

SUPPLEMENT FOR THE OCTOBER 9, 2014 BOARD MEETING



**TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS**
Building Homes. Strengthening Communities.

3b

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
OCTOBER 9, 2014

Presentation, Discussion, and Possible Action on Awards of Competitive 9% Low Income Housing Tax Credits from the 2014 State Housing Tax Credit ceiling from the Waiting List for the 2014 Housing Tax Credit Application Round

RECOMMENDED ACTION

WHEREAS, the Board approved 65 final commitments for allocations of Competitive (9%) Housing Tax Credits in accordance with the qualified allocation plan on July 31, 2014;

WHEREAS, the Board further approved the establishment of a Waiting List of eligible applications ranked by score in descending order of priority based on set-aside categories and regional allocation requirements of the Qualified Allocation Plan concurrent with the initial issuance of commitments for Competitive Housing Tax Credits;

WHEREAS, the Board further approved holding \$1,698,901 of the total ceiling as “available to award” until the disposition of certain appeals that were pending as of the July Board meeting;

WHEREAS, applications are funded from the Waiting List as the amount of available credit becomes sufficient to award the next application on the Waiting List; and

WHEREAS, the total balance of credits available to award, as a result of credit returns, underwriting reports, and National Pool, including the \$1,698,901 held separately, has reached \$4,001,728;

NOW, therefore, it is hereby

RESOLVED, the Application for The Women’s Home Housing Phase II (#14103) as recommended for an award and Final Commitment of \$1,109,195, the Application for Constitution Court Phase II (#14200) as recommended for an award and Final Commitment of \$923,821, the Application for Villas at West Mountain (#14193) as recommended for an award and Final Commitment of \$745,065, and the Application for Belle Towers (#14099) as recommended for an

award and Final Commitment of \$750,000 are all approved for awards of Housing Tax Credits from the 2014 State Housing Credit Ceiling conditioned upon completion of the conditions of their respective underwriting reports, any necessary program and underwriting reviews, and any other special conditions that the Board may consider appropriate and

FURTHER RESOLVED, should sufficient credits become available to award any other applications from the Waiting List, the Board hereby directs an award or awards to additional application(s) from the Board-approved Waiting List in accordance with the ranking, methodology, and other requirements set forth in Department rules, and hereby directs and authorizes the Executive Director to implement and carry out the award of such credits in full compliance with the requirements of the Department's rules and requirements to fully utilize all available tax credits prior to January 1, 2015 and report such awards to the Board at the next available meeting subsequent to such awards.

BACKGROUND

The initial issuance of commitments of Competitive Housing Tax Credit was approved at the July 31, 2014 meeting, and at that meeting the board also approved the Waiting List, which is composed of all Applications that were not approved by the Board for a commitment of 2014 Housing Tax Credits and that have not been terminated by the Department or withdrawn by the Applicant. The Board further approved that the list of Applications accepted as the Waiting List be "ranked by score in descending order of priority" and subject to the same allocation process as set out in §11.6 of the Qualified Allocation Plan (QAP).

In addition, the recommended applications included two that filed underwriting appeals on Monday July 27, 2014. Those applications are Haymun Krupp (#14127) and Tays (#14130). Appeals for two affiliated applications that were not recommended for awards on July 31, 2014, Westfall Baines (#14129) and Sherman Plaza (#14128), were also received. The credit amounts in the published underwriting reports indicates that award recommendations for either Westfall Baines or Sherman Plaza would cause a violation of §11.4 of the QAP and Texas Government Code §2306.6711(b), related to the maximum credit amount that may be awarded to any Applicant (commonly referred to as the "\$3 million cap"). In order to ensure that the applicant was provided the opportunity to have their appeals fully considered, staff's recommendation included holding \$1,698,901 of the total ceiling as "available to award" until the disposition of these appeals. These award recommendations are made under the assumption that the staff recommendations regarding the aforementioned appeals are upheld by the Board and are thus subject to change as a result of a Board decision not to uphold staff recommendation or other action with respect to other agenda items.

Staff recommends that the \$1,698,901 in credit that was held separately as of the July 31 awards be allocated to Constitution Court Phase II and Villas at West Mountain, because these two

applications were, as of July 31, the next two applications on the Waiting List. These recommended awards total \$1,668,886, leaving \$30,015 in available credit. Pursuant to §11.6(4) of the QAP, the Department shall hold all credit available after the late-July awards until September 30 in order to collect credit that may become available when tax credit commitment are submitted. As of September 30, assuming that the aforementioned awards are made from the credit held separately, staff has determined that there is \$2,332,842 in available credit. A significant amount of that available credit is the result of an awarded Applicant in urban region 6 that was unable to meet the conditions of Commitment. Following the methodology prescribed in §11.6 of the QAP, staff recommends an award of \$1,109,195 for the Application for Women’s Home Housing Phase II located in urban region 6. In addition, staff received a \$500,000 credit return from a 2013 Applicant that was unable to meet the requirements of 10% Test, and the state received \$251,670 in credit from the National Pool. The chart below outlines the series of events that led to these award recommendations.

Date	Action	Credit returned or (awarded)	Balance of credit in statewide collapse
July 31, 2014	Board approval of 65 applications; \$1.7 million in credit held separately as appeals are pending which could affect award recommendations	(\$60,098,409)	\$1,698,901
Action at October meeting to address credit held separately	Assuming appeals are denied, staff recommends awarding credit held on July 31 to Constitution Court in the amount of \$923,821, and Villas at West Mountain in the amount of \$745,065; remaining credit is considered in statewide collapse	(\$1,668,886)	\$30,015
July 31 – Sept 30	Additional underwriting reports completed resulting in additional credit available in statewide collapse	\$108,925	\$138,940
September 16	Return of \$1.4M in Urban Region 6 goes back to same sub-region; staff recommendation of \$1.1 million to The Women’s Home Housing Phase II; remaining \$335k added to statewide collapse	\$1,442,232 (\$1,109,195)	\$471,977
October 1	Return of \$500K in Urban Region 3 is not enough to fund next highest application in that sub-region, so credit added to statewide collapse.	\$500,000	\$971,977
October 1	Most underserved region is Rural Region 8; staff recommends \$750k award to Belle Towers	(\$750,000)	\$221,977
October 2	National Pool received, and credit is added to statewide collapse	\$251,670	\$473,647

As of this Board meeting, and assuming approval of the additional awards to Women's Home Housing Phase II, Constitution Court Phase II, Villas at West Mountain, and Belle Towers, there is an estimated \$473,647 in credit remaining. This amount of remaining credit is insufficient to fund the next application on the Waiting List and, therefore, in accordance with the Waiting List procedures reflected in §11.6(4) of the QAP, this credit will be held until such time as the amount available to award is sufficient to fund the next application on the Waiting List.

With respect to previous participation reviewed by the Executive Award and Review Advisory Committee ("EARAC"), Constitution Court Phase II has been approved and Belle Towers has been approved with conditions; these conditions were reported to the Board on July 31st. Women's Home Housing Phase II is conditioned upon the completion of the previous participation review. EARAC is recommending that Villas at West Mountain (#14193) be conditioned upon the following:

1. Any issues of noncompliance or UPCS violations for any IBI affiliated property that are subject to a corrective action deadline that ends between now and the 10% test for Villas at West Mountain (should it receive an award), must be corrected within that corrective action deadline in accordance with the Department's rules; and
2. Failure to resolve any issue of noncompliance or UPCS violation will result in the automatic recommendation to the Board to rescind the tax credit award for Villas at West Mountain.

The state may receive additional credits to allocate prior to the end of the calendar year, including credit returned from previously awarded applicants. However, any additional allocations of credits must be made before January 1, 2015 and staff anticipates the possibility that the timing of upcoming Board meetings may present obstacles in the awarding of any additional applications from the Waiting List to meet that deadline. Therefore, staff requests that the Board direct and authorize the Executive Director to make and implement the award of such credits, in full compliance with the requirements of the Department's rules and this Board action, to fully utilize all available tax credits prior to December 31, 2014. Staff also recommends that a report of such awards be made to the Board with an explanation of the selection of any particular application from the Waiting List.

An updated list of previously awarded applications and the amounts of those awards as well as the recommended awards from the Waiting List is included here along with a list of Applications remaining on the Waiting List. All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable rules and requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List remain subject to a previous participation review by the Compliance Division to ensure no issues with Previous

Participation exist. In the event that the credit amount returned is insufficient to fund the next appropriate application, staff may wait to determine if other return credits would make the application whole or offer the applicant an opportunity to adjust the size of their development. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until an award is made or the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2014 QAP (for example, the \$3 million credit limitation, the concentration rules, etc.).



Texas Department of Housing and Community Affairs
2014 Competitive 9% Housing Tax Credit Program
 Application Submission Log

Summary of Scoring Information:

Several columns of the log relate to the scoring of the applications, beginning with "Points Requested/Awarded" and ending with "Review Status." For the applications that have received a complete program review the review status column reflects a "C" and for these applications the "Best Possible Score" column reflects the staff determined final score. These final scores are subject to appeal and adjustments pursuant to the rules as provided for in the scoring notices sent to each of these applicants.

The remaining applications do not have final scores. For these remaining applications, the review status is either reflected as "UR" for under review or "N" for not under or prioritized for review. Additionally, the "Best Possible Score" column reflects the maximum number of points staff believes an application could achieve. However, an appeal or staff review may ultimately increase or decrease any of the scores listed. The applications with a review status of "N" or "UR" may have final scores for Local Government Support (§11.9(d)(1)), Quantifiable Community Participation (§11.9(d)(4)) and Community Support from State Representative (§11.9(d)(5)). Logs with more information regarding these specific scoring items are available on the HTC section of the website.

The log has been organized based on the "Total Possible Score" column for each subregion or At-Risk Set-Aside.

Several issues may still affect the ranking of applications, such as testing for the \$3 million cap (§11.4(a)) or the impact of challenges. Applicants are encouraged to exercise caution in drawing conclusions from the log.

Where applications appear to be tied, there is a separate worksheet indicating the distance from the nearest Housing Tax Credit-assisted Development pursuant to §11.7(2). This information is provided solely to allow applicants to understand what may occur in the event that the final decisions in late-July must involve tie breakers. No final tie breaker information is provided herein.

An additional description for each scoring column is provided in the tab identified as "Scoring Notes."

Version date: October 6, 2014

Application Number	Development name	Address	City	County	Zip Code	Region	Rural/Urban	At-Risk Set-Aside	USDA Set-Aside	Non-Profit Set-Aside	Construction Type (Apartment, Single-Family, RC-Reconstruction, NC-New Construction)	L Units	Market Rate Units	Total Units	Target Population	HTC request	RE review complete	HOME request	Applicant contact name	Second contact name	(1) Points Requested/Awarded	(2) Gov't Support (§11.9(d)(1))	(3) QCP (§11.9(d)(4))	(4) State Rep (§11.9(d)(5))	(5) Community Orgs (§11.9(d)(6))	(6) Adjustments	Best Possible Score	Review Status	Recommended for Award	Previous Participation (In-Appraisal, Completed w/ Conditions, Pending Approval, None)	Census Tract	Quartile of median HH Income	Poverty Rate			
At-Risk Set-Aside																																				
14277	Pecan Tree Square Apartments	101 Pecan Street	Grandview	Johnson	76050	3	Rural	X			A/R	24	0	24	General	\$ 202,158	X		Murray Calhoun	Jay Rabalais	131	17	8	8	0		164	C	Recommended	A	48251130500	2nd	6.6%			
14022	The Oaks of Westview	1201 West College	Canton	Van Zandt	75103	4	Rural	X	X		A/C	88	0	88	General	-	X		Melissa Baughman	Jamie Fieser	131	17	8	8	0		164	C	Not recommended by REA	A	48467950700	2nd	14.6%			
14278	Edgewood Estates Apartments	503 Crooked Creek Road	Edgewood	Van Zandt	75117	4	Rural	X	X		A/C	22	0	22	General	\$ 168,067	X		Murray Calhoun	Jay Rabalais	130	17	8	8	0		163	C	Recommended	A	48467950300	2nd	10.9%			
14127	Haymon Krupp	10200 Hedgerow Ct.	El Paso	El Paso	79925	13	Urban	X		X	A/C	73	0	73	General	\$ 800,000	X		Juan A. Olvera	Alyssa Carpenter	130	17	4	8	4		163	C	Pending underwriting appeal	A	48141004310	2nd	21.7%			
14024	Creekside Village	1501 South Bolton	Jacksonville	Cherokee	75766	4	Rural	X	X		A/C	40	0	40	General	\$ 220,176	X		Melissa Baughman	Jamie Fieser	130	17	8	8	0		163	C	Recommended	A	48073950700	4th	41.5%			
14023	Heritage Square	1308 Jacksonville Square	Jacksonville	Cherokee	75766	4	Rural	X	X		A/C	40	0	40	General	\$ 217,716	X		Melissa Baughman	Jamie Fieser	129	17	8	8	0		162	C	Recommended	A	48073950600	2nd	14.4%			
14025	Heritage Place	1220 Heritage Drive	Jacksonville	Cherokee	75766	4	Rural	X	X		A/C	40	0	40	Elderly	\$ 218,089	X		Melissa Baughman	Jamie Fieser	129	17	8	8	0		162	C	Recommended	A	48073950600	2nd	14.4%			
14191	Wheatley Courts	906 North Mittman Street	San Antonio	Bexar	78202	9	Urban	X	X		RC	156	59	215	General	\$ 1,975,031	X		Louis Bernardy	Michael C. Duffy	128	17	8	8	0		161	C	Recommended	A	48029130600	4th	54.8%			
14130	Tavs	2114 Magoffin Ave (SEC of San Antonio Ave and Eucalyptus St)	El Paso	El Paso	79901	13	Urban	X	X		NC	159	0	159	General	\$ 1,355,000	X		Juan A. Olvera	Alyssa Carpenter	128	17	4	8	4		161	C	Pending underwriting appeal	A	48141002800	4th	61.9%			
14279	Junction Seniors Apartments	1121 North West Main	El Paso	Kimble	76849	12	Rural	X	X		A/C	30	0	30	Elderly	\$ 218,282	X		Murray Calhoun	Jay Rabalais	127	17	8	8	0		160	C	Recommended	A	48267950100	2nd	14.0%			
14276	Meadowbrook Square Apartments	108 Godley Avenue	Godley	Johnson	76044	3	Rural	X	X		A/C	20	0	20	General	\$ 150,220	X		Murray A. Calhoun	Jay Rabalais	127	17	8	8	0		160	C	Recommended	A	48251130100	2nd	5.3%			
14129	Westfall Baines	10661 and 1070 Vista Del Sol	El Paso	El Paso	79925	13	Urban	X	X		RC	111	0	111	General	\$ 875,000	X		Juan A. Olvera	Alyssa Carpenter	127	17	4	8	4		160	C	Pending underwriting appeal	A	48141004312	2nd	21.1%			
14066	Lexington Manor Apartments	3126 Ray Ellison/ 5201 Kostoryz	Corpus Christi	Nueces	78415	10	Urban	X	X		RC	153	0	153	General	\$ 2,000,000	X		Gilbert M. Piette	Roger Canales	127	17	8	8	0		160	C	Recommended	A	48355001902	3rd	28.4%			
14090	Stone Oaks Apartments	Intersection of E. Calton Road and Foster Avenue	Laredo	Webb	78041	11	Urban	X	X		NC	100	12	112	General	\$ 1,147,500	X		Doak D. Brown	Laura Llanes	124	17	4	8	4		157	C		A	48479001601	2nd	16.5%			
14183	Robison Terrace	1010 Dan Haskins Way	Texarkana	Bowie	75501	4	Urban	X			RC	130	0	130	Elderly	\$ 1,195,104	X		Johnny Riley	Will Henderson	126	17	4	8	0		155	N		N	48037010800	4th	19.8%			
14060	New Haven Apartments	714 Jonathan Street	Athens	Henderson	75751	4	Rural	X			NC	72	0	72	General	\$ 977,289	X		Tracy Ambridge	Tamea Dula	122	17	4	8	4		155	N		N	48213951200	4th	28.9%			
14001	Pine Terrace Apartments	1612 Amy Drive	Mt. Pleasant	Titus	75455	4	Rural	X	X		A/C	76	0	76	Elderly	\$ 418,304	X		Daniel Allgeier	Therese Allgeier	121	17	4	8	4		154	C	Recommended	A	48449950600	4th	32.3%			
14175	Liberty Square and Liberty Village	1612 Amy Drive	Limestone	Groesbeck	76642	8	Rural	X	X		A/C	80	0	80	General	\$ 720,536	X		Art Schuldt, Jr.	Michah Strange	121	17	4	8	4		154	C	Recommended	A	48293970600	2nd	16.4%			
14100	SavannahPark of ALK	1208 3rd Street	Abernathy	Lubbock	79311	1	Rural	X	X		A/C	72	0	72	Elderly	\$ 533,827	X		Ryan Hudspeth	Shawn Smith	125	17	4	8	4	-5	153	C	Recommended	A	48303010200	2nd	16.1%			
		121 5th Street	Lee	78947	7																															
		905 S. Panna Maria	Karnes City	Dallas	78118	9																														
		~1805 South Zang Boulevard	Dallas	Dallas	75224	3	Urban	X	X		NC	139	1	140	Elderly	\$ 1,733,780	X		Brian L. Roop	Tamea A. Dula	120	17	8	8	0		153	N		N	48113006200	3rd	27.5%			
14181	The Trails on Mockingbird Lane	302 N. Mockingbird Lane	Abilene	Taylor	79603	2	Urban	X			RC	82	2	84	General	\$ 954,807	X		Gene Reed	Will Henderson	119	17	4	8	4		152	C		A	48441011300	2nd	20.4%			
14176	Moss Rose Apartments	1202 East Avenue E	Killeen	Bell	76541	8	Urban	X			A/C	75	0	75	General	\$ 980,621	X		Art Schuldt, Jr.	Micha Strange	119	17	4	8	4		152	N		N	48027022600	4th	29.5%			
14005	Timbercreek Village Apartments	1465 West 6th	Rusk	Cherokee	75785	4	Rural	X	X		A/C	84	0	84	General	\$ 582,688	X		Dennis Hoover	Kim Youngquist	118	17	4	8	4		151	C	Recommended	C	48073950801	1st	26.0%			
14095	Sabine Place Apartments	1215 Terminal Rd.	Fort Worth	Tarrant	76106	3	Urban	X			A/C	71	1	72	General	\$ 975,330	X		Christian Szymczak	Alison Malkhassian	114	17	4	8	4		147	N		A	48439105001	4th	36.8%			
14004	Northwest Apartments	1623 E. Northwest Blvd.	Georgetown	Williamson	78628	7	Urban	X	X		A/C	24	0	24	General	\$ 189,957	X		Dennis Hoover	Kim Youngquist	111	17	4	8	4		144	N	Terminated pending appeal	A	48491020114	3rd	10.3%			
14000	Trinity Oaks Apartments	600 Woodlawn	Sulphur Springs	Hopkins	75482	4	Rural	X	X		A/C	48	0	48	Elderly	\$ 312,957	X		Daniel Allgeier	Therese Allgeier	110	17	4	8	4		143	C	Recommended; score pending appeal	A	48223950402	4th	18.5%			
14003	Whitestone Apartments and Tamaric	601 Doris Ln and 1507 Cedar Park Dr.	Cedar Park	Williamson	78613	7	Urban	X	X		A/C	64	0	64	General	\$ 499,957	X		Dennis Hoover	Kim Youngquist	108	17	4	8	4		141	N		N	48491020327	1st	0.0%			
14101	Red River Apartments	522 1st St. NE	Detroit	Red River	75436	4	Rural	X	X		A/C	48	0	48	General	\$ 366,558	X		Ryan Hamilton		110	17	4	0	4		135	N	Scattered Site	N	48387950700	1st	21.1%			
		2704 W. Main St.	Clarksville		75426																															
14195	Davis Street Housing	620 N. E. Davis Street	Fabens	El Paso	79838	13	Rural	X	X		A/C	24	0	24	General	\$ 250,360	X		Ike J. Monty	Roy Lopez	101	0	4	8	4		117	N		N	48141010505	4th	50.6%			
		Estimated Amount Available to Allocate \$9,142,518														Total HTCs Requested \$																				
		Minimum Amount to USDA Set-Aside \$3,041,542																																		
Region 1/Rural																																				
14170	The Reserves at Brookside	S side of E Wilson St, E of S Florida St	Borger	Hutchinson	79007	1	Rural				NC	46	2	48	General	\$ 680,447	X	X	Matt Gillam	Alyssa Carpenter	128	17	4	0	2		151	C	Recommended	A	48233950900	3rd	4.6%			
14304	Vista Rita Blanca Apartments II	701 Maynard Ave	Dalhart	Dallam	79022	1	Rural	X**	X		NC	40	0	40	General	\$ 922,156	X		Diana Lopez		51	17	4	0	4		76	N		N	48111950300	4th	6.9%			
		Estimated Amount Available to Allocate \$698,573														Total HTCs Requested \$																				
		** NC USDA competes in subregion per §11.5(2)																																		
Region 1/Urban																																				
14284	The Vineyards	5.38 Acres at the SWC of 94th Street and Milwaukee Avenue	Lubbock	Lubbock	79424	1	Urban				NC	96	0	96	General	\$ 1,155,591	X		Paul Stell	Henry Flores	128	17	4	8	4		161	C	Recommended	A	48303010407	1st	4.6%			
14172	The Reserves at Copper Ranch	NWQ 114th St and University Ave	Lubbock	Lubbock	79423	1	Urban				NC	84	0	84	General	\$ 1,141,106	X		Matt Gillam	Alyssa Carpenter	127	17	4	8	4		160	N		A	48303010511	1st	4.2%			
14223	Beacon Hill	SE corner of Ironton Ave. and 71st St.	Lubbock	Lubbock	79424																															

Region 3/Rural																															
14266	Abbingtion Junction of Pottsboro	NE corner of the intersection of Spur 316 and West Highway 120	Pottsboro	Grayson	75076	3	Rural		NC	47	9	56	General	\$	571,794	X	William J. Rea, Jr.	Sean Brady	134	17	4	8	4	167	C	Recommended	A	48181000302	1st	8.4%	
14102	StoneLeaf at Glen Rose	2001 Bo Gibbs Blvd.	Glen Rose	Somervell	76043	3	Rural		NC	45	4	49	General	\$	547,973		Ben Dempsey	Victoria Sugrue	132	17	4	8	4	165	C		A	48425000200	3rd	7.3%	
		Estimated Amount Available to Allocate			\$582,088									Total HTCs Requested	\$	1,119,767															
Region 3/Urban																															
14205	Avondale Apartments	14 +/- acres in SEC of US 287 & Avondale Haslet Road	Fort Worth	Tarrant	76052	3	Urban		NC	144	16	160	General	\$	1,500,000	X	Kecia Boulware	Donna Rickenbacker	132	17	4	8	4	165	C	Recommended	C	48439114103	1st	3.0%	
14088	Mariposa Apartment Homes at Spring Hollow	Approx the NE corner of Spring Hollow Dr and E McLeroy Blvd	Saginaw	Tarrant	76131	3	Urban		NC	140	54	194	Elderly	\$	1,500,000	X	Stuart Shaw	Casey Bump	131	17	4	8	4	164	C	Recommended	A	48439114003	2nd	5.8%	
14180	Serenity Place Apartments	3124 Denley	Dallas	Dallas	75216	3	Urban	X	NC	45	0	45	Supp. Hsng.	\$	483,262	X	Sherman Roberts	Will Henderson	131	17	4	8	4	164	C	Recommended	A	48113005700	4th	41.2%	
14295	M2 Apartments	Southeast Quadrant of McKinney Ranch Parkway and Collin McKinney Parkway	McKinney	Collin	75070	3	Urban		NC	130	52	182	General	\$	1,500,000	X	Brandon Bolin	Alan McDonald	131	17	4	8	4	164	C	Recommended	A	48085030601	1st	1.5%	
14087	Cypress Creek Apartment Homes at Joshua	Approx the SW corner of Joshua Station Blvd and S. Broadway St	Joshua	Johnson	76058	3	Urban		NC	145	36	181	General	\$	1,500,000	X	X	Stuart Shaw	Casey Bump	131	17	4	8	4	164	C	Recommended	A	48251130214	2nd	10.6%
14051	Churchill at Champions Circle Community	SWQ Hwy 114 & I35W (south of 114 and west of I35W)	Fort Worth	Denton	76177	3	Urban	X	NC	132	0	132	General	\$	1,500,000	X	Brad Forslund	Becky Villanueva	130	17	4	8	4	163	C	Recommended	A	48121020308	2nd	4.4%	
14158	Bishop Gardens	SWQ Hardeman Blvd and FM 156	Justin	Denton	76247	3	Urban		NC	60	12	72	General	\$	721,167	X	X	Stacy Kaplowitz	Alyssa Carpenter	130	17	4	8	4	163	C	Recommended	C	48121020309	2nd	6.3%
14292	Cypress Creek Apartment Homes at Parker Creek North	Approx the SW quadrant of I-30 and Circle Lane	Royce City	Rockwall	75189	3	Urban		NC	140	80	220	General	\$	1,500,000	X	X	Stuart Shaw	Casey Bump	130	17	4	8	4	163	C	Recommended	A	48397040402	2nd	6.1%
14141	HICKORY VILLAGE APARTMENTS	3401 Hickory Tree Road	Balch Springs	Dallas	75180	3	Urban	X	NC	108	12	120	General	\$	1,378,210		Monique S. Allen	Maryann VanSchoor	129	17	4	8	4	162	N		N	48113017201	4th	26.2%	
14288	Villas at Boston Heights	3510 Boston Avenue	Benbrook	Tarrant	76116	3	Urban		NC	131	13	144	General	\$	1,500,000		Deepak P. Sulakhe	Len Villicic	129	17	4	8	4	162	N		N	48439110901	2nd	1.5%	
14221	Palladium Van Alstyne Senior Living	North side of N. College Ave. approx. 900 ft. east of I-75	Grayson	Grayson	75495	3	Urban		NC	90	30	120	Elderly	\$	885,089	X	Thomas E. Huth	Mary Henderson/Dru	128	17	4	8	4	161	C		N	48181001803	1st	6.5%	
14135	Heritage Park Vista II	8729 Ray White Blvd	Fort Worth	Tarrant	76244	3	Urban		NC	77	8	85	Elderly	\$	877,000		Dan Allgeier	Robert Hoskins	128	17	8	8	0	161	N		N	48439113921	1st	8.4%	
14163	HomeTowne at Presidio Junction	Southeast quadrant of Harmon Road and Presidio Vista Drive	Fort Worth	Tarrant	76177	3	Urban		NC	132	36	168	Elderly	\$	1,500,000		Kenneth W. Fambro, II	Christina Schwartz	128	17	8	8	0	161	N		N	48439113926	1st	5.6%	
14233	Art at Palladium View	NWQ Westpoint Blvd and Scenic Vista Dr	Fort Worth	Tarrant	76108	3	Urban		NC	97	11	108	General	\$	1,500,000		Mitchell M. Friedman	Lisa Stephens	128	17	4	8	4	161	N		N	48439110805	2nd	1.1%	
14198	Columbia at Renaissance Square	3801 W. G. Daniel Dr (see below)	Fort Worth	Tarrant	76119	3	Urban		NC	112	28	140	General	\$	1,451,819		Clara Trejos	Roderick Teachey	128	17	8	8	0	161	N		N	48439104604	4th	30.9%	
14174	Hopkins Crossing Apartments	Hopkins Rd NW of E McCart St. (FM1173)	Krum	Denton	76249	3	Urban		NC	120	10	130	General	\$	1,500,000		Donna Rickenbacker	Doak Brown	132	17	4	0	4	157	N		N	48121020202	2nd	2.9%	
14228	Art at Elysium Grand	W side of IH 35 E, S of Lillian Miller Pkwy	Denton	Denton	76210	3	Urban		NC	85	7	92	General	\$	1,345,000		Mitchell M. Friedman	Lisa Stephens	130	0	4	0	4	138	N		N	48121021303	2nd	8.6%	
		Estimated Amount Available to Allocate			\$10,875,745									Total HTCs Requested	\$	22,141,547															
Region 4/Rural																															
14092	Madison Oaks Apartments	1009 Gilmer	Winnsboro	Wood	75494	4	Rural		NC	54	6	60	General	\$	564,500	X	X	Leslie Holleman	Jeremy Mears	134	17	4	8	4	167	C	Recommended	A	48499950200	4th	23.9%
14133	Mission Village of Jacksonville	SWQ of Frankston St and Johnson St	Jacksonville	Cherokee	75766	4	Rural		NC	48	0	48	General	\$	610,000	X	X	Michael P. Ash	Alyssa Carpenter	134	17	4	8	4	167	C	Recommended	A	480739950500	4th	34.8%
14271	Abbingtion Walk of Emory	Spence Drive approx. 600 ft. north of Lake Fork Drive	Emory	Rains	75440	4	Rural		NC	50	6	56	General	\$	596,000	X	William J. Rea, Jr.	Sean Brady	134	17	4	8	4	167	C	Recommended	A	48379950100	2nd	10.9%	
14188	Reserve at Whitehouse	1000 Texas 110	Whitehouse	Smith	75791	4	Rural		NC	72	0	72	General	\$	960,000	X	Brian McGeady	Chris Applequist	132	17	4	8	4	165	C		A	48423002009	1st	4.6%	
14184	Rivers Bluff Apartments	200-300 Block of Tennonson Road	Mount Pleasant	Titus	75455	4	Rural		NC	74	6	80	General	\$	842,000		Rick J. Deyoe	Lisa Rucker	128	17	4	8	4	161	N		N	484499950300	1st	13.0%	
		Estimated Amount Available to Allocate			\$1,453,853									Total HTCs Requested	\$	3,572,500															
Region 4/Urban																															
14269	Abbingtion Glen of Nash	East New Boston Road approx. 800 feet east of North Kings Highway	Nash	Bowie	75569	4	Urban		NC	64	8	72	General	\$	781,100	X	William J. Rea, Jr.	Sean Brady	132	17	4	8	4	165	C	Recommended	A	48037010902	1st	14.3%	
		Estimated Amount Available to Allocate			\$1,088,762									Total HTCs Requested	\$	781,100															
Region 5/Rural																															
14054	Whispering Oaks	816 Memphis Street	West Orange	Orange	77630	5	Rural		NC	70	0	70	General	\$	824,448	X	Miranda Ashline	Tamea Dula	123	17	4	8	4	156	C	Recommended	A	48361020500	3rd	19.8%	
14189	Citrus Cove	Approximately 1200 Texas Avenue	Bridge City	Orange	77611	5	Rural		NC	72	8	80	General	\$	823,000	X	Jim Bergman	Tami Stombaugh	129	17	4	0	4	154	C	Recommended	A	48361022400	2nd	14.2%	
14063	Hudson Providence	Northeast quadrant of Ted Trout Drive & Oscar Berry Road	Hudson	Angelina	75904	5	Rural		NC	80	0	80	Elderly	\$	890,000	X	Miranda Ashline	Tamea Dula	116	17	4	8	4	149	C		A	48005000301	1st	13.3%	
		Estimated Amount Available to Allocate			\$1,565,902									Total HTCs Requested	\$	2,537,448															
Region 5/Urban																															
14155	Cypress Place	W Side of Old Dowlen Rd, N of Dowlen Rd	Beaumont	Jefferson	77706	5	Urban		NC	76	0	76	General	\$	921,000	X	Stacy Kaplowitz	Alyssa Carpenter	126	0	4	0	4	134	C	Recommended	C	48245000307	1st	6.7%	
		Estimated Amount Available to Allocate			\$813,126									Total HTCs Requested	\$	921,000															
Region 6/Rural																															
14274	Heritage Plaza	325 Flagship Boulevard	Montgomery	Montgomery	77356	6	Rural	X	NC	64	16	80	General	\$	750,000	X	Chris Richardson	Jessica Bailey	133	17	4	8	4	166	C	Recommended	A	48339694500	1st	12.6%	
14043	Carriage Crossing	31500-31700 Waller Tomball Rd	Waller	Harris	77484	6	Rural		NC	64	16	80	General	\$	750,000		David Mark Koogler	Zach Cavender	133	17	4	8	4	166	N		N	48201556000	2nd	11.8%	
14052	Waverly Village	255 Tafelski Road	New Waverly	Walker	77358	6	Rural		RC	50	0	50	General	\$	714,479	X	Tracy Ambridge	Tamea Dula	128	17	4	8	4	161	N		N	48471790200	1st	15.9%	
		Estimated Amount Available to Allocate			\$500,000									Total HTCs Requested	\$	1,464,479															
Region 6/Urban																															
14168	The Villages of Dickinson	406 Deats Rd	Dickinson	Galveston	77539	6	Urban		RC	120	0	120	General	\$	1,500,000	X	Justin Hartz	Alyssa Carpenter	131	17	4	8	4	164	C	Recommended	A	48167720900	2nd	17.8%	
14220	Palladium Lake Jackson	South side of FM 2004 & west of Old Angleton Rd.	Lake Jackson	Brazoria	77566	6	Urban		NC	120	30	150	General	\$	1,442,232		Thomas Huth	Mary Henderson/Dru	131	17	4	8	4	164	C	Credit Returned 09/16/15	A	48039663600	1st	2.0%	
14148	Greens at Brentford	SWC of Beechnut and Brentford Dr.	Mission Bend (Houston)	Fort Bend	77083	6	Urban		NC	120	30	150	General	\$	1,412,949	X	Les Kilday	Phyllis Sefeldit	128	15.5	4	8	4	159.5	C	Recommended	A	48157672602	2nd	8.2%	
14272	The Lodge at Huffmeister	West side of Huffmeister Road across from Shaft Drive	Cypress (Houston ETJ)	Harris	77429	6	Urban	X	NC	142	28	170	General	\$	1,500,000	X	Chris Richardson	Jessica Bailey	127	15.5	4	8	4	158.5	C	Recommended	A	48201552200	2nd	14.8%	
14017	Catalon	Queenston Blvd & Coventry Park Dr	Houston	Harris	77084	6	Urban		NC	119	23	142	General	\$	1,500,000	X	Mark Musemeche	Ofelia Elizondo	127	15.5	4	8	4	158.5	C	Recommended	A	48201541500	1st	4.4%	
14113	Avenue Terraces	4300 Irvington Boulevard	Houston	Harris	77009	6	Urban	X	NC	43	5	48	General	\$	566,000	X	Mary Lawler	Jason Holoubek	125	17	8	8	0	158	C	Recommended	A	48201210500	4th	39.3%	
14291	Cypress Creek Apartment Homes at Wayside	Approx the NW quadrant of S Wayside Dr and Texas Beltway 8	Houston	Harris	77048	6	Urban		NC	140	60	200	General	\$	1,500,000	X	Stuart Shaw	Casey Bump	125	17	8	8	0	158	C	Recommended	A	48201330800	2nd	9.7%	
14273	Forestwood Lodge	Purple Sage Road across from Purple Sage Elementary	Houston ETJ	Harris	77049	6	Urban	X	NC	142	28	170	General	\$	1,500,000		Chris Richardson	Jessica Bailey	125	15.5	4	8	4	156.5	N		N	48201232401	2nd	14.5%	
14103	The Women's Home Housing Phase II	7600 block of Hammerly Blvd.	Houston	Harris	77055																										

14015	The Monarch	8500 block S. Sam Houston Pkwy E	Houston	Harris	77075	6	Urban		NC	130	26	156	General	\$	1,500,000	Mark Musemeche	Ofelia Elizondo	126	0	4	8	4	142	N	N	48201333991	1st	4.1%				
14032	Reserve at Compton Road	North of Compton Street & East of FM 521	Arcola	Fort Bend	77583	6	Urban		NC	120	0	120	General	\$	1,500,000	Brian McGeady	Chris Applequist	125	0	4	8	4	141	N	N	48157670800	2nd	11.2%				
14019	Tuscany Park at Arcola	Post Oak Road (350' south of Hwy 6)	Arcola	Fort Bend	77583	6	Urban		NC	120	16	136	General	\$	1,500,000	Mark Musemeche	Ofelia Elizondo	130	0	4	0	4	138	N	N	48157674501	1st	3.5%				
14166	Hurstbourne Crossing	NW Quadrant of Oates Rd and IH 10	Houston	Harris	77013	6	Urban		NC	120	0	120	General	\$	1,500,000	Justin Hartz	Alyssa Carpenter	120	0	4	-8	4	120	N	N	48201232600	2nd	4.8%				
														Estimated Amount Available to Allocate	\$9,593,655			Total HTCs Requested	\$	32,701,343												
Region 7/Rural																																
14007	Liberty Manor	Bailey Lane, approx. 500' north of Hwy 29 W	Liberty Hill	Williamson	78642	7	Rural		NC	65	3	68	Elderly	\$	740,851	X	Kenneth G. Blankenship	Breck Kean	131	17	4	8	4	164	C	Recommended	A	48491020202	1st	9.9%		
14157	Pecan Pointe	SWQ Agnes and Childers Dr	Bastrop	Bastrop	78602	7	Rural		NC	62	18	80	General	\$	749,925	X	Stacy Kaplowitz	Alyssa Carpenter	130	17	4	8	4	163	N	N	48021950400	3rd	7.3%			
14006	Oak Grove Village	1101 Broadway	Marble Falls	Burnet	78654	7	Rural		X	NC	38	4	42	Elderly	\$	500,000	X	Mark Mayfield	Dennis Hoover	131	17	4	8	4	-5	159	C			48053960700	4th	19.7%
														Estimated Amount Available to Allocate	\$500,000			Total HTCs Requested	\$	1,990,776												
Region 7/Urban																																
14069	Southwest Trails Phase II	8500 Highway 71	Austin	Travis	78735	7	Urban		X	NC	58	0	58	Supp. Hsing.	\$	900,000	X	Walter Moreau	Jennifer Hicks	135	17	8	8	0	168	C	Recommended	A	48453001908	1st	11.9%	
14068	Bluebonnet Studios	2301 South Lamar Blvd.	Austin	Travis	78704	7	Urban		X	NC	107	0	107	Supp. Hsing.	\$	845,500	X	Walter Moreau	Jennifer Hicks	133	17	8	8	0	166	C	Recommended	A	48453001304	2nd	10.5%	
14226	Art at Bratton's Edge	SEC Long Vista Dr and Bratton Ln	Austin	Travis	78728	7	Urban		NC	68	8	76	General	\$	1,056,000	X	Louis Wolfson III	Lisa Stephens	132	17	4	8	4	165	C	Recommended	A	48453001853	1st	4.2%		
14070	Rutledge Spur Apartments	NEC of Rutledge Spur and FM 620	Austin	Williamson	78717	7	Urban		X	NC	128	0	128	General	\$	1,254,485	X	Walter Moreau	Jennifer Hicks	130	17	4	8	4	163	C	Recommended	A	48451020311	2nd	4.7%	
14107	Villas at Buda	FM 967 and Robert S. Light Blvd.	Buda	Hays	78610	7	Urban		NC	128	32	160	General	\$	1,500,000		Kecia Boulware	Arjun Nagarkatti	132	17	4	0	4	157	N	N	48209010902	1st	3.8%			
14203	Longhorn's Landing	14,127 acres at S. Loop 4 and Robert S. Light Blvd.	Buda	Hays	78610	7	Urban		NC	115	22	137	General	\$	1,500,000		Jorge A. Aguirre	Donna Rickenbacker	130	17	4	0	4	155	N	N	48209010902	1st	3.8%			
14243	Merritt Lakeline Station	southeast quadrant of Lakeline Mall Drive and N. Lake Creek Parkway	Austin	Williamson	78717	7	Urban		X	NC	110	90	200	General	\$	1,500,000		Colby Denison	Lisa Beauchamp	130	0	4	8	4	146	N	N	48491020311	2nd	4.7%		
														Estimated Amount Available to Allocate	\$3,708,111			Total HTCs Requested	\$	8,555,985												
Region 8/Rural																																
14109	Hidden Glen	Northeast of the intersection of Mary Ln & Vanessa St.	Salado	Bell	76571	8	Rural		NC	50	0	50	Elderly	\$	514,453	X	Will Markel	Jim Markel	132	17	4	8	0	161	C	Recommended	A	48027023403	1st	5.0%		
14099	Belle Towers	0 Cottonwood	Brenham	Washington	77833	8	Rural		NC	70	6	76	Elderly	\$	750,000		Marvalette Hunter	Thomas Jones	125	17	4	8	4	158	C	Recommended	C	48477170100	4th	14.5%		
14126	Shadow Hills Apartments	1800 Block of Old Brandon Road	Hillsboro	Hill	76645	8	Rural		NC	60	0	60	General	\$	645,000		Vaughn C. Zimmerman	Ben Mitchell	54	17	4	8	4	87	N	N	48217961100	1st	11.4%			
														Estimated Amount Available to Allocate	\$599,843			Total HTCs Requested	\$	1,909,453												
Region 8/Urban																																
14229	Barron's Branch II	N 9th St and Indiana Ave as well as N 9th St and West Ave	Waco	McLennan	76707	8	Urban		NC	76	0	76	General	\$	1,104,000	X	David O. Deutch	Lisa Stephens	127	17	8	8	0	160	C	Recommended	A	48309001200	4th	51.4%		
14200	Constitution Court Phase II	722 Constitution Drive	Copperas Cove	Coryell	76522	8	Urban		NC	69	3	72	General	\$	923,821	X	Emmanuel H. Glockzin, Jr.	Pixie Stracener	121	17	8	8	0	154	C	Recommended	A	48099010504	4th	27.1%		
														Estimated Amount Available to Allocate	\$1,447,629			Total HTCs Requested	\$	2,027,821												
Region 9/Rural																																
14106	Manor Lane Senior Apartments	Avenue G and 29th Street (Garden Park Subdivision)	Hondo	Medina	78861	9	Rural		X	NC	48	0	48	Elderly	\$	685,745		Renée Sandell	Rick Haymond						UR	A	48325000500	3rd	21.4%			
														Estimated Amount Available to Allocate	\$500,000			Total HTCs Requested	\$	685,745												
Region 9/Urban																																
14227	Liberty Pass	N Side of Lookout Rd, E of Jordan Rd	Selma	Comal	78154	9	Urban		NC	96	8	104	General	\$	1,500,000	X	X	Michael D. Wohl	Lisa Stephens	134	17	4	8	4	167	C	Recommended	A	48091310801	1st	2.0%	
14150	EAGLES REST	8401 N. FM 1560 and a portion of 8445 N. FM 1560	Bexar	San Antonio (ETJ)	78254	9	Urban		X	NC	102	6	108	General	\$	1,378,181	X	Meghan Garza-Oswald	Maryann VanSchoor	132	17	4	8	4	165	C	Recommended	A	48029181729	1st	2.7%	
14285	The Arbor at Centerbrook	13.13 acres on Centerbrook; NWQ of Centerbrook and Athenian Drive	Bexar	Live Oak	78148	9	Urban		NC	80	0	80	General	\$	1,062,039	X	Dan Wilson	Henry Flores	132	17	4	8	4	165	C	Recommended	A	48029121702	1st	8.9%		
14300	Vista Pointe at Wild Pine	11.169 acres on Wild Pine; SEQ of Wild Pine and Lone Star Parkway	San Antonio	Bexar	78253	9	Urban		NC	120	0	120	General	\$	1,464,051		Dan Wilson	Henry Flores	130	17	4	8	4	163	N	N	2 mile/same year w/14150	N	48029172005	1st	0.6%	
14254	Silver Oaks Village	NEC of Reed Road and Loop 1604	San Antonio	Bexar	78251	9	Urban		NC	152	0	152	General	\$	1,500,000		Manish Verma	Janice Degollado	132	17	4	4	4	161	N	N	48029171918	1st	3.5%			
14011	Artisan at Remigio	3760 Remigio Street	San Antonio	Bexar	78211	9	Urban		X	NC	140	0	140	General	\$	1,500,000		Edgar Sandoval	Ryan Wilson	128	17	8	8	0	161	N	N	48029161100	4th	16.2%		
14151	ECKHERT VILLAGE	NEC of Bandera Road & Eckhart Road	San Antonio	Bexar	78238	9	Urban		X	NC	80	0	80	General	\$	1,040,049		Meghan Garza-Oswald	Maryann VanSchoor	128	17	4	8	4	161	N	N	48029181704	2nd	14.5%		
14118	WESTPOINTE APARTMENTS	Westpointe Subdivision at termination of Hunters Ridge	New Braunfels	Comal	78132	9	Urban		X	NC	82	0	82	General	\$	1,097,351	X	Meghan Garza-Oswald	Maryann VanSchoor	128	0	4	0	4	136	N	N	48091310802	1st	11.4%		
														Estimated Amount Available to Allocate	\$4,096,037			Total HTCs Requested	\$	10,541,671												
Region 10/Rural																																
14306	Live Oak Villas	West side of Highway 281 approx 350' north of Chapelle Drive	George West	Live Oak	787022	10	Rural		NC	41	7	48	General	\$	527,200	X	Kyndel Bennett	Lora Myrick	127	17	4	8	0	156	C	Recommended	A	48297950300	3rd	3.4%		
14303	The Cottages at Bailey Square	Southeast Corner of N. Valley Street and E. Bailey Street	Cuero	DeWitt	77954	10	Rural		NC	42	6	48	Elderly	\$	583,252	X	Audrey Martin	Valentin Deteon	122	17	4	8	4	155	N	N	48123970300	1st	10.3%			
														Estimated Amount Available to Allocate	\$534,972			Total HTCs Requested	\$	1,110,452												
Region 10/Urban																																
14282	Riverstone Apartments	3501 Airline Road	Corpus Christi	Nueces	74141	10	Urban		NC	60	0	60	General	\$	813,778	X	Michael Gardner	Henry Flores	130	17	4	8	4	163	C	Recommended	A	48355005414	1st	4.0%		
														Estimated Amount Available to Allocate	\$1,216,697			Total HTCs Requested	\$	813,778												
Region 11/Rural																																
14297	Casitas Los Olmos	380 Farm to Market Road 3168	Raymondville	Willacy	78526	11	Rural		X	NC	80	0	80	General	\$	897,613	X	Nick Mitchell-Bennett	Mark Moseley	131	17	4	8	4	164	C	Recommended	A	48489950400	1st	33.8%	
14209	Riverside Village Apartments	Intersection of Robertson Rd. and Bates Rd.	Rio Hondo	Cameron	78583	11	Rural		NC	60	0	60	General	\$	714,000	X	Tim Lang	Brenda Cooper	131	8.5	4	8	4	155.5	C			48061010100	2nd	28.4%		
14185	Vista Del Valle Apartments	southwest corner of FM 491 and 7th Street	La Villa	Hidalgo	78562	11	Rural		X	NC	80	0	80	General	\$	896,000		Rick J. Deyoe	Juli Gonzalez	122	17	4	8	4	155	N	N	48215024600	3rd	44.5%		
														Estimated Amount Available to Allocate	\$911,968			Total HTCs Requested	\$	2,507,613												
Region 11/Urban																																
14177	Orchard Estates Apartments	10+/- acres East Side of Stewart Rd. N of 4 Mile Line	Alton (ETJ)	Hidalgo	78573	11	Urban		NC	134	6	140	General	\$	1,440,000	X	Steve Lollis	Donna Rickenbacker	134	17	4	8	4	167	C	Recommended	A	48215024106	1st	26.4%		
14036	La Esperanza De Alton	East of Stewart Road and South of Main Street	Alton	Hidalgo	78573	11	Urban		NC	72	8	80	General	\$	815,601	X	Sara Reidy	Linda S. Brown	134	17	4	8	4	167	C	Recommended	A	48215024106	1st	26.4%		
14256	Retama Park	200 Thompson Drive	Brownsville	Cameron	78575	11	Urban		NC	133	15	148	General	\$	1,500,000	X	Manish Verma	Janice Degollado	132	17	4	8	4	165	C	Recommended	A	48061014400	1st	25.5%		
14283	Bella Vista Apartments	+/- 15.8 Acres in NWQ of 4 Mile Road and Shary Road	Alton (ETJ)	Hidalgo	78573	11	Urban		NC	120	0	120	General	\$	1,340,562	X	Michael Gardner	Henry Flores	132	17	4	8	4	165	C	Recommended	A	48215024106	1st	26.4%		
14091	Casa Verde Apartments	East side of the 8600 block of Casa Verde Road	Laredo	Webb	78041	11	Urban		NC	138	14	152	General	\$	1,450,000		Doak Brown	Apolonio ("Nono") Flores	131	17	4	8	4	164	C			48479001602	1st	9.5%		
14035	La Esperanza De Brownsville	NWQ Sports Park Blvd and Old Alice Road	Brownsville	Cameron	78575	11	Urban		NC	100	11	111	General	\$	1,135,227		Sara Reidy	Linda S. Brown	130	17	4	8	4	163	C			48061014400</				

Region 13/Rural																															
14073	Homestead Palms	14597 Santiesteban	Homestead Palms South	El Paso	79938	13	Rural		NC	48	0	48	General	\$	467,000	X	R.L. "Bobby" Bowling, IV	Demetrio Jimenez	117	0	4	8	4	133	C	Recommended	A	48141010341	2nd	19.3%	
14194	Laureles del Este	SWQ Fabens St & Citizen Transfer Station Rd	Fabens	El Paso	79838	13	Rural		NC	40	0	40	General	\$	407,447		Ike J. Monty	Roy Lopez	110	0	4	8	4	126	N		N	48141010505	4th	50.6%	
														Total HTCs Requested	\$	874,447															
Region 13/Urban																															
14037	Artspace El Paso Lofts	601 N. Oregon Street	El Paso	El Paso	79901	13	Urban		NC	51	0	51	General	\$	918,913	X	Sarah White	Greg Handberg	126	17	4	8	4	159	C	Recommended	A	48141001600	4th	46.6%	
14128	Sherman Plaza	4528 Blanco Ave.	El Paso	El Paso	79905	13	Urban	X	NC	198	0	198	General	\$	1,500,000	X	Juan A. Olvera	Alyssa Carpenter	120	17	8	8	0	153	C	Pending underwriting appeal	A	48141003000	4th	41.6%	
14302	Socorro Palms	Located in Northwest quadrant of Passmore and Socorro Rd. Intersection	Socorro	El Paso	79927	13	Urban		NC	110	42	152	General	\$	1,266,077	X	R.L. "Bobby" Bowling, IV	Demetrio Jimenez	115	17	4	8	4	148	C	Recommended	A	48141010401	2nd	20.7%	
14193	Villas at West Mountain	NWQ Helen of Troy & New Harvest	El Paso	El Paso	79912	13	Urban		NC	66	10	76	General	\$	745,065		Ike J. Monty	Roy Lopez	118	0	4	8	4	134	UR	Recommended	C	48141010215	1st	5.3%	
14075	Pellicano Palms	Corner of Aviation Way off of Pellicano Drive	El Paso	El Paso	79928	13	Urban		NC	110	42	152	General	\$	1,266,077		R.L. "Bobby" Bowling, IV	Demetrio Jimenez	130	0	4	8	4	-12	134	N		N	48141010342	1st	8.9%
14074	Dyer Palms	Between Dyer St. and Palomino St. off of Ameen Dr	El Paso	El Paso	79924	13	Urban		NC	110	42	152	General	\$	1,266,077		R.L. "Bobby" Bowling, IV	Demetrio Jimenez	118	0	4	8	4	-12	122	N		N	48141000108	3rd	25.8%
														Total HTCs Requested	\$	6,962,209															

TOTALS																						
Total Estimated 2014 Credit Ceiling			\$62,548,980			Total Applications Received 146			Total HTCs Requested			\$145,956,546			Total Tax Credits Awards Recommended			\$ 62,075,333				
																	Remaining Tax Credits Available for Allocation			\$ 473,647		
																	Total Number of Applications Recommended for Award			\$ 68		

Public Comment on Matters other than items for which there
were no Posted Agenda Items



October 2, 2014

Mr. Cameron Dorsey
Deputy Executive Director of Multifamily Finance and Fair Housing
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

**Re: 2015 Qualified Allocation Plan Scoring Criteria for
 Community Revitalization Plan Developments**

Dear Mr. Dorsey:

We are writing to request the TDHCA Board Members and Staff consider a change in the proposed scoring criteria for the 2015 Qualified Allocation Plan, specifically regarding the total allowable points awarded for a Community Revitalization Plan development. We believe that the scoring criteria as currently proposed effectively prevents any new affordable and mixed-income housing development from occurring within inner cities throughout the state of Texas given the advantage afforded to projects that can qualify for points under the Opportunity Index and Educational Excellence categories. This current approach does not account for certain developments that are built in areas with higher levels of poverty but provide a systematic community-based holistic approach to rebuilding neighborhoods and providing a myriad of health and social services along with access to readily available jobs coordinated through a lead organization whose purpose is to do just that. In this regard we assert that the current scoring methodology does not give any credit for mitigating factors that offset the potential challenges associated with being in areas with higher levels of poverty by providing complementing coordinated social, educational and health services that effectively will provide a more supportive environment to the residents than a development that is simply located in an area with lower levels of poverty.

We do understand that the current scoring system is a direct response to previous court rulings and current litigation that TDHCA and the State of Texas faces around Fair Housing, specifically related to the issue of potential discrimination relative to the high concentration of low income housing in certain geographic areas. As responsible developers of affordable housing, we agree with the premise that in general communities are better served when there is not a concentration of low income housing in specific areas but is spread throughout various areas where there are moderate and high income levels coupled with high performing schools. However the construct of the current scoring system essentially prevents most, if not all proposed development in areas with 15% or more poverty from being able to obtain a 9% tax credit allocation through the TDHCA's competitive

scoring process. Without this effective and valuable source of subsidized financing, most affordable housing and mixed income housing is not financially feasible and thus cannot be built, depriving certain neighborhoods and residents access to sufficient safe, high quality and desirable affordable housing options.

Columbia Residential has partnered with the City of Fort Worth, Purpose Built Communities, several well established and funded health and social service organizations, along with the residents of the surrounding SE Fort Worth neighborhoods to potentially develop several phases of high quality affordable and mixed-income housing. The planned multi-family housing at Renaissance Square is a vital component to a master-planned comprehensive revitalization initiative that has been heavily supported both politically and financially by the City of Fort Worth, local neighborhood stakeholders as well as the business community. We submitted an application for a 9% low income housing tax credit allocation in this year's funding round but were not able to score high enough competing against other developments in our region located in areas with lower concentration levels of poverty and higher performing schools.

We are requesting that the TDHCA consider slight modifications to its scoring approach to allow developments like Renaissance Square to more fairly compete for a 9% tax credit allocation. A summary of our proposed changes is attached along with other supporting documentation. We believe that the suggested changes would not open the TDHCA to any additional exposure or liability with respect to being in compliance with the previous court rulings and pending litigation regarding the disproportionate concentration of low income housing in certain areas of the state.

We thank you for your consideration and are hopeful that the TDHCA staff and Board members will deem it appropriate to allow for changes to the scoring approach that take all of the aspects of a proposed development into consideration and not just indiscriminately rule out any development that is located in an area with higher concentration levels of poverty.

Sincerely,



Noel F. Khalil
Chairman and CEO

cc: TDHCA Board Members

Attachments

**REQUEST TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
STAFF AND BOARD MEMBERS
REGARDING THE PROPOSED 2015 QAP SCORING CRITERIA AND IMPACT ON REVITALIZATION
DEVELOPMENTS LOCATED IN LOW INCOME AREAS IN THE CITY OF FORT WORTH**

SUMMARY

The current scoring criteria as outlined in the 2014 TDHCA Qualified Allocation Plan (“QAP”) is structured in such a way that Revitalization Developments that are not located in High Opportunity Areas as defined in the QAP are at an inherent disadvantage to be able to score high enough to qualify for a 9% Low Income Housing Tax Credit Allocation when competing against developments that are located in High Opportunity Areas and in areas with an Educational Excellence designation. This is the case even for proposed Revitalization Plan developments that may be part of an overall comprehensive master-planned revitalization initiative that includes the creation or expansion of various supportive and family services; newly opened high quality educational institutions such as public charter schools; viable and readily available and easily accessible sources of employment for the residents; and overall quality of life enhancements such as newly developed variety of quality retail shopping options including a full service grocery store in the immediate surrounding area of that development.

The direct result of this scoring structure is that highly impactful and transformational neighborhood revitalization efforts located in an area with a poverty rate of 15 percent or more will not be able to access the tax credits necessary to include high-quality affordable housing as part of the initiative.

A summary of the scoring criteria is as follows:

High Opportunity Areas: Section 11.9(c)(4)(A) of the QAP awards up to **7 points** for developments located in census tracts that have a poverty rate below 15 percent; and

Educational Excellence: Section 11.9(c)(5) of the QAP awards up to **3 points** for developments located in areas within attendance zones of public schools that have achieved a high rating in the performance index as measured by the Texas Education Agency.

Versus:

Community Revitalization Plan: Section 11.9(d)(7)(A) of the QAP awards up to **6 points** for a development located in area with an approved community revitalization plan.

This current scoring approach creates a deficit of 4 points for a project located in areas with a moderate or high concentration of poverty and schools that are not ranked high enough to be considered of “educational excellence”, which cannot be overcome to score high enough to qualify for a 9% tax credit allocation. This is in spite of the fact that these developments are often part of a comprehensive revitalization plan supported by the local municipality that has committed significant capital contributions towards the project through various sources of funding.

BACKGROUND

The City of Fort Worth has created several Tax Increment Reinvestment Zones (“TIF Districts”) to promote new development or redevelopment in certain defined areas in which the City financially supports development through the use of tax increment financing to help pay for the costs associated with public infrastructure improvements and subsequently attract the desired development. In this regard, the East Berry Renaissance TIF was created to promote and support the revitalization and renaissance of the southeast area of the City of Fort Worth.

A major urban infill redevelopment initiative underway located within the boundaries of this TIF is Renaissance Square; a 180-acre master planned mixed-use development that will be directly supported by the following community-based service providers:

- ACH Child and Family Services
- Cook Children’s Health Care System
- North Texas Area Community Health Centers, Inc.
- Texas Wesleyan University
- United Communities
- UNT Health Science Center
- Uplift Education
- YMCA of Metropolitan Fort Worth

Additionally, the development contains 300,000 square feet of newly developed retail space and is anchored by national tenants such as Walmart, Marshalls, Ross, Dollar Tree, Dots, Shoe Carnival, etc. Renaissance Square is located directly off of State Highway 287 in Southeast Fort Worth, with direct access to the downtown CBD (7 minutes) and connectivity to all the major interstate highways that run through the city along with being located directly on the city’s transit bus line.

A main component of Renaissance Square is the planned multi-phased mixed-income and affordable housing for both families and senior residents alike that will provide sorely needed new rental housing options to an area of the City that has been shut out from any significant or meaningful new development over the past 10+ years. Due to the fact that the location of Renaissance Square is an area with poverty rates that exceed 15% and does not qualify for the points associated with Educational Excellence, an application here is not competitive against other developments in the region that are located in High Opportunity Areas. One can argue that additional development and supportive service organizations, access to transit and free charter schools, and new retail development that serves as an employment center to the area offset the fact that the area currently is not considered a High Opportunity Area and should be factors considered by TDHCA when evaluating sites.

In this regard there must be some change in the scoring criteria of the QAP when evaluating projects that are part of a Community Revitalization Plan so that those developments that are truly

transformational and in many cases will have a more focused and concentrated positive impact on the quality of life for the new residents and surrounding community, will be able to score as well as a project that is simply located in a High Opportunity Area but may not be able to provide the same level of impactful and life changing resources to the residents of that specific development.

PROPOSED SOLUTION

The following proposed changes to the scoring criteria as it relates to projects that qualify for points under the Community Revitalization Plan, Section 11.9(d)(7)(A) of the QAP would help to give those proposed developments which provide significant community enhancements and elements that essentially offset or mitigate any issues associated with their being located in an area that may have higher levels of poverty.

Section 11.9(d)(7)(A)(i): An Application may qualify to receive up to **ten (10) points** if the Development Site is located in an area targeted for revitalization in a community revitalization plan that meets the criteria described in subclauses (I) - (VI) of this clause. ***(The QAP currently allows up to 6 points in this clause.)***

Section 11.9(d)(7)(A)(ii)(I): Applications will receive **five (5) points** if the applicable target area of the community revitalization plan has a total budget or projected economic value of \$6,000,000 or greater; ***(The QAP currently allows 4 points in this section.)***

Section 11.9(d)(7)(A)(ii)(III): Applications may receive **three (3) points** in addition if the Development is explicitly identified by the city or county as contributing most significantly to the concerted revitalization efforts of the city. A city can only issue one such designation for a development during a specific Application Round. ***(The QAP currently allows 2 points in this section.)***

Proposed New Section 11.9(d)(7)(A)(ii)(IV): Applications may receive **two (2) additional points** if the Development is part of an overall master planned and/or mixed-use comprehensive redevelopment initiative that will include the creation of a fully staffed and functional non-profit organization whose specific purpose is to organize, coordinate and manage identified community based organizations committed to providing specific health and wellness social services and activities to the mixed-income and affordable housing residents through established community based organizations like the YMCA, Boys and Girls Club, etc.; health care and health based organizations and facilities; children, seniors and family supportive services; along with newly developed commercial and retail stores offering newly created shopping options to the community; and newly developed employment centers that provide easily accessible job opportunities to the residents. ***(The QAP currently does not provide any points for these factors.)***

*The net impact of these suggested changes would be **the potential of four (4) additional points in this section bringing the total achievable points to ten (10), up from the current number of six (6).***

In summary the aforementioned proposed changes to the 2015 QAP Scoring Criteria will allow for truly transformational Revitalization Plan developments that are not located in High Opportunity Areas but do have the community and financial support of their respective neighborhood organizations and governing municipalities; along with a coordinated and organized approach to providing a myriad of family and supportive social services to the residents, to fairly compete for a 9% low income housing tax credit allocation from TDHCA which is ultimately the determining factor of whether or not these developments can actually be developed.

Purpose Built Communities

Possibility Takes Place: Bringing it to Life

About Us

- At Purpose Built Communities we believe that entrenched poverty is tied to a place and that if we can transform the place, we will improve lives.
- We believe that everyone deserves the opportunity to live and raise their children in communities where everyone can achieve their full potential.
- As a non-profit consulting firm, we work with local leaders to implement a holistic approach to revitalizing neighborhoods.
- Our goal is to launch and nurture as many of these transformational efforts as possible to maximize the number of people who can reap the benefits of healthy, supportive communities.

The Purpose Built Model

- Purpose Built helps struggling communities implement a proven model that can offer an end to poverty, substandard education, unemployment, health disparities and other challenges that threaten urban America.
- Partnering with a lead organization and a local champion, our model is a three-pronged approach to change - high-quality mixed income housing, a cradle-to-college education pipeline and community wellness programs - which together create our holistic approach to community revitalization.

Mixed-Income Housing

Our Purpose Built model includes high-quality mixed-income housing that offers the environment and amenities to help all residents thrive.

Cradle-to-College Education

The holistic model includes a cradle-to-college education pipeline that ensures student growth, learning and achievement at every level.

Wellness

The Purpose Built model institutes community wellness programs and facilities that include spaces to play, learn and improve health.

Our Official Network Members

- East Lake Foundation, Atlanta
- Woodlawn Foundation, Birmingham
- Renaissance West, Charlotte
- PACT, Columbus
- CONNECT @ 6800, Houston
- Meadows Community, Indianapolis
- Bayou District, New Orleans
- Seventy Five North, Omaha
- South Rome Redevelopment, Rome
- Northside Initiative, Spartanburg



Connect with Us

Online: <http://purposebuiltcommunities.org/>



<https://twitter.com/PurposeBuiltCS>



<https://facebook.com/PurposeBuiltCommunities>



August 18, 2014

Mr. Cameron Dorsey
Deputy Executive Director of Multifamily Finance and Fair Housing
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Renaissance Square, Fort Worth, TX

Dear Mr. Dorsey:

I am writing to you on behalf of Cook Children's Health Care System. Cook Children's Health Care System, based in Fort Worth, Texas, is the country's leading vertically integrated pediatric healthcare organization. Cook Children's represents an award-winning, not-for-profit system of seamless healthcare designed to fulfill our promise to improve the health of every child in our region through the prevention and treatment of illness, disease and injury. Designed to meet children's health needs along the continuum of care, Cook Children's has eight, integrated, companies: the Medical Center, Physician Network, Home Health Company, Northeast Hospital, Pediatric Surgery Center, Health Plan, Health Services, Inc. and Health Foundation. Together these companies provide more than one million patient encounters each year to the 695,194 children ages 0 – 14 who lived within our primary service area in 2012 and many more children in our service region. In September 2014, we will open a new pediatric combined medical-dental clinic, the first in the State of Texas. That service site is located in the heart of the Renaissance Square communities.

During the past year we have been working closely with [Purpose Built Communities](#) and [Columbia Residential](#) to develop a holistic, community based and supported redevelopment plan to bring newly affordable, mixed-income housing options to the residents of southeast Fort Worth. Our specific involvement has been through our participation on a strategic planning steering committee that has been spearheaded by Purpose Built Communities based on their national model for community-based neighborhood revitalization.

Renaissance Square is a 180-acre master planned mixed-use development that will be directly supported by community-based service providers such as the YMCA, ACH Family Services, Cook Children's Health Care System and the Uplift Mighty Preparatory K-12 educational facility. Additionally, the development contains 300,000 square feet of newly developed retail space and is anchored by national tenants such as Walmart, Marshalls, Ross, Dollar Tree, Dots, and Shoe Carnival. Renaissance Square is located directly off of State Highway 287 in Southeast Fort Worth, with direct access to the downtown CBD (7 minutes) and connectivity to all the major interstate highways that run through the city along with being located directly on the city's transit bus line.

The planned multi-family housing at Renaissance Square is a vital component to this revitalization initiative and has been heavily supported both politically and financially by the City of Fort Worth, local neighborhood stakeholders as well as the business community. We also have been

801 Seventh Avenue
Fort Worth, TX 76104-2796
682-885-4000
www.cookchildrens.org

very supportive of Columbia Residential in their efforts to secure a 9% low income housing tax credit allocation to build affordable, mixed-income housing at the site and were disappointed to learn they did not receive an award in the 2014 allocation round.

We understand that this is primarily due to the current scoring system that favors developments that are located in "High Opportunity Areas" with little or no poverty along with highly ranked public schools. Although we can certainly understand the rationale for this approach to de-concentrate affordable housing developments in certain low-income or primarily minority based areas, we strongly feel that unique, worthy revitalization developments such as the one planned at Renaissance Square are unfairly penalized for their location in spite of the many benefits that this specific location will afford to its residents through the concentration and network of community service providers that will be located adjacent to the housing component.

In our opinion, unless there is some change in TDHCA's approach with respect to inner-city revitalization projects that are located in areas that do not qualify as high opportunity areas, Renaissance Square will not have the ability to qualify for 9% tax credit allocations. We are therefore requesting that the staff and Board of the TDHCA address this inequity in the 2015 Qualified Allocation Plan so that transformational, community supported inner-city revitalization initiatives such as Renaissance Square can have equal footing with other deserving developments.

We thank you for your consideration and would be happy to discuss with you our participation and involvement with Renaissance Square in greater detail if necessary.

Sincerely,



Larry Tubb
Senior Vice President, System Planning
Cook Children's Health Care System

cc: TDHCA Board Members

August 21, 2014

Mr. Cameron Dorsey
Deputy Executive Director of Multifamily Finance and Fair Housing
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Renaissance Square
Fort Worth, TX

Dear Mr. Dorsey:

I am writing to you on behalf of Uplift Education. Two Uplift campuses—Uplift Mighty and Uplift Meridian—are located in southeast Fort Worth. They are part of Uplift’s network of 32 free, public, college-preparatory charter schools with track records of success. Uplift Education received one of Texas’ first charters in 1996 to open a school in the city of Irving and has since grown to serve nearly 12,000 students throughout North Texas. 100% of Uplift graduates are accepted to college each year.

During the past year we have been working closely with Purpose Built Communities and Columbia Residential to develop a holistic, community based and supported redevelopment plan to bring newly affordable, mixed-income housing options to the residents of southeast Fort Worth. Our specific involvement has been through our participation on a strategic planning steering committee that has been spearheaded by Purpose Built Communities based on their national model for community-based neighborhood revitalization.

Renaissance Square is a 180-acre master planned mixed-use development that will be directly supported by community-based service providers such as the YMCA, ACH Family Services, Cook Children’s Health Care System and the Uplift Mighty Preparatory K-12 educational facility. Additionally, the development contains 300,000 square feet of newly developed retail space and is anchored by national tenants such as Walmart, Marshalls, Ross, Dollar Tree, Dots, and Shoe Carnival. Renaissance Square is located directly off of State Highway 287 in Southeast Fort Worth, with direct access to the downtown CBD (7 minutes) and connectivity to all the major interstate highways that run through the city along with being located directly on the city’s transit bus line.

The planned multi-family housing at Renaissance Square is a vital component to this revitalization initiative and has been heavily supported both politically and financially by the City of Fort Worth, local neighborhood stakeholders as well as the business community. We also have been very supportive of Columbia Residential in their efforts to secure a 9% low income housing tax credit allocation to build affordable, mixed-income housing at the site and were disappointed to learn they did not receive an award in the 2014 allocation round.

We understand that this is primarily due to the current scoring system that favors developments that are located in "High Opportunity Areas" with little or no poverty along with highly ranked public schools. Although we can certainly understand the rationale for this approach to de-concentrate affordable housing developments in certain low-income or primarily minority based areas, we strongly feel that unique, worthy revitalization developments such as the one planned at Renaissance Square are unfairly penalized for their location in spite of the many benefits that this specific location will afford to its residents through the concentration and network of community service providers that will be located adjacent to the housing component.

In our opinion, unless there is some change in TDHCA's approach with respect to inner-city revitalization projects that are located in areas that do not qualify as high opportunity areas, Renaissance Square will not have the ability to qualify for 9% tax credit allocations. We are therefore requesting that the staff and Board of the TDHCA address this inequity in the 2015 Qualified Allocation Plan so that transformational, community supported inner-city revitalization initiatives such as Renaissance Square can have equal footing with other deserving developments.

We thank you for your consideration and would be happy to discuss with you our participation and involvement with Renaissance Square in greater detail if necessary.

Sincerely,



Becky Madole
Uplift Education Community Relations

cc: TDHCA Board Members



August 22, 2014

Mr. Cameron Dorsey
Deputy Executive Director of Multifamily Finance and Fair Housing
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Re: Renaissance Square
Fort Worth, TX

Dear Mr. Dorsey:

I am writing to you on behalf of Uplift Education, a Texas nonprofit corporation, which operates a network of public charter schools in the Dallas Fort Worth area. We currently serve 12,000 students at 14 different locations in this area. Two of our campuses are located in southeast Fort Worth within the tract of land where Renaissance Square is located. Uplift Education has a long history of operating successful public charter schools, beginning in 1997 when Uplift opened its first charter school in Irving, Texas. Uplift focuses its efforts in communities which are underserved, particularly with respect to educational opportunity, and our schools consistently outperform the local schools. Uplift Mighty Preparatory currently has an enrollment of nearly 700 students, and we are in the planning stage to build a new middle/high school on the Uplift Mighty site.

For the past year we have been working closely with Purpose Built Communities and Columbia Residential to develop a holistic, community based and supported redevelopment plan to bring newly affordable, mixed-income housing options to the residents of southeast Fort Worth. Our specific involvement has been through our participation on a strategic planning steering committee that has been spearheaded by Purpose Built Communities based on their national model for community-based neighborhood revitalization. We are among at least eight local organizations who are focusing on the revitalization of this long-neglected area of Fort Worth.

Renaissance Square is a 180-acre master planned mixed-use development that will be directly supported by community-based service providers such as the YMCA, ACH Family Services, Cook Children's Health Care System and the Uplift Mighty Preparatory K-12 educational facility. Additionally, the development contains 300,000 square feet of newly developed retail space and is anchored by national tenants such as Walmart, Marshalls, Ross, Dollar Tree, Dots, and Shoe

Carnival. Renaissance Square is located directly off of State Highway 287 in Southeast Fort Worth, with direct access to the downtown CBD (7 minutes) and connectivity to all the major interstate highways that run through the city along with being located directly on the city's transit bus line.

The planned multi-family housing at Renaissance Square is a vital component to this revitalization initiative and has been heavily supported both politically and financially by the City of Fort Worth, local neighborhood stakeholders, as well as the business community. We have been very supportive of Columbia Residential in their efforts to secure a 9% low income housing tax credit allocation to build affordable, mixed-income housing at the site and were disappointed to learn they did not receive an award in the 2014 allocation round.

We understand that this is primarily due to the current scoring system that favors developments that are located in "High Opportunity Areas" with little or no poverty along with highly ranked public schools. Although we can certainly understand the rationale for this approach to de-concentrate affordable housing developments in certain low-income or primarily minority based areas, we strongly feel that unique, worthy revitalization developments such as the one planned at Renaissance Square are unfairly penalized for their location in spite of the many benefits that this specific location will afford to its residents through the concentration and network of community service providers that will be located adjacent to the housing component. We believe that the Renaissance Square project is a unique opportunity to show how a community revitalization effort can encourage the development of a new "high opportunity area" which benefits all segments of the community.

In our opinion, unless there is some change in TDHCA's approach with respect to inner-city revitalization projects located in areas that do not qualify as "high opportunity areas," Renaissance Square will not be able to qualify for 9% tax credit allocations. We are asking the staff and Board of the TDHCA address this inequity in the 2015 Qualified Allocation Plan so that transformational, community supported inner-city revitalization initiatives such as Renaissance Square can have equal footing with other deserving developments.

We thank you for your consideration and would be happy to discuss with you our participation and involvement with Renaissance Square in greater detail if necessary.

Sincerely,



Ann Stevenson
Chief Administrative Officer
Uplift Education

cc: TDHCA Board Members