  
 Developer: Zimmerman Properties, LLC  
 Housing GC: Zimmerman Properties Construction  
 Architect: Parker & Associates  
 Market Analyst: Apartment Market Data  
 Syndicator: Related Capital Company  
 Supp Services: Texas Interfaith Housing  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+	
0	20	23	20	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	2	0	61		
Total LI Units:					63
Market Rate Units					0
Owner/Employee Units:					1
Total Project Units:					64

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kel Seliger, District 31  Points: 0 US Rep.: NC  
 TX Representative: Pete Laney, District 85  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Russ McEwen, Mayor, S Resolution of Support from Local Government   
 Ben Lockhart, County Judge, O

**Individuals/Businesses** In Support: 0 In Opposition: 4

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There was one letter of opposition from an official and minimal letters of opposition from non-officials.

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

Score: **127**  Meeting a Required Set Aside  Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION  
Housing Tax Credit Program - 2004 Application Cycle  
June Board Summary - Development Information and Public Input Summary  
Freeport Oaks Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: NE Corner of Avenue J & Skinner St. Development #: 04255  
 City: Freeport Region: 6 Credits Requested: \$721,599  
 County: Brazoria Zip Code: 77541 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Freeport Oaks LP  
 Les Kilday - Phone: (713) 914-9400  
 Developer: Kilday Partners LLC  
 Housing GC: N/A  
 Architect: EDI Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: MMA Financial  
 Supp Services: N/A  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	20	45	35	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
3	9	20	48		
Total LI Units:					80
Market Rate Units:					20
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  S Points: 3 US Rep.: NC  
 TX Representative: Dennis Bonnen, District 25  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

**Individuals/Businesses** In Support: 8 In Opposition: 1

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and non-officials alike. There was one letter of opposition from a non-official.

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

Score: **150**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score within its allocation type within the region.





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Vista Del Sol-The Rudy C Perez, Sr.**

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Community Workers Council, Lucy Hall

Letter Score: NA S or O:  S

The organization supports this development because it will fulfill a need in the community for "top rate" affordable housing. Also, the organization suggests the benefits of an increase in student enrollment at the local school district.

Macedonia Community Development Corporation, Gloria Sterling-McGill

Letter Score: NA S or O:  S

The organization supports the development.

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There were no letters of opposition.

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

Score: **147**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

**Explanation:** Has a competitive score within the nonprofit set-aside. On a tie with 04131 within the nonprofit set-aside, this application has a lower credit per net rentable square foot calculation.







**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Gruene Oaks Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: NE Corner of Common St. and Gruene Rd. Development #: 04261  
 City: New Braunfels Region: 9 Credits Requested: \$534,693  
 County: Comal Zip Code: 78130 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: New Braunfels Gruene Oaks L.P.  
 Les Kilday - Phone: (713) 914-9400  
 Developer: Kilday Partners LLC  
 Housing GC: N/A  
 Architect: Cameron Alread Architects  
 Market Analyst: Apartment Market Data Research  
 Syndicator: Paramount Financial Group  
 Supp Services: Central Texas Community Housing Authority  
 App Consultant: Gannon Outsourcing

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	50	50	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
9	4	23	54		
Total LI Units:					90
Market Rate Units					10
Owner/Employee Units:					0
Total Project Units:					100

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Jeff Wentworth, District 25  S Points: 3 US Rep.: NC  
 TX Representative: Carter Casteel, District 73  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Michael Meek, Chamber of Commerce, S  
 Nancy L. Davison, CDBG Manager of New Braunfels, NA

**Individuals/Businesses** In Support: 7 In Opposition: 3

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials and non-officials. There were three letter of opposition from non-officials.

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

Score: **137**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Brentwood Apartments**

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Greater Greenspoint District, Jack Drake

Letter Score: NA S or O:

The organization opposes this development because: 1) Aldine City does not exist as an incorporated city, 2) the developer did not properly inform the community about a planning meeting, 3) "the applicant did not solicit community support from elected officials," and 4) "the application has no input from neighborhood organizations."

**General Summary of Comment:**

There were three letters of support and three letters of opposition from officials. There were five letters of support and one letter of opposition from non-officials. There was opposition from one neighborhood organization and support from three other neighborhood organizations

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

Score: **120**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Lansborough Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 10050 Cullen Blvd. Development #: 04268  
 City: Houston Region: 6 Credits Requested: \$1,084,983  
 County: Harris Zip Code: 77051 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Lansborough Apartments, L.P.  
 Margie Bingham - Phone: (713) 224-5526  
 Developer: M.L. Bingham, Inc.  
 Housing GC: FCI Multifamily  
 Architect: GTF Design  
 Market Analyst: Butler Burgher and Assoc.  
 Syndicator: Paramount Financial Group  
 Supp Services: Beacon Endeavors  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	78	62	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
16	5	36	84		
Total LI Units:					141
Market Rate Units					35
Owner/Employee Units:					0
Total Project Units:					176

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Rodney Ellis, District 13  S Points: 3 US Rep.: NC  
 TX Representative: Al Edwards, District 146  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Tim Crenwelge, Mayor, S Resolution of Support from Local Government   
 Ada Edwards, City Council Member Dist. D, S

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

**Neighborhood Input:**

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

Houston Area Urban League, Inc., Sylvia Brooks Letter Score: NA S or O:  S  
 The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developers track record.

Greater Sugar Valley Civic Club, Margaret Jenkins Letter Score: NA S or O:  S  
 The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Lansborough Apartments**

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Sunnyside Gardens, L.E. Chamberlain

Letter Score: NA S or O:  S

The organization supports this development because it will be located on a major thoroughfare away from single-family houses. Additionally, the organization believes the support services and the clubhouse planned for residents in the development will be very beneficial. Also, the organization has been pleased with the developer's track record.

**General Summary of Comment:**

There was support from officials. There was support from three neighborhood organizations. There were no letters of opposition.

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

Score: **127**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Bahia Palms Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1303 Pino Dr. Development #: 04275  
 City: LaGuna Vista Region: 11 Credits Requested: \$123,922  
 County: Cameron Zip Code: 78578 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Cameron Fountainhead, L.P.  
 Patrick Barbolla - Phone: (817) 732-1055  
 Developer: Fountainhead Affiliates, Inc.  
 Housing GC: Fountainhead Construction, Inc.  
 Architect: J. Douglas Cain Associates, Inc.  
 Market Analyst: Ed Ipser & Associates, Inc.  
 Syndicator: Boston Capital Corporation  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	32	32	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
6	10	10	38		
Total LI Units:					64
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					64

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Eddie Lucio, Jr., District 27  NC Points: 0 US Rep.: NC  
 TX Representative: Rene Oliveira, District 37  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from an official. There were no letters of opposition.

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

Score: **96**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Satisfies the USDA Allocation in its region.





**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Golden Manor Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 800 Avenue H Development #: 04279  
 City: Bay City Region: 6 Credits Requested: \$116,099  
 County: Matagorda Zip Code: 77414 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-Golden Manor, LTD  
 Melissa Baughman - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: LCJ Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	36	4	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	40	
Total LI Units:				40
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				40

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Ken Armbrister, District 18  S Points: 3 US Rep.: NC  
 TX Representative: Glenda Dawson, District 29  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Charles Martinez Jr., Mayor, S Resolution of Support from Local Government   
 Leonard Lamar, County Commissioner, Pct. 3, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There were no letters of opposition.

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

Score: **43**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Country Square Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1001 Lakeview Development #: 04280  
 City: Lone Star Region: 4 Credits Requested: \$78,006  
 County: Morris Zip Code: 75668 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-Country Square, LTD  
 Jim Fieser - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: National Urban Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  NC Points: 0 US Rep.: NC  
 TX Representative: Barry Telford, District 1  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from a non-official. There were no letters of opposition. There was a Resolution of Support from the City.

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

Score: **43**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Tomball Square Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 611 James St. Development #: 04281  
 City: Tomball Region: 6 Credits Requested: \$84,662  
 County: Harris Zip Code: 77375 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-Tomball Square, LTD  
 Keridi Cameron - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: LCJ Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Jon Lindsay, District 7  NC Points: 0 US Rep.: NC  
 TX Representative: Corbin Van Arsdale, District 130  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government   
 Ben Griffin, City Manager, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of opposition from an official. There was a resolution of support from the city council.

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

Score: **49**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Satisfies the USDA Allocation in its region.**



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Danbury Manor Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 15027 Quail Ridge Rd. Development #: 04282  
 City: Danbury Region: 6 Credits Requested: \$148,809  
 County: Brazoria Zip Code: 77534 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDE-Danbury Manor, LTD  
 Melissa Baughman - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: LCJ Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	28	4	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	48		
Total LI Units:					48
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					48

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Mike Jackson, District 11  NC Points: 0 US Rep.: NC  
 TX Representative: Dennis Bonnen, District 25  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Jeff Lege, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from an official. There were no letters of opposition.

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

Score: **45**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Shady Oaks Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 506 Ellen Powell Dr. Development #: 04283  
 City: Prairie View Region: 6 Credits Requested: \$128,636  
 County: Waller Zip Code: 77446 Population Served: E  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-Shady Oaks, LTD.  
 Keridi Cameron - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: LCJ Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	36	4	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	40		
Total LI Units:					40
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					40

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Ken Armbrister, District 18  Points: 3 US Rep.: John R. Carter, Dist. 31, S  
 TX Representative: Glenn Hegar, Jr., District 28  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from officials. There was a resolution of support from the city. There were no letters of opposition.

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

Score: **45**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**





**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Ole Town Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 501 MLK Drive Development #: 04285  
 City: Jefferson Region: 4 Credits Requested: \$117,328  
 County: Marion Zip Code: 75657 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-Ole Town, LTD  
 Jim Fieser - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: National Urban Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	16	8	0	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	24	
Total LI Units:				24
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				24

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  NC Points: 0 US Rep.: Max Sandlin, Dist. 1, S  
 TX Representative: Barry Telford, District 1  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was a letter of support from an official and a non-official. There were no letters of opposition. There was a Resolution of Support from the City Council.

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

Score: **45**  Meeting a Required Set Aside  Meeting the Regional Allocation

Explanation: Satisfies the USDA Allocation in its region.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Country Place Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1300 Courtland Rd. Development #: 04286  
 City: Atlanta Region: 4 Credits Requested: \$219,663  
 County: Cass Zip Code: 75551 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FEI-Country Place, LTD  
 Jim Fieser - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: National Urban Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	72	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	72		
Total LI Units:					72
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					72

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kevin Eltife, District 1  NC Points: 0 US Rep.: NC  
 TX Representative: Barry Telford, District 1  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Kay Phillips, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from a non-official. There were no letters of opposition.

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

Score: **44**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Not Recommended: Does not have a competitive enough score within its allocation type within the region.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Vista Hermosa Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 820 N. Bibb Development #: 04287  
 City: Eagle Pass Region: 11 Credits Requested: \$63,097  
 County: Maverick Zip Code: 78852 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Maverick Fountainhead, L.P.  
 Patrick Barbolla - Phone: (817) 732-1055  
 Developer: Fountainhead Affiliates, Inc.  
 Housing GC: Fountainhead Construction, Inc.  
 Architect: J. Douglas Cain Associates, Inc.  
 Market Analyst: Ed Ipser & Associates, Inc.  
 Syndicator: Boston Capital Corporation  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	20	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
2	3	3	12		
Total LI Units:					20
Market Rate Units					0
Owner/Employee Units:					0
Total Project Units:					20

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Frank Madla, District 19  NC Points: 0 US Rep.: NC  
 TX Representative: Timoteo Garza, District 80  NC Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Jose A. Aranda, County Judge, S Resolution of Support from Local Government   
 Jesus Olivares, City Manager, S

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was one letter of support from a non-official and one letter of opposition from a non-officials. There was one letter of support from an official.

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

Score: **102**  Meeting a Required Set Aside  Meeting the Regional Allocation  
**Explanation: Satisfies the USDA Allocation in its region.**





**TEXAS**  
DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**L.U.L.A.C. Village Park**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1417 Home Road Development #: 04290  
 City: Corpus Christi Region: 10 Credits Requested \$899,429  
 County: Nueces Zip Code: 78416 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: U/E  USDA Purpose / Activity: R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Texas L.U.L.A.C. Village Housing, L.P.  
David Marquez - Phone: (210) 216-5611  
 Developer: L.U.L.A.C. Village Park Trust  
 Housing GC: Affordable Housing Construction  
 Architect: Beeler, Guest, and Owens Architects  
 Market Analyst: Apartment Market Data  
 Syndicator: Paramount Financial Group  
 Supp Services: Housing Services of Texas  
 App Consultant: Southwest Housing Development

**UNIT INFORMATION**

Eff	1 BR	2 BR	3 BR	4BR+
0	28	64	60	0
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	
0	0	0	152	
Total LI Units:				152
Market Rate Units:				0
Owner/Employee Units:				0
Total Project Units:				152

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Juan "Chuy" Hinojosa, District 20  Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S  
 TX Representative Vilma Luna, District 33  Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Samuel L. Neal, Mayor, S Resolution of Support from Local Government   
 Betty Jean Longoria, County Commissioner, Dist. 2, S Jesse Noyola, City Council Member, Dist. 3, S  
 Terry Shamsie, County Judge, S Jesus Chavez, Superintendent of Schools, S

**Individuals/Businesses** In Support: 8 In Opposition: 0

**Neighborhood Input:**

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

LULAC Council No. 1, Ramrio Gamboa Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

Zavala / Austin Neighborhood Council, Miguel Rios Letter Score: NA S or O:  S  
 The organization supports this development because it will fulfill a need in the community for affordable housing. The organization also approves of the complex's 30-year history in the community.

**General Summary of Comment:**

There was overwhelming support from officials and minimal support from non-officials. There was support from two neighborhood organizations. There were no letters of opposition.



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**L.U.L.A.C. Village Park**

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

Score: **110**                       Meeting a Required Set Aside                       Meeting the Regional Allocation

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





**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**West Side Place Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 1000 N. 13th. Development #: 04292  
 City: West Columbia Region: 6 Credits Requested: \$84,339  
 County: Brazoria Zip Code: 77486 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: FDI-West Side Place, LTD.  
           Melissa Baughman - Phone: (281) 371-7320  
 Developer: Fieser Development, Inc.  
 Housing GC: LCJ Construction  
 Architect: David J. Albright  
 Market Analyst: N/A  
 Syndicator: Enterprise Social Investment Corp.  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	0	24	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	24		
Total LI Units:					24
Market Rate Units:					0
Owner/Employee Units:					0
Total Project Units:					24

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Kyle Janek, District 17  Points: 0 US Rep.: NC  
 TX Representative: Dennis Bonnen, District 25  Points: 0 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: David E. Foster, Mayor, S Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official. There were no letters of opposition.

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

Score: **46**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: **Satisfies the USDA Allocation in its region.**



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Lantana Ridge Apartments South**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2200 N. Adams St. Development #: 04293  
 City: Beeville Region: 6 Credits Requested: \$51,980  
 County: Bee Zip Code: 78102 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Lantana Southridge Apartments, Ltd.  
 James Brawner - Phone: (512) 331-5173  
 Developer: Johnny L. Melton  
 Housing GC: CrisCourt Construction, Inc.  
 Architect: Barbutti & Associates  
 Market Analyst: N/A  
 Syndicator: N/A  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	19	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	16		
Total LI Units:					35
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					35

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Judith Zaffirini, District 21  NC Points: 0 US Rep.: NC  
 TX Representative: Gabi Canales, District 35  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was support from an official. There were no letters of opposition.

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

Score: **89**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Satisfies the USDA Allocation in its region.



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Lantana Ridge Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 2200 N. Adams St. Development #: 04294  
 City: Beeville Region: 6 Credits Requested: \$66,535  
 County: Bee Zip Code: 78102 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: ACQ/R  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

Owner: Lantana Northridge Apartments, Ltd.  
 James Brawner - Phone: (512) 331-5173  
 Developer: Johnny L. Melton  
 Housing GC: CrisCourt Construction, Inc.  
 Architect: Barbutti & Associates  
 Market Analyst: N/A  
 Syndicator: TBC  
 Supp Services: N/A  
 App Consultant: N/A

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	24	31	0	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	0	0	55		
Total LI Units:					55
Market Rate Units:					0
Owner/Employee Units:					1
Total Project Units:					55

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Judith Zaffirini, District 21  S Points: 3 US Rep.: NC  
 TX Representative: Gabi Canales, District 35  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Neighborhood Input:**

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

**General Summary of Comment:**

There was minimal support from officials. There were no letters of opposition.

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

Score: **93**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Satisfies the USDA Allocation in its region.







**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Harvest Apartments**

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La Estancia Neighborhood Org., Y. Garcia Letter Score: NA S or O:  S  
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

Pueblo De Paz Neighborhood Org., Alexandra Balderas Letter Score: NA S or O:  S  
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

Amistad Neighborhood Org., Vanessa C. Letter Score: NA S or O:  S  
The organization supports this development because it will enhance the quality of life for residents in the community and will achieve a step toward "equitable distribution" of affordable housing.

**General Summary of Comment:**

There was broad support from officials and overwhelming support from non-officials. There was support from seven neighborhood organizations. There were no letters of opposition.

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

Score: **137**       Meeting a Required Set Aside       Meeting the Regional Allocation

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



**TEXAS**  
 DEPARTMENT OF HOUSING  
 AND COMMUNITY AFFAIRS  
**MULTI-FAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2004 Application Cycle**  
**June Board Summary - Development Information and Public Input Summary**  
**Sierra Royale Apartments**

**BASIC DEVELOPMENT INFORMATION**

Site Address: 601 Wright Street Development #: 04302  
 City: Robstown Region: 10 Credits Requested: \$529,620  
 County: Nueces Zip Code: 78380 Population Served: F  
 Set Asides:  At-Risk  Nonprofit Allocation: R  USDA Purpose / Activity: NC  
 Allocation: R=Rural, U/E=Urban/Exurban. Population: E=Elderly, F=Family, T=Transitional. Activity: NC=New Construction, ACQ=Acquisition, R=Rehab

**OWNER AND DEVELOPMENT TEAM**

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

**UNIT INFORMATION**

<u>Eff</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR+</u>	
0	16	36	24	0	
<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>		
0	8	19	41		
Total LI Units:					68
Market Rate Units:					8
Owner/Employee Units:					0
Total Project Units:					76

**PUBLIC COMMENT SUMMARY**

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

**State/Federal Officials with Jurisdiction:**

TX Senator: Juan "Chuy" Hinojosa, District 20  S Points: 3 US Rep.: Solomon P. Ortiz, Dist. 27, S  
 TX Representative: Jaime L. Capelo, District 34  S Points: 3 US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: Rodrigo Ramon, Mayor, S Resolution of Support from Local Government   
 Jerry Velasco, City Building Official, S  
 Laura Young, Executive Director of HA, S

**Individuals/Businesses** In Support: 8 In Opposition: 0

**Neighborhood Input:**

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

**General Summary of Comment:**

There was broad support from officials and minimal support from non-officials. There were no letters of opposition.

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

Score: **143**  Meeting a Required Set Aside  Meeting the Regional Allocation  
 Explanation: Has a competitive score within its allocation type within the region.