



**MULTI-FAMILY FINANCE PRODUCTION DIVISION**

**2004 HTC APPLICATION LOG**

Texas Department of Housing and Community Affairs

**04007: Oaks Of Bandera**

**A. General Project Information**

**Project Location:** 400 Block of Old San Antonio Highway      **City:** Bandera      **County:** Bandera      **Region:** 9

**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC    \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$473,144

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Oaks of Bandera Apartments; Lucille Jones, (830) 257-5323

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

Bandera Western Oaks Developers, L.L.C      Lucille Jones or Leslie Clark  
 J.C. Ventures, L.L.C.      Lucille Jones or Leslie Clark  
 Bandera Western Oaks Builders, L.L.C.      Granger MacDonald

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

**Developer:** Bandera Western Oaks Builders, L.L.C., G. Granger MacDonald, (830) 257-5323      **Housing GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323

**Infrastructure GC:** N/A,      **Market Analyst:** Mark C. Temple, Mark Temple, 2102262922

**Appraiser:** Steven Adams, Steven Adams, (512) 250-9370      **Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark, (972) 643-3205

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

**Architect:** A. Ray Payne, Ray Payne, (512) 343-7239      **Engineer:** Tetrattech, Inc., Brand Groves, (210) 226-2922

**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724      **Accountant:** N/A, N/A,

**Syndicator:** Boston Capital Partners, Thomas W. Dixon, (617) 624-8673      **Supp. Services:** Community Council of South Central Texas, Camellia Rue, (830) 896-2124

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 3/8/2004  
**Second Review:** Emily Price, Reviewed on 3/11/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	1	1
4 (B)	0	0	12 (D)*		1
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		
7 (F)**	0	0			
7 (G)	0	0			
				<b>Total Points Requested:</b>	<b>118</b>
				<b>Total Points Awarded**:</b>	<b>119</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04007: Oaks Of Bandera Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$465,527

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/28/2004	Barbara Skinner	LIHTC	Lucille Jones	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind that one deficiency remained outstanding. Applicant indicated that they were going to purchase the land on or before June 30,2004 . Therefore the deficiency should be corrected.					
1/16/2004	Emily Price	LIHTC	Lucille Jones	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to clarify a deficiency item.					

**04008: Friendship Place**

**A. General Project Information**

**Project Location:** 600-700 E. Friendship Lane      **City:** Fredericksburg      **County:** Gillespie      **Region:** 9  
**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$473,144  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Fredericksburg Friendship Place, L.P.; Lucille Jones, (830) 257-5323

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

Fredericksburg Friendship Place Develop      Lucille Jones  
 J.C. Ventures, L.L.C.      Lucille Jones  
 Fredericksburg Friendship Place      Granger MacDonald  
 Builders, L.L.C.

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

**Developer:** Fredericksburg Friendship Place Builders, Granger MacDonald, (830) 257-5323      **Housing GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark C. Temple, Mark Temple, 2104969499  
**Appraiser:** Steven Adams, Steven Adams, (512) 250-9370      **Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark, (972) 643-3205  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** A. Ray Payne, Ray Payne, (512) 343-7239      **Engineer:** Tetrattech, Inc., Brad Groves, (210) 226-2922  
**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724      **Accountant:** N/A, N/A,  
**Syndicator:** Boston Capital Partners, Thomas W. Dixon, (617) 624-8673      **Supp. Services:** Community Council of South Central Texas, Camellia Rue, (830) 896-2124

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 3/12/2004  
**Second Review:** Ben Sheppard, Reviewed on 3/31/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	1	1
4 (B)	0	0	12 (D)*		1
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>113</b>
			<b>Total Points Awarded**:</b>		<b>114</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04008: Friendship Place Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/23/2004	Ben Sheppard	LIHTC	Lucille Jones	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/20/2004	Ben Sheppard	LIHTC	Lucille Jones	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
1/20/2004	Ben Sheppard	LIHTC	Lucille Jones	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04012: Tyler Square Apartments**

**A. General Project Information**

**Project Location:** 1007 NNW Loop 323      **City:** Tyler      **County:** Smith      **Region:** 4  
**Total Units:** 160 **Total LI Units:** 160 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$652,315  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** NNW Loop 323, L.P.; Doug Gurkin, (512) 264-1020

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

Edgewater NNW Loop 323, L.P.      Doug Gurkin  
 Edgewater NNW Loop 323,      Doug Gurkin

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

**Developer:** Edgewater Affordable, L.P., Doug Gurkin, (512) 264-1020

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

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

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

**Architect:** Lloyd Waler Jary & Associates, Lloyd Walker Jary, (210) 377-2022

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700

**Syndicator:** The Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400

**Housing GC:** Concepts Builders, Mark Gross, (210) 826-4429

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

**Property Manager:** Cohen-Esrey Real Estate Services, Inc., Lee Harris, (816) 360-1332

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

**Engineer:** Criterium Farrell Engineers, Pat Farrell, P.E., (281) 444-9580

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

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

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 3/9/2004

**Second Review:** Shannon Roth, Reviewed on 3/10/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	0	0
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	<b>109</b>	
			<b>Total Points Awarded**:</b>	<b>109</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04012: Tyler Square Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$605,490

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/29/2004	Jim Anderson	Underwriting	Debbie Welchel	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed underwriting deficiency (specifically, differences in tenant-paid utilities allowances).					
6/22/2004	Jim Anderson	Underwriting	Debbie Welchel	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed underwriting deficiencies.					
3/30/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call to go over the items on the deficiency list.					
3/30/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know a deficiency fax was being sent.					
3/30/2004	Shannon Roth	LIHTC	Left message for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a message that I was sending over a deficiency fax.					
3/31/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Debbie called to go over the deficiency letters I had sent her.					
1/20/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to make sure I received the information she left on my voicemail.					
1/16/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message fax is being sent.					



## **04013: Kingswood Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call to go over the items on the deficiency list.					
3/30/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know a deficiency fax was being sent.					
3/30/2004	Shannon Roth	LIHTC	Left message for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a message that I was sending over a deficiency fax.					
3/31/2004	Shannon Roth	LIHTC	Debbie Welchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Debbie called to go over the deficiency letters I had sent her.					

## 04014: La Villita Apartments II

### A. General Project Information

**Project Location:** 2828 Rockwell Dr. **City:** Brownsville **County:** Cameron **Region:** 11  
**Total Units:** 72 **Total LI Units:** 64 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$453,311  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Housing Associates of Brownsville II, Ltd.; Mark Musemeche, (713) 522-4141

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

Texas Housing Associates Inc. Laura Musemeche  
Housing Associates, Inc. Dan Allgeier  
Kingsway Development Group, LLC Mark Musemeche

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

**Developer:** Kingsway Development, Mark Musemeche, (713) 522-4141

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

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

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

**Architect:** Holcomb Musemeche & Associates, Inc., Mark Musemeche, (713) 522-4141

**Attorney:** Eikenburg & Stiles PC, Steve Golvach, (713) 652-2144

**Syndicator:** Midland Equity Corporation, Mark George, (727) 461-4801

**Housing GC:** Alpha Construction Company, Dan Allgeier, (972) 991-8606

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

**Property Manager:** I-Integrity Management Inc., Star N. Rhodes, (972) 991-8606

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

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

**Accountant:** Rick & Shaffer, Dennis Rick, (507) 376-5818

**Supp. Services:** Neighbors in Need of Services Inc., Noe Diaz, (956) 399-9944

### C. Scoring Information

**First Review:** Ben Sheppard, Reviewed on 3/8/2004

**Second Review:** Emily Price, Reviewed on 3/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		138
			<b>Total Points Awarded**:</b>		147

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04014: La Villita Apartments II Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within the region. **Credit Amount Allocated by Board:** \$439,044

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/7/2004	Jim Anderson	Underwriting	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed deficiencies					
3/24/2004	Emily Price	LIHTC	Ofelia	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She responded to my deficiency notice. The FEMA map that she submitted shows that some of the property is in the flood plain. I told her to revise uniform app and, if buildings are in flood plain, prove the buildings meet QAP 50.6(a).					
3/19/2004	Emily Price	LIHTC	Ofelia	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to clarify deficiency #1					

**04017: Country Lane Seniors-Temple**

**A. General Project Information**

**Project Location:** H.K. Dodgen Loop at MLK Jr. Drive **City:** Temple **County:** Bell **Region:** 8  
**Total Units:** 100 **Total LI Units:** 85 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$762,879  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

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

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

Temple County Lane, LLC Kenneth H. Mitchell  
 Services For Residents, LLC Deborah T. Mitchell

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

**Developer:** Kenneth H. Mitchell, Kenneth H. Mitchell, (817) 249-6886 **Housing GC:** Baird/Williams Construction, Ken Kjelland, (254) 773-3499  
**Infrastructure GC:** Baird/Williams Construction, Ltd., Ken Kjelland, (254) 773-3499 **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 8179272838  
**Appraiser:** Appraisal Group, Inc., Dan Barton, (936) 756-5300 **Property Manager:** Capstone Real Estate Services, Inc., Barbary Cantrell, (972) 550-6054  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Gailer Tolson & French, Marc Tolson, (817) 514-0584 **Engineer:** Hannon Engineering, Inc., Mark Hannon, (817) 268-6600  
**Attorney:** Cantey & Hanger, LLP, Warren Shipman, (817) 877-2819 **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** SunAmerica Affordable Housing Partners, Dana Mayo, (310) 772-6831 **Supp. Services:** Services For Residents, LLC, Deborah Mitchell, (817) 371-7491

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 3/9/2004  
**Second Review:** Ben Sheppard, Reviewed on 3/12/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	10	10	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	6	6	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0	<b>Total Points Requested:</b>		<b>146</b>
			<b>Total Points Awarded**:</b>		<b>147</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04017: Country Lane Seniors-Temple Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2004	Stephen Apple	Underwriting	Ken Mitchell	Owner/Applicant/GP	Application General
<b>Description:</b> Telephoned Ken Mitchell to discuss items in information request.					
4/29/2004	Emily Price	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over his deficiency responses.					

## 04018: Terrace Pines

### A. General Project Information

**Project Location:** 819 Krenek Tap Road      **City:** College Station      **County:** Brazos      **Region:** 8  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$589,664  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** College Station Terrace Pines Apt.Homes; Michael Lankford, (713) 626-9655

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

College Station Terrace Pines Apartment      Michael Lankford  
College Station Terrace Pines Apartment      Michael Lankford  
Homes ILLC  
Lankford Interests, LLC      Michael Lankford  
Lankford Construction, LLC      Claudia Lankford

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

**Developer:** Lankford Interests, LLC, Michael Lankford, (713) 626-9655

**Infrastructure GC:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655

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

**Originator/UW:** PNC Multifamily Capital, Brad Bullock, (503) 808-1300

**Architect:** Hill & Frank Architects, George Frank, (713) 877-1274

**Attorney:** J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724

**Syndicator:** PNC Multifamily Capital, Brad Bullock, (503) 808-1300

**Housing GC:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655

**Market Analyst:** Allen & Associates Consulting, Jeff Carol, 7049052276

**Property Manager:** Lankford Property Management, LLC, Brenda Friedsam, (713) 626-9655

**Cost Estimator:** Lankford Construction, LLC, Claudia Lankford, (713) 626-9655

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

**Accountant:** Reznick Fedder & Silverman, Tim Kemper, (404) 847-9447

**Supp. Services:** Brazos Valley Community Action Assoc., Vancy M. Mayers, (979) 779-7443

### C. Scoring Information

**First Review:** Emily Price, Reviewed on 3/10/2004

**Second Review:** Shannon Roth, Reviewed on 3/10/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	10	10	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	2
4 (B)	0	0	12 (D)*		7
5**	19	7	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			

**App Deficiency Points Lost:** 0

**Total Points Requested:** 151

**Total Points Awarded\*\*:** 149

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04018: Terrace Pines Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$541,018

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2004	Ben Sheppard	LIHTC	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/5/2004	Shannon Roth	LIHTC	Mark	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to confirm that I received the deficiency information they sent in on Friday. I told him I did receive it and would be reviewing it later today. If any additional items were needed I would be in touch. If he did not hear back from me, consider the deficiencies to have been met and satisfied.					
3/30/2004	Shannon Roth	LIHTC	Mike Lankford	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss the deficiency list I sent him. He spoke with myself and Ben regarding the low income targeting points.					
3/30/2004	Shannon Roth	LIHTC	Tammie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to notify her at 9:36 that I had sent a fax at 9:15. I was unable to leave a message and no one was in the office. She confirmed the fax had been received and that others had indicated a problem with the office voicemail.					



## **04024: South Union Place Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$739,345

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/9/2004	Lisa Vecchietti	Underwriting	John Barineau	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Barineau wanted to discuss my request for full architectural plans indicating a sprinkler system. I indicated I just needed to confirmation that a sprinkler system for the three-story building in Houston is planned so that it can be included in our cost estimate.				
6/7/2004	Lisa Vecchietti	Underwriting	John Barineau	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Barineau wanted to acknowledge receipt of my request for additional info and to ask for clarification on the issue of net rents.				
4/12/2004	Ben Sheppard	LIHTC	Julie Jackson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called once about deficiencies and again about how to deliver letters of support.				



## **04026: Oak Timbers-White Settlement II Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$408,605

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/2/2004	Jim Anderson	Underwriting	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed my request for financial statement & credit info release authorization for replacement HUB co-GP.					
7/6/2004	Jim Anderson	Underwriting	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He was checking to see if I needed anything else.					
7/1/2004	Jim Anderson	Underwriting	A. Vaughn Mitchel	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Requested legible version of revised organization chart.					
1/21/2004	Shannon Roth	LIHTC	Vaughan Mitchell	Lender/Syndicator	Deficiencies
<b>Description:</b> Left a message regarding deficiency notices for 04026 and 04027. They are being faxed over.					

**04028: Heritage Park**

**A. General Project Information**

**Project Location:** 1916 N. S.H. 91      **City:** Denison      **County:** Grayson      **Region:** 3  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$501,577  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Housing Associates of Heritage Park, Ltd.; Steve Rumsey, (214) 893-4208  
**Applicant/Principals (Entity Name, Contact):**  
Rumsey Development, LLC      Steve Rumsey

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

<b>Developer:</b> Rumsey Development, Steve Rumsey, (214) 893-4208	<b>Housing GC:</b> Alpha Construction Company, Dan Allgeier, (972) 991-8606
<b>Infrastructure GC:</b> Alpha Construction, Dan Allgeier, (972) 991-8606	<b>Market Analyst:</b> Ipser & Associates, Ed Ipser, 8179272838
<b>Appraiser:</b> N/A, N/A,	<b>Property Manager:</b> Integrity Management, Star Rhodes, (972) 991-8606
<b>Originator/UW:</b> N/A, N/A,	<b>Cost Estimator:</b> N/A, N/A,
<b>Architect:</b> Cross Architects, PLLC, Brian Rumsey, (972) 727-0044	<b>Engineer:</b> N/A, N/A,
<b>Attorney:</b> N/A, N/A,	<b>Accountant:</b> N/A, N/A,
<b>Syndicator:</b> N/A, N/A,	<b>Supp. Services:</b> N/A, N/A,

**C. Scoring Information**

**First Review:** Shannon Roth, Reviewed on 3/10/2004  
**Second Review:** Emily Price, Reviewed on 3/11/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	10	10	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	15	5	13 (A)	10	10
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>					<b>147</b>
<b>Total Points Awarded**:</b>					<b>147</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04028: Heritage Park Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$501,577

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/21/2004	Shannon Roth	LIHTC	Steve Rumsey	Owner/Applicant/GP	Deficiencies

**Description:** Called and left a message I was faxing over a deficiency notice for 04028, 04029 and 04031.



## **04030: Park Estates Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$387,972

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/21/2004	Shannon Roth	LIHTC	Ofelia	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know that I was sending over a deficiency fax.					
1/21/2004	Shannon Roth	LIHTC	Steve Rumsey	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left a message I was faxing over a deficiency notice for 04028, 04029 and 04031.					

## 04032: Los Milagros

### A. General Project Information

**Project Location:** 3600 Block of E. Mile 8 North      **City:** Weslaco      **County:** Hidalgo      **Region:** 11  
**Total Units:** 160 **Total LI Units:** 128 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$1,002,175  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Los Milagros Apartments L.P.; Rowan Smith, (281) 550-7077

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

Texas Regional Properties                      Rowan Smith  
Charissa Seipp Interiors and Associates      Charissa Seipp

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

**Developer:** Texas Regional Properties, Rowan Smith, (281) 550-7077

**Infrastructure GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080

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

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

**Architect:** Clerkey Watkins Group, Ed Watkins, (713) 532-2800

**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724

**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800

**Housing GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Texas Regional Asset Management, Kim Hatfield, (281) 550-7111

**Cost Estimator:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

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

### C. Scoring Information

**First Review:** Barbara Skinner, Reviewed on 3/10/2004

**Second Review:** Shannon Roth, Reviewed on 3/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	7
4 (B)	0	0	12 (D)*		4
5**	16	6	13 (A)	8	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>144</b>
<b>Total Points Awarded**:</b>	<b>134</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04032: Los Milagros Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within the region. **Credit Amount Allocated by Board:** \$965,548

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2004	Barbara Skinner	LIHTC	Rowan Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to discuss deficiency notice faxed this morning.					
1/21/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over deficiency notices for 04032, 04033, 04034, and 04035.					

# 04033: Bethany Gates Apartments

## A. General Project Information

**Project Location:** 6300 43rd Street      **City:** Lubbock      **County:** Lubbock      **Region:** 1  
**Total Units:** 200 **Total LI Units:** 160 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$887,418  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

## B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Bethany Gates Apartments L.P.; Ketinna Livingston, (281) 550-7111

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

Bozrah International Ministries      John Pitts  
 N/A  
 N/A

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

**Developer:** Bozrah International Ministries, Ketinna Livingston, (381) 550-7111  
**Infrastructure GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Appraiser:** N/A, N/A,

**Housing GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Property Manager:** Texas Regional Asset Management, Kim Hatfield, (281) 550-7111  
**Cost Estimator:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981  
**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Supp. Services:** Bozrah International Ministries, Ketinna Livingston, (281) 550-7111

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

**Architect:** Clerkley Watkins Group, Ed Watkins, (713) 532-2800

**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724

**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800

## C. Scoring Information

**First Review:** Emily Price, Reviewed on 3/29/2004  
**Second Review:** Shannon Roth, Reviewed on 4/1/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		2
5**	14	5	13 (A)	8	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	
				<b>0</b>	
				<b>Total Points Requested:</b>	
				<b>134</b>	
				<b>Total Points Awarded**:</b>	
				<b>116</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04033: Bethany Gates Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2004	Shannon Roth	LIHTC	Rowan Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over issue 2 on the deficiency notice regarding the number of 3 bedroom units.					
4/5/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to clarify items on her deficiency notice.					
4/13/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to tell her the letter she faxed does not meet the requirements, told her to make changes and refax.					
1/21/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over deficiency notices for 04032, 04033, 04034, and 04035.					

**04036: Villa del Sol**

**A. General Project Information**

**Project Location:** 700 East St. Charles Street      **City:** Brownsville      **County:** Cameron      **Region:** 11  
**Total Units:** 200 **Total LI Units:** 189 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$485,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** VDS Housing, Ltd.; William Skeen, (512) 328-0487

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

Brownsville Housing Authority                      Remberto Arteaga  
Tekoa Partners, Ltd.                                      William C. Skeen

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

**Developer:** Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858      **Property Manager:** N/A, N/A,  
**Originator/UW:** American Mortgage Acceptance Corp., Anthony Mastromarko, (212) 588-1765      **Cost Estimator:** Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487  
**Architect:** Transwest Investments, dba Hoff Architects, Ted Trout, (713) 266-7887      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700      **Accountant:** Resnick, Fedder, Silverman, James Markinko, (301) 652-9100  
**Syndicator:** Related Capital, Justin Ginsberg, (212) 521-6369      **Supp. Services:** Brownsville Housing Authority, Remberto Arteaga, (956) 541-8315

**C. Scoring Information**

**First Review:** Stephanie McGee, Reviewed on 4/5/2004

**Second Review:** Emily Price, Reviewed on 4/7/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		12	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	2	2			
7 (G)	0	0			

**Total Points Requested: 132**

**Total Points Awarded\*\*: 151**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04036: Villa del Sol Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$485,000

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04037: Las Canteras Apartments**

**A. General Project Information**

**Project Location:** 400 Block of East Thomas Road **City:** Pharr **County:** Hidalgo **Region:** 11  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$577,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Las Canteras Housing Partners, Ltd.; William Skeen, (512) 328-0487

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

Pharr Housing Authority Roy Navarro  
 Pharr Housing Development Corporation Roy Navarro  
 Tekoa Partners, Ltd. William C. Skeen  
 Tekoa Interest, LLC William C. Skeen

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

**Developer:** Tekoa Partners, William C. Skeen, (512) 328-0487 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, **Market Analyst:** Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** N/A, N/A,  
**Originator/UW:** American Mortgage Acceptance Corp, Anthony Mastromarko, (212) 588-1765 **Cost Estimator:** Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487  
**Architect:** Transwest Investments, dba Hoff Architects, Ted Trout, (713) 266-7887 **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700 **Accountant:** Resnick, Fedder & Silverman, James Martinko, (301) 652-9100  
**Syndicator:** Related Capital, Justin Ginsberg, (212) 521-6369 **Supp. Services:** Pharr Housing Authority, Roy Navarro, (956) 783-1316

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/6/2004  
**Second Review:** Shannon Roth, Reviewed on 4/6/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		12	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		9
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>142</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>158</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04037: Las Canteras Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$567,803

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/6/2004	Barbara Skinner	LIHTC	Douglas Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Need copies of Exhibit 3 Part C, Exhibit 4 Part B and Exhibit 5-Rent Schedule in order to review application. If other deficiencies exist, applicant will be notified via fax with a letter. Applicant indicated that these items should be in the application, however I was unable to find them. Applicant will fax information to the Department.					
1/21/2004	Shannon Roth	LIHTC	Janie at Roy Nava	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was sending over a fax.					

## 04041: Mesa Senior's Apartments

### A. General Project Information

**Project Location:** 9700 Block of Mesa Road      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 150 **Total LI Units:** 120 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$1,132,759  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Mesa Senior's Apartments, L.P.; Sally Gaskin, (713) 334-5514

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

Mesa Seniors Development, L.L.C.      Sally Gaskin  
SGI Ventures, Inc      Sally Gaskin  
LBK. Ltd.      Lily Kavthekar

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

**Developer:** Mesa Senior's Developers, L.L.C., Sally Gaskin, (713) 334-5514  
**Infrastructure GC:** N/A, ,  
**Appraiser:** O'Connor & Associates, Patrick O'Connor, (713) 686-9955  
**Originator/UW:** N/A, N/A,  
**Architect:** Mucasey & Associates, Mark Mucasey, (713) 521-1233  
**Attorney:** N/A, N/A,  
**Syndicator:** Boston Capital Partners, Inc., Thomas W. Dixon, (617) 624-8673

**Housing GC:** N/A, N/A,  
**Market Analyst:** O'Connor & Associates, Pat O'Connor, 7136869955  
**Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844  
**Cost Estimator:** SGI Ventures, Sall Gaskin, (71) 333-4551  
**Engineer:** David Brown Engineering Services, David Brown, (281) 492-2354  
**Accountant:** Reznick, Fedder & Silverman, Tim Kemper, (404) 847-7764  
**Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

### C. Scoring Information

**First Review:** Emily Price, Reviewed on 4/5/2004  
**Second Review:** Shannon Roth, Reviewed on 4/5/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		12	9	0	0
3 (A-E)	5	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		7
5**	13	5	13 (A)	10	10
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		<b>138</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>143</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04041: Mesa Senior's Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Not Recommended: Violates the 1 Mile-1 Year Test with 04224 which is being recommended because it is competitive in the region and has a higher score than this development. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/8/2004	Shannon Roth	LIHTC	Lily K	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called in response to an email. Clarified when deficiency items are due.					
4/6/2004	Shannon Roth	LIHTC	Sally Gaskin/Lily	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discuss the deficiency items regarding the public meeting transcript.					
4/6/2004	Shannon Roth	LIHTC	Sally Gaskin/Lily	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called back to discuss the neighborhood org. deficiency.					
1/28/2004	Ben Sheppard	LIHTC	Lily Kathekar	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04047: Stratton Oaks**

**A. General Project Information**

**Project Location:** Stratton Ave. & Zunker St.      **City:** Seguin      **County:** Guadalupe      **Region:** 9  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$590,539  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** DDC Stratton Square, Ltd.; Colby Denison, (512) 732-1226

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

Housing Authority of the City of Seguin      Evamaria E. Berry  
Seguin Housing Development Corporation - Stratton      Evamaria E. Berry  
Seguin Housing Development and Management Corp.      Evamaria E. Berry  
SCD Group, dba      Susanne Cusack Denison

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

**Developer:** DDC Investments, Ltd., Colby Denison, (512) 732-1226      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark C. Temple, Mark C. Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** N/A, N/A,  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707      **Accountant:** N/A, N/A,  
**Syndicator:** MMA Financial, LLC, Korbin Heiss, (617) 439-3911      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** David Danenfelzer, Reviewed on 3/12/2004  
**Second Review:** Emily Price, Reviewed on 5/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	7	4
4 (B)	0	0	12 (D)*		8
5**	17	6	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested: 150</b> <b>Total Points Awarded**:</b> 149		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04047: Stratton Oaks Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$590,539

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2004	Shannon Roth	LIHTC	Ana at Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let them know I was faxing over 2 deficiency letters.					
4/6/2004	David Danenfelze	Other	Colby Denison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Denison called me twice on this day to discuss deficiencies on his HTC application 04047. We discussed three particular items on his deficiency notice and all appeared to be resolved. We agreed than one item, Tab 3B the request for a letter from the syndicator was not made in error. All other questions were answered and the remaining requested information is forthcoming.					

**04050: San Diego Creek Apartments**

**A. General Project Information**

**Project Location:** 1499 Easterling Drive      **City:** Alice      **County:** Jim Wells      **Region:** 10  
**Total Units:** 72 **Total LI Units:** 64 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$490,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** San Diego Creek Apartments, Ltd.; Doak Brown, (713) 432-7727

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

Three B Ventures, LLC                      William L. Brown  
 San Diego Creek Apartments, Ltd.      William L. Brown  
 JWB Affordable Housing, LLC            Jennifer W. Brown  
 Brownstone Affordable Housing, Ltd.   William L. Brown

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

**Developer:** Brownstone Affordable Housing, Ltd., William L. Brown, (713) 432-7727      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark Temple, Mark Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** N/A, N/A,  
**Originator/UW:** JPMorgan Chase Bank, Omar S. Chaudhry, (214) 965-2913      **Cost Estimator:** N/A, N/A,  
**Architect:** Brownstone Architects & Planners, Inc., William L. Brown, (713) 432-7727      **Engineer:** N/A, N/A,  
**Attorney:** Campbell & Riggs, Doak Brown, (713) 621-6721      **Accountant:** N/A, N/A,  
**Syndicator:** MMA Financial, Marie Keutmann, (617) 439-3911      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/23/2004  
**Second Review:** Ben Sheppard, Reviewed on 4/16/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	8	3	3				
2*		2	9	1	1				
3 (A-E)	5	5	10 (A)	2	2				
3 (F)	0	0	10 (B)	6	6				
3 (G)**	0	0	11**	0	0				
4 (A)	5	5	12 (A-C)	6	6				
4 (B)	0	0	12 (D)*		3				
5**	16	6	13 (A)	0	0				
6 (A)	3	3	14 (A)*	6	8				
6 (B)	6	6	14 (B)*	0	0				
		6	15	6	6				
7 (B)	9	9	16	5	5				
7 (C)	12	12	17	7	7				
7 (D)	6	6	18	-	0				
7 (E)	0	0	<b>App Deficiency Points Lost:</b>						
7 (F)**	4	4	<table border="1"> <tr> <td><b>Total Points Requested:</b></td> <td><b>136</b></td> </tr> <tr> <td><b>Total Points Awarded**:</b></td> <td><b>139</b></td> </tr> </table>			<b>Total Points Requested:</b>	<b>136</b>	<b>Total Points Awarded**:</b>	<b>139</b>
<b>Total Points Requested:</b>	<b>136</b>								
<b>Total Points Awarded**:</b>	<b>139</b>								
7 (G)	0	0							

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04050: San Diego Creek Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04051: Frontier Trail Senior Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04052: Chisholm Trail Senior Village**

**A. General Project Information**

**Project Location:** 9th Street at Harris Street      **City:** Belton      **County:** Bell      **Region:** 8  
**Total Units:** 60 **Total LI Units:** 54 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$415,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** DF Chisholm Trail Senior Village, L.P.; Leslie Holleman, (325) 784-9797

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

DF Affordable Housing Partners, Inc.      Leslie Donaldson Holleman  
 FDAHP Development, L.P.      Leslie Donaldson Holleman

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

**Developer:** DFAHP Development, L.P., Leslie Donaldson Holleman, (257) 849-7997      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A,      **Property Manager:** UAH Property Management, LP, Michael V. Clark, (214) 265-7227  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Architettura, Inc., Frank Pollacia, (972) 509-0088      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707      **Accountant:** Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
**Syndicator:** MMA Financial, LLC, Korbin Heiss, (617) 439-3911      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/6/2004  
**Second Review:** Shannon Roth, Reviewed on 4/6/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	7	7
4 (B)	0	0	12 (D)*		8
5**	16	6	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0	<b>Total Points Requested:</b>		<b>148</b>
			<b>Total Points Awarded**:</b>		<b>149</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04052: Chisholm Trail Senior Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$415,000

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04054: Vista Serena Court**

**A. General Project Information**

**Project Location:** 24th and Date Street      **City:** Plainview      **County:** Hale      **Region:** 1  
**Total Units:** 120 **Total LI Units:** 112 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$828,278  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** LHD Vista Serena, LP; Ron Hance, (512) 527-9335

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

Landmark TC Management                      Ron Hance  
Susan Hance Sorrells, Consultant              Susan Sorrells  
Kent Hance    Kent Hance

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

**Developer:** LH Development, LP, Ron Hance, (512) 527-9335      **Housing GC:** Alpha Construction Company, Dan Allgeier, (972) 991-8606  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark Temple, Mark Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** UAH Property Management, LP, Mike Clark, (214) 265-7227  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707      **Accountant:** N/A, N/A,  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/24/2004  
**Second Review:** Ben Sheppard, Reviewed on 4/17/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	-1	-1	12 (D)*		3
5**	18	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	2	2			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	<b>129</b>
				<b>Total Points Awarded**:</b>	<b>123</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04054: Vista Serena Court Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2004	Ben Sheppard	LIHTC	Aubrea Hance	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/19/2004	Ben Sheppard	LIHTC	Aubrea Hance	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/19/2004	Ben Sheppard	LIHTC	Aubrea Hance	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
1/15/2004	Ben Sheppard	LIHTC	Aubrea Hance	Lender/Syndicator	Deficiencies
<b>Description:</b>					

## 04057: Stone Hollow Village

### A. General Project Information

**Project Location:** E. Cornell & Martin Luther King Jr. Blvd. **City:** Lubbock **County:** Lubbock **Region:** 1

**Total Units:** 140 **Total LI Units:** 112 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$845,849

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

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** LHA Stone Hollow, LP; Ron Hance, (512) 527-9335

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

LSHD-1, LLC Kent R. Hance  
City of Lubbock Housing Initiatives Max Tarbox  
Housing Authority of the City of Lubbock Oscar Jones

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

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

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

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

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

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** N/A, N/A,

**Housing GC:** Alpha Construction Company, Dan Allgeier, (972) 991-8606

**Market Analyst:** Mark Temple, Mark Temple, 2104969499

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

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

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

**Accountant:** N/A, N/A,

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

### C. Scoring Information

**First Review:** Ben Sheppard, Reviewed on 4/6/2007

**Second Review:** Emily Price, Reviewed on 4/7/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	14	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			
				<b>Total Points Requested:</b>	<b>140</b>
				<b>Total Points Awarded**:</b>	<b>145</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04057: Stone Hollow Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$845,849

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/21/2004	Phillip Drake	Underwriting	Aubrea Hance	Owner/Applicant/GP	Deficiencies

#### **Description:**

**04058: Spring Oaks Apartments**

**A. General Project Information**

**Project Location:** 4317 & 4321 Shepherd Ln. **City:** Balch Springs **County:** Dallas **Region:** 3  
**Total Units:** 160 **Total LI Units:** 128 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$850,235  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Shepherd Lane Housing, LP; Ron Pegram, (817) 267-2492

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

Shepherd Lane Development, LLC Ron Pegram  
 RLP Development LLC Ron Pegram  
 Simpson Housing Solutions, LLC Robert W. Tetrault  
 Multi-Housing Investments, LLC Robert W. Tetrault

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

**Developer:** RLP Development LLC, Ron Pegram, (972) 524-3903

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

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

**Originator/UW:** Malone Mortgage Company, Jeffrey Rogers, (214) 696-0386

**Architect:** Architettura, Inc., Frank Pollacia, (972) 509-0088

**Attorney:** Law Office of Mark Foster, Mark Foster, (214) 363-9599

**Syndicator:** Simpson Housing Solutions, LLC, Mike Sugrue, (972) 422-4343

**Housing GC:** N/A, N/A,

**Market Analyst:** Novogradac & Company LLP, Kevin Watkins, 5122310158

**Property Manager:** N/A, N/A,

**Cost Estimator:** Carleton Construction, Ltd, Joe Reynolds, (972) 980-9810

**Engineer:** Bury + Partners, Bruce Dunne, (972) 991-0011

**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158

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

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/9/2004

**Second Review:** Shannon Roth, Reviewed on 4/12/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		7
5**	18	6	13 (A)	10	10
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b> 0		
				<b>Total Points Requested:</b>	<b>144</b>
				<b>Total Points Awarded**:</b>	<b>141</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04058: Spring Oaks Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$845,382

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2004	Shannon Roth	LIHTC	Ron Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him today is the 7th day for his deficiency items..`					
4/26/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I received a couple of her faxes, the Art. For Boulevard were messed up by the fax and the first page could not be read, she said she will refax. Also received cover letter stating a letter from Belch Springs regarding the Consolidated Plan was being sent, but I didn't receive it. She said she will refax.					
4/19/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over some of the items on the deficiency list.					
4/19/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I rec'd the items she faxed, and I need a copy of the application for funding with Community.					
1/22/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called and I returned her call to verify what we needed on the deficiency notice.					
1/22/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to notify a deficiency fax was being sent.					
1/22/2004	Shannon Roth	LIHTC	Annette in Ron Pe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called and I returned her call to verify what we needed on the deficiency notice.					

**04059: Asbury Commons Apartments**

**A. General Project Information**

**Project Location:** 8526 Pitner Road      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 104 **Total LI Units:** 83 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$706,862  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Pitner Road Affordable Housing, Ltd.; Chris Richardson, (713) 914-9200

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

Educational Based Housing, Inc.      Chelsea Muhammad  
 Richco Rinehart Investments, L.L.C      Joyce Bennett

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

**Developer:** Beinhorn Partners Limited Partnership, Chris Richardson, (713) 914-9200      **Housing GC:** Blazer Building, Inc., Chris Richardson, (713) 914-9200  
**Infrastructure GC:** Blazer Building, Inc., Chris Richardson, (713) 914-9200      **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** N/A, N/A,  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Blazer Building, Inc., Chris Richardson, (713) 914-9200  
**Architect:** Mark Mucasey, AIA, Mark Mucasey, (713) 521-1233      **Engineer:** R.G. Miller, Scott Grier, (713) 461-9600  
**Attorney:** Gardere Wynne Sewell & Riggs, John Cochran, (713) 276-5369      **Accountant:** N/A, N/A,  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 5/20/2004  
**Second Review:** Shannon Roth, Reviewed on 5/28/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		-3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 130</b> <b>Total Points Awarded**: 116</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04059: Asbury Commons Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth	LIHTC	Lori at Chris Richa	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let them know I was faxing over a deficiency request.					
6/10/2004	Shannon Roth	LIHTC	Gene Horr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to make sure I received his fax. Told him yes					
6/4/2004	Shannon Roth	LIHTC	left voicemail for G	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the items he submitted, some are missing and some are incorrect					

**04060: Providence Place Apartments**

**A. General Project Information**

**Project Location:** 20300 Saums Road      **City:** Katy      **County:** Harris      **Region:** 6  
**Total Units:** 174 **Total LI Units:** 139 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$772,798  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Providence Place, Ltd.; Chris Richardson, (713) 914-9200

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

Educational Based Housing, Inc.      Chelsea Muhammad  
 Richco Rinehart Investments, L.L.C      Joyce Bennett

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

**Developer:** Beinhorn Partners Limited Partnership, Chris Richardson, (713) 914-9200      **Housing GC:** Blazer Building, Inc., Chris Richardson, (713) 914-9200  
**Infrastructure GC:** Blazer Building, Inc., Chris Richardson, (713) 914-9200      **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844  
**Originator/UW:** Newman & Associates, Jerry Wright, (281) 378-1524      **Cost Estimator:** Blazer Building, Inc., Chris Richardson, (713) 914-9200  
**Architect:** Mark Mucasey, AIA, Mark Mucasey, (713) 521-1233      **Engineer:** R.G. Miller, Scott Grier, (713) 461-9600  
**Attorney:** Gardere Wynne Sewell & Riggs, John Cochran, (713) 276-5369      **Accountant:** Reznick Fedder & Silverman, Tim Kemper, (404) 847-7764  
**Syndicator:** N/A, N/A,      **Supp. Services:** Education Based Housing, Inc., Chelsea M. Muhammad, (713) 684-7771

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/12/2004  
**Second Review:** Shannon Roth, Reviewed on 6/1/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		12	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		<b>123</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>135</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04060: Providence Place Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

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

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/9/2004	Shannon Roth	LIHTC	Gene Horr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him that today is the 7th day for 04059, all outstanding info must be in by 5pm tomorrow to avoid a point loss. The outstanding items are #1 and #2 on the notice I sent. In addition, the information still out for 04060 is item #5. He indicated all would be received by me tomorrow.					
6/9/2004	Shannon Roth	LIHTC	Gene Horr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him that today is the 7th day for 04059, all outstanding info must be in by 5pm tomorrow to avoid a point loss. The outstanding items are #1 and #2 on the notice I sent. In addition, the information still out for 04060 is item #5. He indicated all would be received by me tomorrow.					
6/14/2004	Shannon Roth	LIHTC	Gene Horr	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inquire about the remaining info, and remind him today is the 8th day.					
6/1/2004	Shannon Roth	LIHTC	Nora	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let them know I am faxing over a deficiency request.					
2/4/2004	Ben Sheppard	LIHTC	Chris Richardson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**04062: Corrigan Gardens**

**A. General Project Information**

**Project Location:** 2 miles East of Hwy 59 on FM Rd 287 **City:** Corrigan **County:** Polk **Region:** 5  
**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$591,135  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Corrigan Gardens Ltd.; Lonnie Freeman, (936) 328-1620

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

Alfred Freeman Community Development John Freeman  
 Helping Hands Inc. Jacqueline Hazley  
 Corrigan Gardens Ltd. Lonnie Freeman

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

**Developer:** Houston Love Inc., Eddie Winslow, (281) 449-1023 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** O'Connor & Associates, Bob Coe, (713) 686-9955 **Property Manager:** LCJ Management, Craig Washburn, (281) 689-2030  
**Originator/UW:** MMA Financial, LLC, Dan Flick, (972) 707-1118 **Cost Estimator:** N/A, N/A,  
**Architect:** Salem and Associates, Al Salem, (972) 308-0100 **Engineer:** Atkinson Engineers, Bob Atkinson, (281) 872-7600  
**Attorney:** Crain, Caton, & James, Jeff Horowitz, (713) 752-8622 **Accountant:** Marshall, Shafer, & Spaulding, Lee Shafer, (713) 973-8333  
**Syndicator:** Simpson Housing Solutions, Mike Sugrue, (972) 422-4343 **Supp. Services:** Houston Love Inc., Rick Sims, (281) 449-1023

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		-6	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	
				<b>Total Points Awarded**:</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04062: Corrigan Gardens Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

ESA, Appraisal and 2x per capita letter from city. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/22/2004	Ben Sheppard	LIHTC	Rick Sims	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Contact e-mail: rsims90@hotmail.com					
1/16/2004	Ben Sheppard	LIHTC	Lonnie Freeman	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called him twice this morning re clarifying deficiencies.					
1/15/2004	Ben Sheppard	LIHTC	Lonnie Freeman	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**04063: Depriest Gardens**

**A. General Project Information**

**Project Location:** 6701 E. Little York      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 120 **Total LI Units:** 120 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$1,136,358  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Depriest Gardens, Ltd.; Earnest Williams, (281) 449-0994

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

Depriest Affordable Housing, L.L.C.      Ernest Williams  
Houston Love, Inc.      Eddie Winslow  
Depriest Community Development Corporation      Earnest Williams

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

**Developer:** Houston Love, Inc, Eddie Winslow, (281) 449-1023      **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** O'Connor & Associates, Craig Young, (713) 686-9955      **Property Manager:** LCJ Management, Inc., Craig Washburn, (281) 689-2030  
**Originator/UW:** MMA Financial, LLC, Dan Flick, (972) 404-1118      **Cost Estimator:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Architect:** Salem Associates, Al Salem, (972) 308-0100      **Engineer:** Atkinson Engineers, Bob Atkinson, (281) 872-7600  
**Attorney:** Crain, Caton & James, Jeff Horowitz, (713) 752-8622      **Accountant:** Marshall, Shafer & Spalding, Lee Shafer, (713) 973-8333  
**Syndicator:** Simpson Housing Solutions, Mike Sugrue, (972) 422-4343      **Supp. Services:** Houston Love, Inc., Rick Sims, (281) 449-1023

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 4/8/2004  
**Second Review:** Emily Price, Reviewed on 5/13/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	15	5
4 (A)	5	5	12 (A-C)	4	4
4 (B)	-1	-1	12 (D)*		2
5**	13	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	9	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	4	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	5
				<b>Total Points Requested:</b>	<b>153</b>
				<b>Total Points Awarded**:</b>	<b>97</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04063: Depriest Gardens Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2004	Ben Sheppard	LIHTC	Rick Simms	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Received 2 calls in succession					
2/5/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/13/2004	Ben Sheppard	LIHTC	Jim Washburn	Other	Deficiencies
<b>Description:</b> Jim Washburn's firm is the developer. I have had trouble reaching anyone to confirm that the fax was received.					
4/13/2004	Ben Sheppard	LIHTC	Ernest Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant's fax apparently does not work well. I could not send a fax to the number given as contact and could not contact anyone at the telephone number given for the contact.					
4/13/2004	Ben Sheppard	LIHTC	Depriest evangelis	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Have had difficulty in contacting anyone both at pre app and at app.					
4/12/2004	Ben Sheppard	LIHTC	Jim Washburn	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
2/5/2004	Ben Sheppard	LIHTC	Jim Washburn	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/19/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/23/2004	Ben Sheppard	LIHTC	Rick Sims	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I sent Rick an e-mail yesterday confirming that some things on the deficiency notice were not supplied. This phone call confirmed his receipt of the e-mail					
4/20/2004	Ben Sheppard	LIHTC	Jim Washburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/20/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/20/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/29/2004	Ben Sheppard	LIHTC	Rick Sims	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

6/8/2004 David Danenfelze LIHTC Rick Simms Owner/Applicant/GP Scoring

**Description:** Mr Simms called me this morning requesting info on points not awarded for QCP items. I informed him at the time that the scoring list would be posted on the internet later in the morning and explained why some of the letters for QCP points were not accepted. I have followed up this earlier discussion by leaving him a message about response letters to neighborhood organizations that submitted QCP letters, and that he should call me back if he needs assistance finding the posting on the internet.

5/6/2004 Emily Price LIHTC Rick Sims Consultant/Lobbyist Deficiencies

**Description:** Called about his def. letter

4/10/2004 Ben Sheppard LIHTC Rev. Eddie Winslo Owner/Applicant/GP Deficiencies

**Description:**

**04064: Ramah Village**

**A. General Project Information**

**Project Location:** 6501 E. Little York      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 80 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$924,991  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Ramah Village, Ltd.; Eddie Winslow, (281) 449-1023

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

Ramah Affordable Housing, L.L.C.      Eddie Winslow  
N/A  
Houston Love, Inc.      Eddie Winslow

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

**Developer:** Houston Love, Inc., Eddie Winslow, (281) 449-1023      **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** O'Connor & Associates, Craig Young, (713) 686-9955      **Property Manager:** LCJ Management, Inc., Craig Washburn, (281) 689-2030  
**Originator/UW:** MMA Financial, LLC, Dan Flick, (972) 404-1118      **Cost Estimator:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Architect:** Salem Associates, Al Salem, (972) 308-0100      **Engineer:** Atkinson Engineers, Bob Atkinson, (281) 872-7600  
**Attorney:** Crain, Caton & James, Jeff Horowitz, (713) 752-8622      **Accountant:** Marshall, Shafer & Spalding, Lee Shafer, (713) 973-8333  
**Syndicator:** Simpson Housing Solutions, Mike Sugrue, (972) 422-4343      **Supp. Services:** Houston Love, Inc., Rick Sims, (281) 449-1023

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 4/12/2004

**Second Review:** Emily Price, Reviewed on 5/6/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	22	7
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		2
5**	13	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	9	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		-3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		5
7 (F)**	0	0	<b>Total Points Requested: 161</b> <b>Total Points Awarded**:</b> 99		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04064: Ramah Village Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

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

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2004	Ben Sheppard	LIHTC	Rick Simms	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Received 2 calls in succession					
2/5/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/13/2004	Ben Sheppard	LIHTC	Jim Washburn	Other	Deficiencies
<b>Description:</b> Jim Washburn's firm is the developer. I have had trouble reaching anyone to confirm that the fax was received.					
4/13/2004	Ben Sheppard	LIHTC	Ernest Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant's fax apparently does not work well. I could not send a fax to the number given as contact and could not contact anyone at the telephone number given for the contact.					
4/13/2004	Ben Sheppard	LIHTC	Depriest evangelis	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Have had difficulty in contacting anyone both at pre app and at app.					
4/12/2004	Ben Sheppard	LIHTC	Jim Washburn	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
2/5/2004	Ben Sheppard	LIHTC	Jim Washburn	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/19/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
5/20/2004	Emily Price	LIHTC	Rick Simms	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about the scoring deficiency for common amenities..					
4/20/2004	Ben Sheppard	LIHTC	Jim Washburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/20/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/20/2004	Ben Sheppard	LIHTC	Rick Simms	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/29/2004	Ben Sheppard	LIHTC	Rick Sims	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

4/23/2004 Ben Sheppard LIHTC Rick Sims Consultant/Lobbyist Deficiencies

**Description:** I sent Rick an e-mail yesterday confirming that some things on the deficiency notice were not supplied. this phone call confirmed his receipt of the e-mail

5/19/2004 Emily Price LIHTC Rick Simms Owner/Applicant/GP Deficiencies

**Description:** He called to go over a deficiency item.

4/19/2004 Ben Sheppard LIHTC Rick Simms Consultant/Lobbyist Deficiencies

**Description:**

**04065: Waterford Place**

**A. General Project Information**

**Project Location:** 1400 M. Eastman Road      **City:** Longview      **County:** Gregg      **Region:** 4  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$314,334  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

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

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

PineyWoods Home Team Affordable Hou      Douglas R. Dowler  
 Douglas R. Dowler, The Limited Partner      Douglas R. Dowler  
 Partners for Effective Development      Carol Moore  
 Special Ltd.

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

**Developer:** Pineywoods HOME Team, Douglas R. Dowler, (936) 637-7607

**Infrastructure GC:** Moore Building Associates LLP, Jerry Moore Managing Senior Partner, (936) 699-2960

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

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

**Architect:** Camp Design Group, Harold Kaemmerling, (936) 699-2960

**Attorney:** John D. Stover, John D. Stover, (936) 632-3130

**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507

**Housing GC:** Moore Building Associates LLP, Jerry Moore, (936) 699-2960

**Market Analyst:** Mark Temple, Mark Temple, 2104969499

**Property Manager:** Moore Asset Management, Mary Moore, (936) 699-4755

**Cost Estimator:** Moore Building & Associates, Jerry Moore, (936) 699-2960

**Engineer:** Pax - Sun, Tom Paxson, (936) 699-2960

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Pineywoods HOME Team Aff. Housing, Douglas Dowler, (936) 637-7607

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on  
**Second Review:** Ben Sheppard, Reviewed on 6/4/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	7	7
4 (B)	0	0	12 (D)*		4
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	14
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	5	5			
				<b>App Deficiency Points Lost:</b>	
				<b>Total Points Requested:</b>	
				<b>147</b>	
				<b>Total Points Awarded**:</b>	
				<b>153</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04065: Waterford Place Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

No appraisal - Identity of Interest. Rescinded 5/14: Ineligible Building Type. May 6,

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/28/2004	Barbara Skinner	LIHTC	Douglas Dowler	Owner/Applicant/GP	Deficiencies

**Description:** Called to verify fax number for deficiency notice.

**04066: Pineywoods Community Orange**

**A. General Project Information**

**Project Location:** 36 Scattered Sites in East Orange **City:** Orange **County:** Orange **Region:** 5  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$411,155  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

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

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

PineyWoods Home Team Affordable Hou Douglas R. Dowler  
 Douglas R. Dowler, The Limited Partner Douglas R. Dowler  
 Partners for Effective Development Carol Moore  
 Special Ltd.

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

**Developer:** Pineywoods HOME Team, Douglas R. Dowler, (936) 637-7607

**Infrastructure GC:** Moore Building Associates LLP, Jerry Moore, Managing Senior Partner, (936) 699-2960

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

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

**Architect:** Camp Design Group, Harold Kaemmerling, (936) 699-2960

**Attorney:** John D. Stover, John D. Stover, (936) 632-3130

**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507

**Housing GC:** Moore Building Associates LLP, Jerry Moore, (936) 699-2960

**Market Analyst:** Mark Temple, Mark Temple, 2104969499

**Property Manager:** Moore Asset Management, Mary Moore, (936) 699-4755

**Cost Estimator:** Moore Building & Associates, Jerry Moore, (936) 699-2960

**Engineer:** Pax - Sun, Tom Paxson, (936) 699-2960

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Pineywoods HOME Team Aff. Housing, Douglas Dowler, (936) 637-7607

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 4/14/2004

**Second Review:** Ben Sheppard, Reviewed on 4/17/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	12	4	13 (A)	8	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	5	5			
				<b>App Deficiency Points Lost:</b>	
				<b>Total Points Requested: 140</b>	
				<b>Total Points Awarded**:</b> 137	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04066: Pineywoods Community Orange Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$403,142

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/29/2004	Ben Sheppard	LIHTC	Melissa Willis	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/27/2004	Ben Sheppard	LIHTC	Gladys Partridge	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/4/2004	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/4/2004	Ben Sheppard	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**04067: Beverly Place Apartments**

**A. General Project Information**

**Project Location:** 5307 Gulfway Drive      **City:** Groves      **County:** Jefferson      **Region:** 5  
**Total Units:** 124 **Total LI Units:** 124 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$185,762  
**Set Asides:**  Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** BP Groves, Ltd.; Madison Hopson, (409) 835-7527

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

Southeast Texas Community Developmen      Madison G. Hopson  
 Real Estate Financial Services, Inc.      William L. Elsbree  
 N/A

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

**Developer:** Southeast Texas Community Dev., Madison G. Hopson, (409) 835-7527      **Housing GC:** Creative Property Management Co., Richard J. LaMarche, (713) 772-4420  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Simon Luttmann, 7136869955  
**Appraiser:** O'Connor & Associates, Simon Luttmann, (713) 686-9955      **Property Manager:** Creative Property Management Co., Richard J. LaMarche, (713) 772-4420  
**Originator/UW:** Davis-Penn Mortgage, Ray Landry, (281) 481-2400      **Cost Estimator:** Criterium Farrell Engineers, Dana Lynn, (281) 444-9580  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Crutchfield, DeCordova & Wood, Scott Crutchfield, (409) 833-9175      **Accountant:** N/A, N/A,  
**Syndicator:** Michel Associates, Skip Galanes, (617) 261-4646      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/8/2004  
**Second Review:** Shannon Roth, Reviewed on 4/9/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>114</b>
<b>Total Points Awarded**:</b>	<b>113</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04067: Beverly Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2004	Shannon Roth	LIHTC	Bill Elsbree	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to see if signatures needed to be original, I told him no.					
4/16/2004	Shannon Roth	LIHTC	Bill Elsbree	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency items.					

**04069: Plaza Del Rio Townhomes**

**A. General Project Information**

**Project Location:** 9730 Galilee **City:** El Paso **County:** El Paso **Region:** 13  
**Total Units:** 92 **Total LI Units:** 73 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$568,919  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Plaza Del Rio Townhomes, Ltd.; Ike Monty, (915) 599-1245

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

Investment Builders, Inc. Ike J. Monty

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

**Developer:** Investment Builders, Inc., Ike J. Monty, (915) 599-1245

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

**Appraiser:** Zacour and Associates, Paul G. Zacour, (915) 581-1141

**Originator/UW:** MMA Financial, LLC, Mark George, (727) 461-4801

**Architect:** David J. Marquez, A & E, David J. Marquez, (915) 532-7188

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** MMA Financial, LLC, Mark George, (727) 461-4801

**Housing GC:** Investment Builders, Inc., Ike J. Monty, (915) 599-1245

**Market Analyst:** Ipser and Associates, Ed Ipser, 8179272838

**Property Manager:** IBI Property Management, LLC, Mariann Alvarado, (915) 590-1515

**Cost Estimator:** Investment Builders, Inc., Antonio Gallardo, (915) 599-1245

**Engineer:** Roe Engineering, L.C., Bradley Roe, (915) 533-1418

**Accountant:** Robert H. Woolley, Jr. CPA, Robert H. Voolley, Jr., (915) 599-1220

**Supp. Services:** YWCA Consumer Credit Counseling Svcs., Maureen Hankins, (915) 577-2530

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	4	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0	<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04069: Plaza Del Rio Townhomes Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew the Application on 4/12/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on April 12, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/6/2004	Ben Sheppard	LIHTC	Ike Monty	Owner/Applicant/GP	Deficiencies
<b>Description:</b> One call made to Ike and one to Corinne Vonnberg					
2/6/2004	Ben Sheppard	LIHTC	Vanessa Ohnmac	Other	Deficiencies
<b>Description:</b> Assistant to Ike Monty					

**04070: Cedar Oak Townhomes**

**A. General Project Information**

**Project Location:** 1440 Cedar Oak Dr. **City:** El Paso **County:** El Paso **Region:** 13  
**Total Units:** 160 **Total LI Units:** 128 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$985,523  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Cedar Oak Townhomes, Ltd; Ike Monty, (915) 599-1245

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

Investment Builders, Inc. Ike J. Monty

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

**Developer:** Investment Builders, Inc., Ike J. Monty, (915) 599-1245

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

**Appraiser:** Zacour and Associates, Paul G. Zacour, (915) 581-1141

**Originator/UW:** MMA Financial, LLC, Mark George, (727) 461-4801

**Architect:** David J. Marquez, A & E, David J. Marquez, (915) 532-7188

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** MMA Financial, LLC, Mark George, (727) 461-4801

**Housing GC:** Investment Builders, Inc., Ike J. Monty, (915) 599-1245

**Market Analyst:** Prior and Associates, John Prior, 3038612728

**Property Manager:** IBI Property Management, LLC, Mariann Alvarado, (915) 590-1515

**Cost Estimator:** Investment Builders, Inc., Antonio Gallardo, (915) 599-1245

**Engineer:** Roe Engineering, L.C., Bradley Roe, (915) 533-1418

**Accountant:** Robert H. Woolley, Jr. CPA, Robert H. Voolley, Jr., (915) 599-1220

**Supp. Services:** YWCA Consumer Credit Counseling Svcs., Maureen Hankins, (915) 577-2530

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 4/9/2004

**Second Review:** Shannon Roth, Reviewed on 4/29/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	0
4 (B)	0	0	12 (D)*		0
5**	12	4	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>					<b>141</b>
<b>Total Points Awarded**:</b>					<b>101</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04070: Cedar Oak Townhomes Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Was determined to have an excessive inclusive capture rate and to be financially infeasible upon review by the Real Estate Analysis Division.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2004	Barbara Skinner	LIHTC	Ike Monty	Owner/Applicant/GP	Deficiencies
<b>Description:</b> called to confirm fax end send deficiency.					
5/10/2004	Barbara Skinner	LIHTC	Coreen	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called remind applicant deficiencies are due Wed.					
5/4/2004	Barbara Skinner	LIHTC	Marla Espinoza	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Wanted to over deficiency notice					

**04071: Sea Breeze**

**A. General Project Information**

**Project Location:** 7220 Staples      **City:** Corpus Christi      **County:** Nueces      **Region:** 10  
**Total Units:** 200 **Total LI Units:** 200 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$943,037  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Sea Breeze Seniors, LP; Richard Franco, (361) 889-3349

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

Corpus Christi Housing Authority      Richard Franco  
 Sea Breeze      Richard Franco  
 N/A

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

**Developer:** Richard J. Franco, Richard J. Franco, (361) 889-3349      **Housing GC:** Dennis Peacock, Dennis Peacock, (361) 889-3300  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Howard Siegel, Howard Siegel, 5122311077  
**Appraiser:** Paul Koepke, Paul Koepke, (361) 880-5885      **Property Manager:** Marissa Smithwick, Marissa Smithwick, (361) 993-2596  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Eloy Suarez, Eloy Suarez, (361) 882-8070  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Edel Ruiseco, Edel Ruiseco, (361) 889-3348      **Accountant:** Pat Huwel, Pat Huwel, (361) 889-3314  
**Syndicator:** PNC Bank, N.A., K. Nicole Flores, (512) 454-8020      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Shannon Roth, Reviewed on 4/8/2004

**Second Review:** Ben Sheppard, Reviewed on 4/14/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	7
4 (B)	0	0	12 (D)*		4
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	14
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	0	0	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>118</b>
			<b>Total Points Awarded**:</b>		<b>128</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04071: Sea Breeze Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2004	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/15/2004	Ben Sheppard	LIHTC	Debbie W. Corpus	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called re mail receipt tracking.					
4/15/2004	Ben Sheppard	LIHTC	Del Fa can't spell	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/23/2004	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Application General
<b>Description:</b> Consultant was sent an e-mail supporting an answer given him previously about threshold requirements for evidence of financing					
2/17/2004	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Application General
<b>Description:</b>					
2/17/2004	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Application General
<b>Description:</b>					

**04072: Nacogdoches Senior Village**

**A. General Project Information**

**Project Location:** 6005 Harris Street      **City:** Nacogdoches      **County:** Nacogdoches      **Region:** 5  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$256,888  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Nacogdoches Senior Village, LP; Bonita Williams, (936) 560-2636

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

B & L Housing - Nacogdoches, LP      Bonita Williams  
 Sun America Affordable Housing      Lee Stevens  
 N/A

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

**Developer:** Louis Williams, Bonita Williams, (936) 560-2636      **Housing GC:** Louis Williams & Associates, Inc., Louis Williams, (936) 560-2336  
**Infrastructure GC:** Louis Williams & Associates, Inc., Louis Williams, (936) 560-2636      **Market Analyst:** Patrick O'Connor & Associates, Craig Young, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** N/A, N/A,  
**Originator/UW:** Sun America Affordable Housing, Lee Stevens, (214) 932-2505      **Cost Estimator:** N/A, N/A,  
**Architect:** Delbert Richardson, P.E., Delbert Richardson, (936) 639-9761      **Engineer:** Delbert Richardson, P.E., Delbert Richardson, (936) 639-9761  
**Attorney:** David Ash, David Ash, (936) 569-2828      **Accountant:** Halls, Johnson, McLemore, Redfield & Rodriguez, LL, Michael Halls, (936) 564-8186  
**Syndicator:** Sun America Affordable Housing, Lee Steven, (214) 932-2505      **Supp. Services:** Nacogdoches County Aging Committee, Maedelle Weaver, (936) 569-6350

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/24/2004  
**Second Review:** Emily Price, Reviewed on 4/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	0	0
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		0
7 (G)	5	5	<b>Total Points Requested:</b>		<b>122</b>
			<b>Total Points Awarded**:</b>		<b>125</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04072: Nacogdoches Senior Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/27/2004	Shannon Roth	LIHTC	Bonita Williams	Owner/Applicant/GP	Deficiencies

**Description:** Called to let her know I was faxing over a deficiency letter.



## **04073: Avenue Park Villas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2004	Shannon Roth	LIHTC	Fred Odanga	Owner/Applicant/GP	Deficiencies

**Description:** Called to ask him to fax over a rent schedule which is complete so I can complete so I can complete the review. I left a voice mail.

**04074: Las Palmas Garden Apartments**

**A. General Project Information**

**Project Location:** 1014 S. San Eduardo      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** R      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$639,786  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Texas Las Palmas Housing, L.P.; David Marquez, (210) 216-5611

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

TX Las Palmas Housing, L.P.                      David Marquez  
 TX Las Palmas Development, L.L.C.              David Marquez  
 Urban Progress Corporation, Inc.              George Ozuna, Jr.

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

**Developer:** Urban Progress Corporation, Inc, George Ozuna, Jr., (210) 601-9360      **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Butler Burgher, Inc., Diane Butler, (214) 739-0700      **Property Manager:** Southwest Housing Management Corporation, Beth Thompson, (214) 891-1402  
**Originator/UW:** Malone Mortgage Company, Terri L. Anderson, (214) 696-0386      **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878      **Engineer:** OBC Engineers, LTD, Rolando Briones, (210) 828-1431  
**Attorney:** Shackelford, Melton, & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Reznick Fedder. & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Paramount Financial Group, Mike Moses, (216) 378-1524      **Supp. Services:** Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 3/21/2004  
**Second Review:** Emily Price, Reviewed on 3/25/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>126</b>
<b>Total Points Awarded**:</b>	<b>132</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04074: Las Palmas Garden Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/7/2004	Emily Price	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called him to go over 2 deficiency responses. I told him that he needed to submit a revised attorney's opinion with "Urban Progress Corporation" as the nonprofit. I also questioned him about the request letters for neighborhood organizations and told him to submit a letter stating that they notified all of the organizations known.					
3/25/2004	Ben Sheppard	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Two calls regarding financing of the development.					
3/24/2004	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
2/4/2004	Ben Sheppard	LIHTC	Nelly Martinez for	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04077: Bayforest Ranch**

**A. General Project Information**

**Project Location:** 2600 Highway 146      **City:** La Porte      **County:** Harris      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$707,177  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Bayforest Ranch, Ltd.; Barry Kahn, (713) 871-0063

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

Investors Management Corp.      Darlene S. Guidry  
Investors Affordable Housing Group X, LLC      W. Barry Kahn  
Hettig Development Group X, Ltd.      W. Barry Kahn

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

**Developer:** Hettig Development Group X, Ltd, W. Barry Kahn, (713) 871-0063      **Housing GC:** Hettig Construction Corp., John E. Hettig, (713) 871-0063  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Craig Young, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063  
**Originator/UW:** Mitchell Mortgage Company, LLC, Wendy Maceo, (281) 297-7863      **Cost Estimator:** N/A, N/A,  
**Architect:** JRM Architects, Inc., James R. Merriman, (218) 242-6806      **Engineer:** Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-8700  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700      **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** JER Hudson Housing Capital, Sam Ganeshan, (212) 218-4488      **Supp. Services:** Childhood and Adult Development Center, Isaac Matthews, (713) 290-1802

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		1	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		3	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04077: Bayforest Ranch Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Did not submit evidence of zoning as of 4/01/04. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2004	Shannon Roth	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to tell him he was faxing over some of his deficiency items.					
4/27/2004	Shannon Roth	LIHTC	left voicemail for B	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him today is the 7th day for his deficiency items.					
4/23/2004	Shannon Roth an	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> We returned his call to discuss zoning					
4/23/2004	Shannon Roth	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to discuss the zoning letter					
4/16/2004	Shannon Roth	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over his deficiency letter.					
4/16/2004	Shannon Roth	LIHTC	Ana at Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let them know I was faxing over 2 deficiency letters.					

**04079: Baybrook Park Retirement Center**

**A. General Project Information**

**Project Location:** 500 Texas Avenue West      **City:** Webster      **County:** Harris      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$450,043  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Baybrook Park Retirement Center, Ltd.; Barry Kahn, (713) 871-0063

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

Harris County Housing Authority      Guy Rankin  
HCHA Baybrook Park, LLC      Guy R. Rankin  
HCHA Baybrook Park, LLC      Guy Rankin  
Baybrook Park Retirement Center, Ltd.      W. Barry Kahn

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

**Developer:** Hettig Development Group XI, Ltd, W. Barry Kahn, (713) 871-0063

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

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

**Originator/UW:** Mitchell Mortgage Company, LLC, Wendy Maceo, (281) 297-7863

**Architect:** JRM Architects, Inc., James R. Merriman, (281) 242-6806

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700

**Syndicator:** JER Hudson Housing Capital, Sam Ganeshan, (212) 218-4488

**Housing GC:** Hettig Construction Corp., John E. Hettig, (713) 871-0063

**Market Analyst:** O'Connor & Association, Craig Young, 7136869955

**Property Manager:** Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063

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

**Engineer:** Brown & Gay Engineer, Inc., Larry Millberger, (281) 558-8700

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Childhood and Adult Development Center, Isaac Matthews, (713) 290-1802

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/12/2004

**Second Review:** Shannon Roth, Reviewed on 4/13/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	17	6	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	
				<b>Total Points Requested:</b>	
				<b>153</b>	
				<b>Total Points Awarded**:</b>	
				<b>152</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04079: Baybrook Park Retirement Center Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$445,118

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/27/2004	Lisa Vecchietti	Underwriting	Barry Kahn	Owner/Applicant/GP	Appeals
<b>Description:</b>	I called Barry to let him know that the recommended list does not include the recommended allocation, but only the Applicant's requested amount. Also, he will be sending documentation to support the eligible basis issue and the direct costs he feels were not included into the UW estimate.				
7/27/2004	Lisa Vecchietti	Underwriting	Barry Kahn	Owner/Applicant/GP	Appeals
<b>Description:</b>	Mr. Kahn called to point out a discrepancy between the recommended tax credit allocation in the list printed in the Board Book and the recommendation in the published underwriting report. He also stated that he felt the direct cost estimate in the UW report is inaccurate. UW seems to have missed costs associated with exterior materials (brick/stucco), an additional elevator (2 total), and a required sprinkler system. Finally, Barry wants to change the underwriting recommendation from a reduction in credits due to uncertainty with regards to use of HOME funds, which resulted in a reduction in eligible basis, to a recommendation for the full requested tax credits conditioned upon receipt of proof that the HOME funds will not affect basis.				
8/2/2004	Lisa Vecchietti	Underwriting	Barry Kahn	Owner/Applicant/GP	Appeals
<b>Description:</b>	Mr. Kahn called to state that he may not be able to respond in full to REA's request for additional support information. He is appealing the reduction of eligible basis by the amount of the proposed HOME funds. His appeal is based on the proposed structure of the development, but he has not provided support for the proposed structure. I asked him to provide everything he could before leaving for his vacation and stressed that we would be able to consider only the items submitted.				
5/25/2004	Lisa Vecchietti	Underwriting	Barry Kahn	Consultant/Lobbyist	Other
<b>Description:</b>	Mr. Kahn wanted to relay that he is having difficulty coming up with a response to a request for additional support for operating expenses projections. Also, he wanted to make sure that we would accept a draft of a requested letter from the Housing Authority until the final version has been signed. The final version will be forwarded after the REA indicated response date.				
5/24/2004	Lisa Vecchietti	Underwriting	Barry Kahn	Consultant/Lobbyist	Other
<b>Description:</b>	Mr. Kahn called to discuss my request for items/clarification. He was not clear on what I needed as support for expense line items and he wanted to explain the source of funding through HCHA.				
6/8/2004	David Danenfelze	LIHTC	Barry Kahn	Owner/Applicant/GP	Scoring
<b>Description:</b>	I received an email and phone call from Mr. Kahn regarding QCP points for input from neighborhood organizations. Mr. Kahn stated that he believes that his application and submission met all of the requirements of the QAP to be considered. I told him that he should appeal the decision if he felt that the dept. was in error in scoring and considered the letters of support. He further discussed the organization's nature and role with the community, but I reiterated that he would have to follow the proper process for making an appeal on this matter.				

6/4/2004 Lisa Vecchiotti Underwriting Barry Kahn Owner/Applicant/GP Other

**Description:** Mr. Kahn called to discuss the ERA request for additional info dated 6/3/04. He does not think that financial statements for the Housing Authority are required and will get back with us on the issue of Home funds and eligible basis.

4/16/2004 Shannon Roth LIHTC Barry Kahn Owner/Applicant/GP Deficiencies

**Description:** Called to go over his deficiency letter.

**04082: Fenner Square**

**A. General Project Information**

**Project Location:** Burke at Campbell Street      **City:** Goliad      **County:** Goliad      **Region:** 10  
**Total Units:** 32 **Total LI Units:** 32 **Activity\*:** NC    \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$195,062  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Fenner Square, Ltd.; Gary Driggers, (210) 684-0679

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

Merced-Fenner Square, L.L.C.                      Gary M. Driggers  
Merced Housing Texas                              Susan R. Sheeran  
Gant's Land Maintenance                         George E. Gant

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

**Developer:** Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679      **Housing GC:** David L. Hurst Construction, Inc., David L. Hurst, (361) 570-0703  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Novogradac & Company LLP, Kevin Watkins, 5122310158  
**Appraiser:** N/A, N/A,      **Property Manager:** Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679  
**Originator/UW:** MuniMae Midland, LLC, Ryan W. Luxon, (972) 404-1118      **Cost Estimator:** Bradford Winkler, Bradford Winkler, (830) 217-4211  
**Architect:** Sprinkle Robey, Thom Robey, (210) 227-7722      **Engineer:** Gessner Engineering, Thomas Gessner, (979) 680-8840  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700      **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** MMA Financial Warehousing, Marie Keutmann, (617) 772-9557      **Supp. Services:** Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/25/2004  
**Second Review:** Emily Price, Reviewed on 4/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	8	3	3				
2*		2	9	1	1				
3 (A-E)	5	5	10 (A)	2	2				
3 (F)	0	0	10 (B)	6	6				
3 (G)**	0	0	11**	0	0				
4 (A)	5	5	12 (A-C)	8	8				
4 (B)	0	0	12 (D)*		4				
5**	12	4	13 (A)	0	0				
6 (A)	3	3	14 (A)*	9	8				
6 (B)	6	6	14 (B)*	0	0				
6 (C)		3	15	6	6				
7 (B)	9	9	16	5	5				
7 (C)	12	12	17	7	7				
7 (D)	6	6	18	-	0				
7 (E)	0	0	<b>App Deficiency Points Lost:</b> 0						
7 (F)**	0	0	<table border="1"> <tr><td><b>Total Points Requested:</b></td><td><b>138</b></td></tr> <tr><td><b>Total Points Awarded**:</b></td><td><b>138</b></td></tr> </table>			<b>Total Points Requested:</b>	<b>138</b>	<b>Total Points Awarded**:</b>	<b>138</b>
<b>Total Points Requested:</b>	<b>138</b>								
<b>Total Points Awarded**:</b>	<b>138</b>								
7 (G)	5	5							

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04082: Fenner Square Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within the region. **Credit Amount Allocated by Board:** \$195,062

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/20/2004	Emily Price	LIHTC	Gary Driggers	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency letter.					
1/21/2004	Emily Price	LIHTC	Gary Driggers	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to clarify deficiency item #3.					

## 04084: Chelsea Place Apartments

### A. General Project Information

**Project Location:** 300 Block of Chelsea Place      **City:** Selma      **County:** Guadalupe      **Region:** 9  
**Total Units:** 178 **Total LI Units:** 142 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$870,953  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Chelsea Place Apartments, L.P.; Paul Inameti, (512) 458-5577

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

Inameti Realty Group, Inc.      Paul Inameti  
Rea Development Corporation      Bill Rea

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

**Developer:** Rea Development Corporation, Bill Rea, (828) 526-2644

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

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

**Originator/UW:** BankOne, Pauline Allen, (713) 751-3805

**Architect:** Fred Puccianno, Jonathan Lee, (770) 457-0623

**Attorney:** Mark D. Foster, Mark D. Foster, (214) 363-9599

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

**Housing GC:** Rea Construction, Bill Rea, (828) 526-2644

**Market Analyst:** O'Connor & Associates, Carl Thornton, 7136869955

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

**Cost Estimator:** Rea Construction, Bill Rea, (828) 526-2644

**Engineer:** Brown & Gay, Ronnie Harris, (281) 558-8700

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Beacon Endeavors, Pat Goates, (972) 222-0876

### C. Scoring Information

**First Review:** Barbara Skinner, Reviewed on 4/12/2004

**Second Review:** Emily Price, Reviewed on 4/13/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	16	6	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>145</b>
<b>Total Points Awarded**:</b>	<b>143</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04084: Chelsea Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/17/2004	Jim Anderson	Underwriting	Cherno Njie	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Clarification of forgivability of leveraging funds.					
6/15/2004	Jim Anderson	Underwriting	Cherno Njie	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed deficiencies ( specifically my notification that we would not be using the increase request, & requested a financial statement for Paul Inameti, CPA)					
6/17/2004	Ben Sheppard	LIHTC	Cherno Njie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Cherno asked me if he could talk to Brook about his application. I told him that he could write her an e-mail. He said that the interest and principle are favorable on his subsidy for 30% units, not just the interest.					
6/11/2004	Jim Anderson	Underwriting	Cherno Njie	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Discussed whether separate financial statement is necessary for Paul Inameti CPA.					
6/3/2004	Jim Anderson	Underwriting	Cherno Njie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Met him in 4th floor reception area to accept deficiency response.					

## 04085: Redwood Heights Apartments

### A. General Project Information

**Project Location:** 7300 Block of Jensen Driven      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 96 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$600,146  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Redwood Heights, Ltd.; Rick Deyoe, (512) 858-2674

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

Avenue Community Development Corpora      Mary Lawler

N/A

N/A

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

**Developer:** Redwood Heights Development, LLC, Rick J. Deyoe, (512) 858-2674

**Infrastructure GC:** Construction Supervisors Inc., Ron Mostyn, (713) 667-0123

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

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

**Architect:** Northfield Design Group, Don Smith, (512) 302-4158

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** N/A, N/A,

**Housing GC:** Construction Supervisors, Inc., Ron Mostyn, (713) 667-0123

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

**Property Manager:** Capstone Real Estate Service, Inc., Matt Lutz, (512) 646-6700

**Cost Estimator:** Construction Supervisors, Inc., Ron Mostyn, (713) 667-0123

**Engineer:** Powers Engineering Group, Forrest Powers, (512) 367-8269

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

**Supp. Services:** Avenue Community Development Corp., Mary Lawler, (713) 468-8099

### C. Scoring Information

**First Review:** Emily Price, Reviewed on 4/13/2004

**Second Review:** Ben Sheppard, Reviewed on 4/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	15	5
4 (A)	5	5	12 (A-C)	4	2
4 (B)	0	0	12 (D)*		7
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

**Total Points Requested: 149**

**Total Points Awarded\*\*: 141**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04085: Redwood Heights Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$600,146

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2004	Ben Sheppard	LIHTC	Sharon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/27/2004	Ben Sheppard	LIHTC	Rick Deyoe and S	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**04086: Timber Village Apartments**

**A. General Project Information**

**Project Location:** 2707 Norwood Street at Loop 390 **City:** Marshall **County:** Harrison **Region:** 4  
**Total Units:** 96 **Total LI Units:** 82 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$640,277  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Timber Village, Ltd.; Rick Deyoe, (512) 858-2674

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

Timber Village I, LLC Rick J. Deyoe  
 Realtex Development Corporation Rick J. Deyoe  
 N/A

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

**Developer:** Timber Village Development, LLC, Rick J. Deyoe, (512) 858-2674  
**Infrastructure GC:** Construction Supervisors, Inc., Ron Mostyn, (713) 667-0123  
**Appraiser:** N/A, N/A,

**Housing GC:** Construction Supervisors, Inc., Ron Mostyn, (713) 667-0123  
**Market Analyst:** O'Connor & Associates, Craig Young, 71356869955  
**Property Manager:** Capstone Real Estate Service, Inc., Matt Lutz, (512) 646-6700  
**Cost Estimator:** Construction Supervisors, Inc., Ron Mostyn, (713) 667-0123  
**Engineer:** Powers Engineering Group, Forrest Powers, (512) 367-8269  
**Accountant:** Reznick Fedder & Silverman, Tom Fassett, (704) 332-9100  
**Supp. Services:** Texas Interfaith Housing, Jot Couch, (713) 526-6634

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

**Architect:** Northfield Design Group, Don Smith, (512) 302-1458

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/13/2004  
**Second Review:** Shannon Roth, Reviewed on 4/14/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	17	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	6	4	<b>Total Points Requested: 151</b> <b>Total Points Awarded**: 131</b>		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04086: Timber Village Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2004	Shannon Roth	LIHTC	left voicemail for R	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a message that today is the 7th day for his deficiency items.					
4/28/2004	Shannon Roth	LIHTC	Sharon	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her that today is the 8th day for her deficiency.					
4/28/2004	Shannon Roth	LIHTC	Sharon	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to see if she could fax over the requested items even though exceeded 10 pages. I told her yes as long as it was no more than 20.					
4/16/2004	Shannon Roth	LIHTC	Sharon	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let them know a deficiency notice was being faxed.					

## 04088: South Plains Apartments

### A. General Project Information

**Project Location:** 5520 58th Street      **City:** Lubbock      **County:** Lubbock      **Region:** 1  
**Total Units:** 144 **Total LI Units:** 144 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$379,812  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Lubbock South Plains Apartments, Ltd.; Gary Hall, (806) 798-0211

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

Lubbock South Plains Apartments, Ltd      Paul D. Stell  
Lubbock SP Apartments, LLC      Paul D. Stell  
N/A

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

**Developer:** Stellar Development, Ltd., Paul D. Stell, (806) 798-0211  
**Infrastructure GC:** N/A, ,  
**Appraiser:** SMS Appraisal Services, Steve Sparks, (806) 798-2828

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

**Architect:** N/A, N/A,

**Attorney:** N/A, N/A,

**Syndicator:** N/A, N/A,

**Housing GC:** Stellar Development, Ltd, Paul D. Stell, (806) 798-0211

**Market Analyst:** Novogradac & Company, John Cole, 5122310158

**Property Manager:** Stell & Young Management, Charles Young, (806) 798-0888

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

**Engineer:** Parkhill, Smith & Cooper, Allan Wolf, (806) 473-2200

**Accountant:** Novogradac & Company, N/A, (512) 231-0158

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

### C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 5/4/2004

**Second Review:** Shannon Roth, Reviewed on 5/11/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		2
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	0	0
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			

App Deficiency Points Lost: 0

**Total Points Requested: 112**

**Total Points Awarded\*\*: 113**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04088: South Plains Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$372,410

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2004	Shannon Roth	LIHTC	Gary Hall	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call, to let him know no additional information is needed at this time. If and when his file goes to UW if they need any additional info they will be in touch.					
5/17/2004	Shannon Roth	LIHTC	left voicemail for G	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call and told him to please submit all his deficiency items at once instead of piece by piece.					
5/12/2004	Shannon Roth	LIHTC	Gail	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency letter.					
1/29/2004	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Application General
<b>Description:</b> Three separate conversations, one asking a question, one answering and asking another question and one answering the final. Questions about the way the at-risk set-aside would be funded, including the whether at-risk would be split between urban/exurban and rural.					



## **04089: Villas of Forest Hill Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$424,339

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/22/2004	Ben Sheppard	LIHTC	Deborah Griffin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> e-mail address: deborah@hdc-qami.com					
1/22/2004	Ben Sheppard	LIHTC	Deborah Griffin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> e-mail address: deborah@hdc-qami.com					
1/22/2004	Ben Sheppard	LIHTC	Deborah Griffin	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



## 04091: Roselawn Manor Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

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

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2004	Shannon Roth	LIHTC	Jeff Crozier	Consultant/Lobbyist	Deficiencies
<b>Description:</b> returned his call to go over #04091					
2/3/2004	Shannon Roth	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was able to confirm with Gov. Relations, that the cities and counties in question are single member districts, therefore, the information he submitted will suffice.					
4/19/2004	Shannon Roth	LIHTC	Glenn Putnam	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to request the rent schedule, since it was not submitted in the application. Glenn asked if there was a form for it? I told him yes it was in the uniform application. He said he would fax it.					
4/29/2004	Shannon Roth	LIHTC	Janell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know this is the 8th day. Janell gave me another number to try. I called it and left a message with Mr. Putnam.					
4/28/2004	Shannon Roth	LIHTC	Mildred Putnam	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called me back, I told her today is the 7th day of her deficiency notice..					
4/28/2004	Shannon Roth	LIHTC	Janell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Mildred Putnam know today is day 7 of the deficiency deadline. She was out I left my name and number for her to call me back.					
5/19/2004	Shannon Roth	LIHTC	Mildred Putnam	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I received the faxed cost schedule with the owners signature. I inquired about the contractor signature still being blank, she indicated the contractor has yet to be determined.					
6/11/2004	Lisa Vecchietti	Underwriting	Jeff Crozier	Consultant/Lobbyist	Other
<b>Description:</b> Mr Cozier called to ask for clarification on my request for additional information. The only specific item discussed was the use of a 100% applicable fraction in calculating the requested tax credits when the rent schedule includes market rate units.					
6/10/2004	Lisa Vecchietti	Underwriting	Paul Hay	Other	Other
<b>Description:</b> The architect for the development wanted to make sure that the packet he is planning to send will meet the request for architect with accurate and legible scale.					
1/22/2004	Ben Sheppard	LIHTC	Mildred Putnam	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

6/9/2004	Lisa Vecchietti	Underwriting	Mildred Putnam	Owner/Applicant/GP	Other
<b>Description:</b> Ms. Putnam called to ask questions about my request for information. She will fax a full copy of the title policy and it turns out that the owner will be requesting a tax exemption from the local taxing authority . Therefore, the operating expense exhibits will be updated to reflect no property taxes.					
5/19/2004	Shannon Roth	LIHTC	Left voicemail for	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know some of the items that were submitted are not going to satisfy the request. Must submit revised info by today to avoid losing any more points. If all the revised info is submitted by 5 today, they will only lose 5 points additional points					
4/29/2004	Shannon Roth	LIHTC	Jeff Crozier	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I received the deficiency package around 4:20 , unable to completely go through the entire package, I glance at some of the items I could quickly review. Several are still not correct, called Jeff since he dropped it off, and told him what was missing/incomplete. He told me to speak with Mildred Putnam . She was responsible for putting it all together and just forwarded it to him to drop off.					
4/29/2004	Shannon Roth	LIHTC	Jeff Crozier	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I received the deficiency around 4:20, unable to completely go through the entire package, I glanced at some of the items I could quickly review. Several are still not correct , called Jeff since he dropped it off, and told him what was missing/incomplete. He told me to speak with Mildred Putnam, she was responsible for putting it all together and just forwarded it to him to drop off. Left her a message.					
4/30/2004	Shannon Roth an	LIHTC	Mildred Putnam a	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She returned my call. I went over the items she submitted and explained to her why only a few of the numerous items I requested were satisfactory. I explained to her she has till 5 pm today to only loses 5pts and the Monday by 5 she will only lose 10 points. After 5pm the file will be terminated. I also told her if that the case she can appeal the termination.					
5/6/2004	Shannon Roth	LIHTC	Glenn Putnam, hu	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Mildred Putnam know I was faxing over a deficiency notice , she was not home, told her husband instead.					
5/19/2004	Shannon Roth	LIHTC	Left voicemail for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called her to remind her today is the 9th day, she must submit all the requested information by 5pm to avoid losing 10 points. I called on Monday and reminded her that Tuesday was her 8th day, she would lose 5 points if everything wasn't submitted by 5pm on Tuesday. When I came in this morning , nothing had been submitted. The application has lost 5 points..					
5/19/2004	Shannon Roth	LIHTC	Jeff Crozier	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to inquire about the items on the deficiency notice having not been submitted by Tuesday 5pm deadline.					
5/17/2004	Shannon Roth	LIHTC	Mildred Putnam	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her the deficiency items are due tomorrow by 5pm.She said ok she knew that.					
5/19/2004	Shannon Roth	LIHTC	Mildred Putnam	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her I am still missing info for Tab 1F Part II for Parsons Group. And item #5 for Tab 4K					
6/10/2004	Lisa Vecchietti	Underwriting	Paul Hay	Other	Other
<b>Description:</b> The architect for development wanted to make sure that the packet he is planning to send will meet the request for architectural drawings with accurate and legible scales.					

**04093: Villas of Seagoville**

**A. General Project Information**

**Project Location:** 600 Block of East Malloy Bridge Rd. **City:** Seagoville **County:** Dallas **Region:** 3  
**Total Units:** 100 **Total LI Units:** 78 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$428,270  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Villas of Seagoville Limited Partnership; Deborah Griffin, (214) 350-8822

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

Seagoville Villas, LLC Deborah A. Griffin  
 Hearthside Development Corporation Deborah A. Griffin  
 N/A

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

**Developer:** Hearthside Development Corporation, Deborah A. Griffin, (214) 350-8822 **Housing GC:** Rainier Company, Ltd., Mike Balloun, (817) 378-0930  
**Infrastructure GC:** Rainier Company, Ltd., Mike Balloun, (817) 378-0930 **Market Analyst:** The Jack Poe Company, Inc., Jack Poe, 2147209898  
**Appraiser:** The Jack Poe Company, Inc., Jack Poe, (214) 720-9898 **Property Manager:** Quest Asset Managements, Inc., Deborah Griffin, (214) 351-5600  
**Originator/UW:** PNC Bank, NA, Robert Walton, (502) 581-2840 **Cost Estimator:** Rainier Company, Ltd., Mike Balloun, (817) 378-0930  
**Architect:** Gary Garmon Architects, Gary Garmon, (214) 220-2005 **Engineer:** CPH Engineers, Inc., Bill Stueber, (972) 490-1515  
**Attorney:** Matthews, Carlton, Stein, et. al., Kenneth Stein, (972) 234-3400 **Accountant:** Reznick Fedder & Silverman, Renee Scruggs, (301) 652-9100  
**Syndicator:** SunAmerica Affordable Housing Partners, Denise Fazio, (804) 261-6100 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/14/2004  
**Second Review:** Shannon Roth, Reviewed on 4/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	6	5
4 (B)	0	0	12 (D)*		3
5**	17	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>				<b>145</b>	
<b>Total Points Awarded**:</b>				<b>137</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04093: Villas of Seagoville Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$427,745

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/22/2004	Shannon Roth	LIHTC	Dustie Jones	Owner/Applicant/GP	Deficiencies

**Description:** Called to let her know I was faxing over a deficiency letter.

**04094: Big Country Senior Village**

**A. General Project Information**

**Project Location:** 700 East Stamford      **City:** Abilene      **County:** Taylor      **Region:** 2  
**Total Units:** 120 **Total LI Units:** 108 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$611,410  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** SWHP Abilene, LP; Randy Stevenson, (817) 261-5088

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

Southwest Housing Providers, LLC      Randy Stevenson  
Randy Stevenson (LP)      Randy Stevenson  
N/A

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

**Developer:** SWHP Development, LP, Randy Stevenson, (817) 261-5088

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

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

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

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044

**Attorney:** McWhorter, Cobb & Johnson, LLP, Gwynne Keyk, (806) 762-0214

**Syndicator:** MMA Financial Warehousing, Marie Keutmann, (617) 772-9557

**Housing GC:** Alpha Construction Company, Daniel Allgeier, (972) 991-8606

**Market Analyst:** Mark C. Temple, Mark C. Temple, 2104969499

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

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

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

**Accountant:** Thomas Stephen & Co., LLP, Tom Katopody, (817) 424-2437

**Supp. Services:** Meals on Wheels, Robbie Burleson, (325) 672-5050

**C. Scoring Information**

**First Review:** Shannon Roth, Reviewed on 4/14/2004

**Second Review:** Emily Price, Reviewed on 4/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	-1	-1	12 (D)*		9
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	<b>136</b>
				<b>Total Points Awarded**:</b>	<b>145</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04094: Big Country Senior Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/5/2004	Shannon Roth	LIHTC	Sharon Laurence	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to verify I received her deficiency info. I told her yes.					
1/22/2004	Shannon Roth	LIHTC	Sharon Laurence	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency request for #04094 and #04095.					

**04095: Green Briar Village**

**A. General Project Information**

**Project Location:** 601 Airport Drive      **City:** Wichita Falls      **County:** Wichita      **Region:** 2  
**Total Units:** 140 **Total LI Units:** 126 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$851,219  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** SWHP Wichita Falls, LP; Randy Stevenson, (817) 261-5088

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

Southwest Housing Providers, LLC      Randy Stevenson  
Randy Stevenson (LP)      Randy Stevenson

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

**Developer:** SWHP Development, LP, Randy Stevenson, (817) 261-5088      **Housing GC:** Alpha Construction Company, Daniel Allgeier, (972) 991-8606  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark C. Temple, Mark C. Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** UAH Property Management, LP, Mike Clark, (214) 265-7227  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044      **Engineer:** N/A, N/A,  
**Attorney:** McWhorter, Cobb & Johnson, LLP, Gwynne Keyk, (806) 762-0214      **Accountant:** Thomas Stephen & Co., LLP, Tom Katopody, (817) 424-2437  
**Syndicator:** MMA Financial Warehousing, Marie Keutmann, (617) 772-9557      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 4/14/2004  
**Second Review:** Ben Sheppard, Reviewed on 4/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	<b>137</b>
				<b>Total Points Awarded**:</b>	<b>146</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04095: Green Briar Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/18/2004	Ben Sheppard	LIHTC	Randy Stevenson	Owner/Applicant/GP	Appeals
<b>Description:</b> Ask me to listen to the facts of his deficiency.					
6/2/2004	Phillip Drake	Underwriting	Randy Stevenson	Owner/Applicant/GP	Other
<b>Description:</b> Noise study, Architect cost estimate					
6/3/2004	Phillip Drake	Underwriting	Randy Stevenson	Owner/Applicant/GP	Other
<b>Description:</b> Noise Issues, clarification on noise study/ report conditions					
2/5/2004	Shannon Roth	LIHTC	Sharon Laurence	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to verify I received her deficiency info. I told her yes.					
1/22/2004	Shannon Roth	LIHTC	Sharon Laurence	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency request for #04094 and #04095.					

## 04096: Villa Main Apartments

### A. General Project Information

**Project Location:** 901 Main Avenue      **City:** Port Arthur      **County:** Jefferson      **Region:** 5  
**Total Units:** 140 **Total LI Units:** 140 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$192,811  
**Set Asides:**  Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** 901 Main, Ltd.; Madison Hopson, (409) 835-7527

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

Southeast Texas Community Developmen      Madison G. Hopson  
Real Estate Financial Services, Inc.      William L. Elsbree

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

**Developer:** Southeast Texas Community Dev., Madison G. Hopson, (409) 835-7527      **Housing GC:** Creative Property Management Co., Richard J. LaMarche, (713) 772-4420  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Gerald A. Teel Company, Inc., Tim Treadway, 7134675858  
**Appraiser:** The Gerald A. Teel Company, Tim Treadway, (713) 467-5858      **Property Manager:** Creative Property Management Co., Richard J. LaMarche, (713) 772-4420  
**Originator/UW:** Davis-Penn Mortgage, Ray Landry, (281) 481-2400      **Cost Estimator:** Criterium Farrell Engineers, Dana Lynn, (281) 444-9580  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Crutchfield, DeCordova & Wood, Scott Crutchfield, (409) 833-9175      **Accountant:** N/A, N/A,  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

### C. Scoring Information

**First Review:** Emily Price, Reviewed on 4/15/2004  
**Second Review:** Shannon Roth, Reviewed on 4/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	0	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0			
7 (G)	0	0			

**Total Points Requested: 113**  
**Total Points Awarded\*\*: 110**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04096: Villa Main Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

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

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/4/2004	Shannon Roth	LIHTC	left voice mail for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> called to let him know today is the 7th day for his deficiency items.					
2/4/2004	Shannon Roth	LIHTC	Madison Hopson/	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to tell him that they would lose 5 points. He did not complete issue 4, he did not go back to the city and ask for a list of only neighborhood organizations or get a letter that says there are none. Called him again further conversation with Brooke, and told him what he submitted was ok and he must submit by full application one of the following: 1. a letter from the city narrowing down the original list to only neighborhood organizations and then notifying them or provide proof they are not within the zip code or 1/2 mile. 2. submitting the entire list of organizations given to them by the city and notifying all of them. 3. submit a letter from the narrowing down the original list and verifying that none on the list are neighborhood organizations.					
2/3/2004	Shannon Roth	LIHTC	Madison Hopson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know today is the 8th day regarding his deficiency items which are still outstanding. He was out of the office, I left a voice message.					
2/2/2004	Shannon Roth	LIHTC	Madison Hopson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call, verified that his information is due by 5 PM tomorrow or he will lose 5 points.					
1/22/2004	Shannon Roth	LIHTC	Madison Hopson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left a voice message that I was faxing over a deficiency fax.					
1/23/2004	Shannon Roth	LIHTC	Madison Hopson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to clarify the deficiency notice I sent.					

**04098: Copperwood Apartments**

**A. General Project Information**

**Project Location:** 4407 South Panther Creek Dr. **City:** The Woodlands **County:** Montgomery **Region:** 6  
**Total Units:** 300 **Total LI Units:** 300 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,057,335  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Copperwood Preservation, L.P.; Paul Patierno, (310) 258-5122

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

AIMCO Winter Garden, LLC Paul Patierno  
 AIMCO Biltmore, LLC Paul Patierno  
 AIMCO Country Club Heights, LLC Paul Patierno  
 AIMCO Northpoint, LLC Paul Patierno

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

**Developer:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100 **Housing GC:** HCI, Ltd., Jeff Folkes, (817) 819-6207  
**Infrastructure GC:** N/A, **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Multi-Housing Appraisal Associates, Tom Doctor, (210) 493-3132 **Property Manager:** NHP Management Company, Chuck Turner, (303) 757-8101  
**Originator/UW:** AIMCO Equity Service, Inc., Paul Patierno, (310) 258-5100 **Cost Estimator:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Architect:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400 **Engineer:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Attorney:** Resch, Polster, Alpert & Berger, Peter Alpert, (310) 277-8300 **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** AIMCO Capital Tax Credit Fund III, Michael Hornbrook, (310) 258-5100 **Supp. Services:** Interfaith, Jody Dejung, (281) 367-1230

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 3/15/2004  
**Second Review:** Emily Price, Reviewed on 3/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested: 132</b> <b>Total Points Awarded**: 137</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04098: Copperwood Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

**Credit Amount Allocated by Board:** \$1,006,263

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2004	Albert Murray	Underwriting	Paul Patierno with	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Talked with Paul Patierno this afternoon to answer several questions that he had TDHCA disallowing some of the tax credits due to an identity of interest. We discussed in detail the overall numbers and how we arrive at them and that there was a shortfall that had to be covered by way of the developers fee and Contractors Fee. He seemed to understand and agree with my analogy of the income, expenses and costs of construction that we used and how we supported them. I had other questions that he answered to my satisfaction and the phone call ended.				
5/18/2004	Albert Murray	Underwriting	Joe Bishop	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Talked to Joe Bishop 5-18-04 and 5-19-04 discussed Deferred Developers Fee and Tax Credits Issues with 04098 Cooperwood Apartments. First I informed him that it is not normal for us to have a meeting with Applicants or Consultants during the 9% cycle because of the volume of work that we have to do. After discussing the situation we both decided that it was not worthwhile to have a meeting since Mr. Bishop is not sure exactly what the developer wants to do. He asked if it would be alright if the developer called me direct. I said yes. He indicated that the developer wants to move some of the numbers around so that they might be able to get the developers fee even though it will be deferred over a 10 year period of time. I told him that I had discussed the allocation of the numbers with several people here in the office and we as a group feel very comfortable with them as they are currently..				
2/2/2004	Shannon Roth	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let him know we haven't received any information to satisfy his deficiency items, if the information is not received by 5 PM tomorrow 2/3) then the application would lose 5 points as of 2/4.				
1/22/2004	Shannon Roth	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to clarify what I was needing in the deficiency notice. I told him to revise Part III to include an advocacy organization and to either submit the signed certified mail receipts or go online and check the status of them using the number on the receipt.				
1/22/2004	Shannon Roth	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to clarify what I was needing in the deficiency notice. I told him to revise Part III to include an advocacy organization and to either submit the signed certified mail receipts or go online and check the status of them using the number on the receipt.				
1/22/2004	Shannon Roth	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called and left a voice mail that I was faxing over a deficiency fax.				



## **04100: O.W. Collins Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$406,999

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/2/2004	Albert Murray	Underwriting	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to Mr. Akbari regarding the O.W. Collins Elderly Apartments. We discussed the current status of the HAP contact and I asked him to fax me a copy of the current rental rates. We also discussed the PILOT program they have with the city of Port Arthur. (Payment in lieu of Texas) and the sale lease back of the property. I have also requested a copy of the last two years operating statements.					
6/2/2004	Albert Murray	Underwriting			
<b>Description:</b>					
4/1/2004	Emily Price	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> We went over his response to his deficiency letter. I told him that I still needed the resolution and a picture of the public hearing schedule posted.					
3/30/2004	Emily Price	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
<b>Description:</b> He called to go over some items on the deficiency notice.					

## 04101: Pleasant Hill Apartments

### A. General Project Information

**Project Location:** 2501 Anken Dr. **City:** Austin **County:** Travis **Region:** 7  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$493,633  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Pleasant Hill Preservation; Paul Patierno, (310) 258-5122

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

AIMCO Winter Garden, LLC Paul Patierno  
 AIMCO Biltmore, LLC Paul Patierno  
 AIMCO Country Club Heights, LLC Paul Patierno  
 AIMCO Northpoint, LLC Paul Patierno

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

**Developer:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100

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

**Appraiser:** Multi-Housing Appraisal Associates, Tom Doctor, (210) 493-3132

**Originator/UW:** AIMCO Equity Service, Inc., Paul Patierno, (310) 258-5100

**Architect:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Attorney:** Resch, Polster, Alpert & Berger, Peter Alpert, (310) 277-8300

**Syndicator:** AIMCO Capital Tax Credit Fund III, Michael Hornbrook, (310) 258-5100

**Housing GC:** HCI, Ltd., Jeff Folkes, (817) 819-6207

**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040

**Property Manager:** NHP Management Company, Chuck Turner, (303) 757-8101

**Cost Estimator:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Engineer:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158

**Supp. Services:** Interfaith, Jody Dejung, (281) 367-1230

### C. Scoring Information

**First Review:** Emily Price, Reviewed on 3/22/2004

**Second Review:** Ben Sheppard, Reviewed on 3/23/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	14
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	
				<b>Total Points Requested:</b>	
				<b>129</b>	
				<b>Total Points Awarded**:</b>	
				<b>132</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04101: Pleasant Hill Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$484,888

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2004	Ben Sheppard	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies

#### **Description:**

**04103: Countryside Village**

**A. General Project Information**

**Project Location:** 625 Wilson Rd. **City:** Humble **County:** Harris **Region:** 6  
**Total Units:** 182 **Total LI Units:** 182 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$414,315  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Countryside Village Partners, L.P.; Lisa Castillo, (909) 291-1400

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

Countryside Village Partners, L.P. Lisa Castillo  
 TX Countryside Village GP, LLC Lisa Castillo  
 NHDC Texas Affordable Housing, Inc. Lisa Castillo

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

**Developer:** National Housing Development Corporation, Lisa Castillo, (909) 291-1400 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, , **Market Analyst:** The Gerald A. Teel Company, Tim Treadway, 713-467-5858  
**Appraiser:** The Gerald A. Teel Company, Tim Treadway, (713) 467-5858 **Property Manager:** National Housing Development Corporation, Martha Supnet, (909) 291-1400  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A, **Engineer:** EMG, Rotie Smith, (410) 785-6200  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 **Accountant:** Reznick Fedder & Sullivan, Mary Beth Norwood, (916) 442-9100  
**Syndicator:** N/A, N/A, **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** David Danenfelzer, Reviewed on 3/18/2004  
**Second Review:** Emily Price, Reviewed on 3/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	4
4 (B)	0	0	12 (D)*		8
5**	13	5	13 (A)	12	12
6 (A)	3	0	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		-3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		5
7 (G)	0	0	<b>Total Points Requested:</b>		<b>131</b>
			<b>Total Points Awarded**:</b>		<b>118</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04103: Countryside Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04104: Lexington Square**

**A. General Project Information**

**Project Location:** 1324 East Hospital Drive      **City:** Angleton      **County:** Brazoria      **Region:** 6  
**Total Units:** 80 **Total LI Units:** 80 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$272,917  
**Set Asides:**  Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lexington Square Partners, LP; Lisa Castillo, (909) 291-1400

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

Lexington Square Housing Partners, LP      Lisa Castillo  
TX Lexington Square GP, LLC      Lisa Castillo  
NHDC Texas Affordable Housing, Inc.      Lisa Castillo

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

**Developer:** National Housing Development Corp., Lisa Castillo, (909) 291-1400      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Gerald A. Teel Company, Inc., Tim Treadway, 7134675858  
**Appraiser:** The Gerald A. Teel Company, Tim Treadway, (713) 467-5858      **Property Manager:** National Housing Development Corporation, Martha Supnet, (909) 291-1400  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A,      **Engineer:** EMG, Rotie Smith, (281) 893-3152  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395      **Accountant:** Reznick Fedder & Silverman, Mary Beth Norwood, (916) 442-9100  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** EP) Issued def. 6/04/04, Reviewed on  
**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	5	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04104: Lexington Square Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated on 6/18 for ineligible building type and 2 times the state average. Resci

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 18, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04105: Preston Trace Apartments**

**A. General Project Information**

**Project Location:** 8660 Preston Trace Blvd      **City:** Frisco      **County:** Collin      **Region:** 3  
**Total Units:** 40 **Total LI Units:** 38 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$140,298  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Housing Associates of Frisco, LP; Dan Allgeier, (972) 991-8606

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

Frisco Housing Development                      Janet Maccubbin  
Housing Associates, Inc.                              Daniel Allgeier  
Texas Housing Associates, Inc                      Laura Musemeche

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

**Developer:** Kingsway Development, Mark Musemeche, (713) 522-4141      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Ipser & Associates, Ed Ipser, 8179272838  
**Appraiser:** Hunsicker & Associates, Harry Hunsicker, Jr., (214) 521-0300      **Property Manager:** Frisco Housing Development, Janet Maccubbin, (972) 377-3031  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Holcomb, Musemeche & Associates, Mark Musemeche, (972) 522-4141      **Engineer:** N/A, N/A,  
**Attorney:** N/A, N/A,      **Accountant:** N/A, N/A,  
**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 433-4801      **Supp. Services:** Frisco Housing Authority, Janet Maccubbin, (972) 377-3031

**C. Scoring Information**

**First Review:** David Danenfelzer, Reviewed on 3/18/2004  
**Second Review:** Emily Price, Reviewed on 3/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	7	3
4 (B)	0	0	12 (D)*		8
5**	15	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	2	2			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	<b>149</b>
				<b>Total Points Awarded**:</b>	<b>146</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04105: Preston Trace Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$134,641

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/1/2004	Jim Anderson	Underwriting	Dan Allgeier	Owner/Applicant/GP	Deficiencies

**Description:** Requested revised sources & used of funds statement reflecting total development cost.

**04107: Whitefield Place Apartments**

**A. General Project Information**

**Project Location:** 4622 Clark Avenue      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 80 **Total LI Units:** 80 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$430,196  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Whitefield Place Preservation; Paul Patierno, (310) 258-5122

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

AIMCO Whitefield Place, LLC      Paul Patierno  
 TTCC, LLC      Frank Fonseca  
 Windmill Run Development, Inc.      Frank Fonseca  
 AIMCO Equity Services, Inc.      Paul Patierno

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

**Developer:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100      **Housing GC:** HCI, Ltd., Jeff Folkes, (817) 819-6207  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Multi-Housing Appraisal Associates, Tom Doctor, (210) 493-3132      **Property Manager:** NHP Management Company, Chuck Turner, (303) 757-8101  
**Originator/UW:** AIMCO Equity Service, Inc., Paul Patierno, (310) 258-5100      **Cost Estimator:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Architect:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400      **Engineer:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400  
**Attorney:** Resch, Polster, Alpert & Berger, Peter Alpert, (310) 277-8300      **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** AIMCO Capital Tax Credit Fund III, Michael Hornbrook, (310) 258-5100      **Supp. Services:** Interfaith, Jody Dejung, (281) 367-1230

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 3/22/2004  
**Second Review:** Ben Sheppard, Reviewed on 3/25/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	-2	-2	12 (D)*		4
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b> 0		
7 (F)**	0	0	<b>Total Points Requested: 126</b> <b>Total Points Awarded**: 133</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04107: Whitefield Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$419,397

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2004	Emily Price	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies

**Description:** I needed a date stamped receipt that showed the letters that were delivered after the 9th were sent by the 9th. He had no evidence. His only response was that of a copy of the receipt which was in the pre-app which was delivered to us by the 9th.

## 04108: Tamarac Pines Apartments

### A. General Project Information

**Project Location:** 10510 Six Pines Drive      **City:** The Woodlands      **County:** Montgomery      **Region:** 6  
**Total Units:** 300 **Total LI Units:** 300 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$911,804  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Tamarac Pines Preservation; Paul Patierno, (310) 258-5122

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

AIMCO Winter Garden, LLC      Paul Patierno  
 AIMCO Biltmore, LLC      Paul Patierno  
 AIMCO Country Club Heights, LLC      Paul Patierno  
 AIMCO Northpoint, LLC      Paul Patierno

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

**Developer:** AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5100

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

**Appraiser:** Multi-Housing Appraisal Associates, Tom Doctor, (210) 493-3132

**Originator/UW:** AIMCO Equity Service, Inc., Paul Patierno, (310) 258-5100

**Architect:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Attorney:** Resch, Polster, Alpert & Berger, Peter Alpert, (310) 277-8300

**Syndicator:** AIMCO Capital Tax Credit Fund III, Michael Hornbrook, (310) 258-5100

**Housing GC:** HCI, Ltd., Jeff Folkes, (817) 819-6207

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** NHP Management Company, Chuck Turner, (303) 757-8101

**Cost Estimator:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Engineer:** Pond, Robinson & Associates, Stephen Brandt, (972) 732-6400

**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158

**Supp. Services:** Interfaith, Jody Dejung, (281) 367-1230

### C. Scoring Information

**First Review:** David Danenfelzer, Reviewed on 3/22/2004

**Second Review:** Emily Price, Reviewed on 3/23/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0			
7 (G)	0	0			

**Total Points Requested: 132**

**Total Points Awarded\*\*: 137**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04108: Tamarac Pines Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** 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. **Credit Amount Allocated by Board:** \$868,435

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04109: Frazier Fellowship**

**A. General Project Information**

**Project Location:** Blocks 4700-4900 Hatcher St. **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 76 **Total LI Units:** 60 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$547,378  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Frazier Fellowship, L.P.; Lester Nevels, (214) 951-8308

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

Frazier Fellowship GP, Inc. Lester Nevels  
 The Housing Authority of the City of Dallas, Texas Lester Nevels  
 N/A

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

**Developer:** Frazier Fellowship GP, Inc., Lester Nevels, (214) 951-8308

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

**Appraiser:** Mark Donoho Company, Inc., Mark Donoho,

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

**Architect:** Brown Reynolds Watford Architects, Craig Reynolds, (214) 528-8704

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

**Syndicator:** N/A, N/A,

**Housing GC:** N/A, N/A,

**Market Analyst:** Butler Burgher and Assoc., Diane Butler, 2147390700

**Property Manager:** N/A, N/A,

**Cost Estimator:** Housing Authority of the City of Dallas, Bill Manning, (713) 951-8468

**Engineer:** Afram International Environmental Consultants, Elias Okoro, (214) 689-9877

**Accountant:** N/A, N/A,

**Supp. Services:** The Housing Authority of the City of Dallas, Barbara Cassel, (214) 583-2031

**C. Scoring Information**

**First Review:** Ben Sheppard, Reviewed on 3/25/2004

**Second Review:** Emily Price, Reviewed on 3/26/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	14	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	4	4	18	0	0
7 (E)	0	0	-		
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>136</b>
			<b>Total Points Awarded**:</b>		<b>140</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04109: Frazier Fellowship Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$547,378

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/6/2004	Emily Price	LIHTC	Tamea Dula	Consultant/Lobbyist	Deficiencies
<b>Description:</b> She called to discuss deficiency #14. Since she qualified for points under both section 13 and 14, she wants to change her request from 9 points for Section 14 to 12 points for section 13. We told her OK because documentation of operating subsidy was behind Tab 4L. The operating subsidy qualifies as development based rental assistance and is for at least 5 years. We told her to revise self score form.					
2/6/2004	Barbara Skinner	LIHTC	Regina Gore	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call To confirm what was needed to correct deficiencies.					
1/23/2004	Ben Sheppard	LIHTC	Lynn Vilosec	Consultant/Lobbyist	Deficiencies
<b>Description:</b> For several Pre App requests, Dallas sent a list a parties who requested to be notified of zoning change requests, including businesses and individuals that are not neighborhood organizations.					
1/28/2004	Barbara Skinner	LIHTC	Angie Douglas	Other	Deficiencies
<b>Description:</b> Called to confirm fax #. She gave me fax # 214-951-1988. Pre-Application list fax as 713-651-0220.					

## 04112: Crestmont Village

### A. General Project Information

**Project Location:** 5638 Selinsky Road      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 170 **Total LI Units:** 136 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$474,346  
**Set Asides:**  Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Crestmont Village Partners, L.P.; Lisa Castillo, (909) 291-1400

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

Crestmont Village Partners, L.P.      Lisa Castillo  
Texas Crestmont Village G. P., LLC      Lisa Castillo  
NHDC Texas Affordable Housing, Inc.      Lisa Castillo

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

**Developer:** National Housing Development Corp., Lisa Castillo, (909) 291-1400

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

**Appraiser:** The Gerald A. Teel Company, Tim Treadway, (713) 467-5858

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

**Architect:** N/A, N/A,

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

**Syndicator:** N/A, N/A,

**Housing GC:** N/A, N/A,

**Market Analyst:** Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858

**Property Manager:** National Housing Development Corporation, Martha Supnet, (909) 291-1400

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

**Engineer:** EMG, Rotie Smith, (281) 893-3152

**Accountant:** Reznick Fedder & Silverman, Mary Beth Norwood, (916) 442-9100

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

### C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 4/26/2004

**Second Review:** Emily Price, Reviewed on 4/26/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	4
4 (B)	0	0	12 (D)*		2
5**	13	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	0	14 (B)*	9	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	5	18	-	0
7 (E)	4	4	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>152</b>
<b>Total Points Awarded**:</b>	<b>108</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04112: Crestmont Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew 5/14/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on May 14, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/5/2004	Emily Price	LIHTC	Lisa Castillo	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about her deficiency letter					
5/4/2004	Emily Price	LIHTC	Andre	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over deficiency letter					
5/11/2004	Emily Price	LIHTC	Lisa Castillo	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to go over her deficiency response. I told her that the response to the flood plan issue was not sufficient. She said that she could not get me the information that I had requested in the timeframe. I told her that she would most likely be terminated.					
5/5/2004	Emily Price	LIHTC	Lisa Castillo	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about her deficiency notice					
5/4/2004	Emily Price	LIHTC	Andre	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go the deficiency letter					

# 04117: Longview Senior Apartment

## A. General Project Information

**Project Location:** 1600 Block of East Whatley      **City:** Longview      **County:** Gregg      **Region:** 4  
**Total Units:** 100 **Total LI Units:** 90 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$656,458  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

## B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Longview Senior Community, L.P.; Brad Forslund, (972) 550-7800

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

LifeNet Community Behavioral Healthcare      Betts Hoover  
 Churchill Residential, Inc.      Bradley E. Forslund  
 LifeNet-2004 GP, LLC      Betts Hoover

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

**Developer:** Churchill Residential, Inc., Bradley Forslund, (972) 550-7800

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

**Appraiser:** Butler Burgher, Diane Butler, (214) 739-0700

**Originator/UW:** SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507

**Architect:** GTF Design, Marc Tolson, (817) 514-0584

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

**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507

**Housing GC:** ICI Construction, Chris Sidwa, (972) 387-8000

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

**Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark, (972) 643-3201

**Cost Estimator:** ICI Construction, Chris Sidwa, (972) 387-8000

**Engineer:** Kimley Horn, James Hall, (972) 770-1300

**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158

**Supp. Services:** Texas Inter-Faith Management Corp., Cynthia Boutineau, (713) 526-6634

## C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 5/10/2004

**Second Review:** Shannon Roth, Reviewed on 5/10/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		8
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>				<b>142</b>	
<b>Total Points Awarded**:</b>				<b>145</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04117: Longview Senior Apartment Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Shannon Roth	LIHTC	left voicemail for B	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left two messages, one with Brad and one with Chew, that I was faxing over a deficiency letter					
5/11/2004	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency letter I faxed over.					
6/2/2004	Phillip Drake	Underwriting	Chew/ Churchill R	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about deficiency letter - Clarify needed items and discuss expense estimates.					
1/30/2004	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/29/2004	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



## **04118: Churchill at Commerce Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/22/2004	Stephen Apple	Underwriting	Brad Forslund	Owner/Applicant/GP	Application General
<b>Description:</b> S. Apple spoke to Brad to clarify the acreage of the site intended to be included in the application.					
4/30/2004	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
6/17/2004	Stephen Apple	Underwriting	Chew Guan	Owner/Applicant/GP	Application General
<b>Description:</b> Ms. Guan called to say that they would not be able to provide one of the items on an information request, which would require a letter from legal counsel, within the time period stated in the information request. I indicated that she should try to provide the information as soon as possible, and that if it weren't provided by the time the report were complete, provision of the information would likely become a condition of the report.					
4/27/2004	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/28/2004	Ben Sheppard	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/20/2004	Ben Sheppard	LIHTC	Chew Guan	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04120: Sedona Springs Village**

**A. General Project Information**

**Project Location:** 920 W. University      **City:** Odessa      **County:** Ector      **Region:** 12  
**Total Units:** 100 **Total LI Units:** 85 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$652,451  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

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

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

Landmark TC Management, LLC      Ron Hance  
 Odessa Housing Authority      Bernadine Spears  
 Susan Hance Sorrells, Consultant      Susan Sorrells  
 Kent Hance      Kent Hance

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

**Developer:** LH Development, LP, Ron Hance, (512) 527-9335      **Housing GC:** Alpha Construction Company, Dan Allgeier, (972) 991-8606  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Mark Temple, Mark Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** UAH Property Management, LP, Mike Clark, (214) 265-7227  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707      **Accountant:** N/A, N/A,  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Shannon Roth, Reviewed on 4/26/2004  
**Second Review:** Emily Price, Reviewed on 4/27/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		3
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	3
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	6	6	<b>Total Points Requested: 149</b> <b>Total Points Awarded**: 147</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04120: Sedona Springs Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$647,355

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Emily Price	LIHTC	Aubrea Hance	Owner/Applicant/GP	Deficiencies

**Description:** She called twice today. Once to see if she could e-mail me the deficiency response- I said yes. Second to see if I got the e-mail. I also told her that item#6 is still in question -may be terminated.

**04121: Tyler Senior Apartment Community**

**A. General Project Information**

**Project Location:** 3200 Block of W. Front St.      **City:** Tyler      **County:** Smith      **Region:** 4  
**Total Units:** 100 **Total LI Units:** 90 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$638,196  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Tyler Senior Community, L.P.; Brad Forslund, (972) 550-7800

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

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

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

**Developer:** Churchill Residential, Inc., Bradley Forslund, (972) 550-7800      **Housing GC:** ICI Construction, Chris Sidwa, (972) 387-8000  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 8179272838  
**Appraiser:** Butler Burgher, Diane Butler, (214) 739-0700      **Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark, (972) 643-3201  
**Originator/UW:** SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507      **Cost Estimator:** ICI Construction, Chris Sidwa, (972) 387-8000  
**Architect:** GTF Design, Marc Tolson, (817) 514-0584      **Engineer:** Kimley Horn, James Hall, (972) 770-1300  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395      **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** SunAmerica Affordable Housing Partners, Robert Johnston, (214) 932-2507      **Supp. Services:** Texas Inter-Faith Management Corp., Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 4/28/2004

**Second Review:** Shannon Roth, Reviewed on 5/11/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	5
4 (A)	5	5	12 (A-C)	4	4
4 (B)	-1	-1	12 (D)*		8
5**	13	5	13 (A)	12	12
6 (A)	3	0	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			

**App Deficiency Points Lost:** 0

<b>Total Points Requested:</b>	<b>142</b>
<b>Total Points Awarded**:</b>	<b>147</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04121: Tyler Senior Apartment Community Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/1/2004	Shannon Roth	LIHTC	Chew Guan voice	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her this the 7th day for her deficiency.					
5/11/2004	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over deficiency letter I faxed over.					
6/3/2004	Shannon Roth	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I did receive his fax containing the email from Carol Copeland, A letter from the Mayor and City Manager. However, I had already indicated to Chew via email that the email from Carol Copeland would not satisfy the requirement. I relayed this to Brad . I told him I was going to consider this fax the deficiency response and would be closing out the deficiency time period. The points are not being awarded . He said ok and then wanted to talk to JJ.					

## 04122: Temple Senior Apartment

### A. General Project Information

**Project Location:** 1900 Block of Case Road      **City:** Temple      **County:** Bell      **Region:** 8  
**Total Units:** 100 **Total LI Units:** 95 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$658,555  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Temple Senior Community, L.P.; Brad Forslund, (972) 550-7800

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

PWA Coalition of Dallas, Inc.      Don Maison/Mike Maison  
Churchill Residential, Inc      Bradley E. Forslund  
PWA-Temple GP, L.L.C.      Don Maison

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

**Developer:** Churchill Residential, Inc., Bradley Forslund, (972) 550-7800

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

**Appraiser:** Butler Burgher, Diane Butler, (214) 739-0700

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

**Architect:** GTF Design, Marc Tolson, (817) 514-0584

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

**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557

**Housing GC:** ICI Construction, Chris Sidwa, (972) 387-8000

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

**Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark,  
(972) 643-3201

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

**Engineer:** Kimley Horn, James Hall, (972) 770-1300

**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158

**Supp. Services:** Texas Inter-Faith Management Corp., Cynthia Boutineau,  
(713) 526-6634

### C. Scoring Information

**First Review:** Barbara Skinner, Reviewed on 4/13/2004

**Second Review:** Shannon Roth, Reviewed on 4/13/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	15	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	2	2			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>144</b>
<b>Total Points Awarded**:</b>	<b>115</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04122: Temple Senior Apartment Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2004	Barbara Skinner	LIHTC	Chew Guan	Consultant/Lobbyist	Deficiencies
<b>Description:</b> go over notice					
4/26/2004	Shannon Roth an	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over zoning issue, we told her she would have had to have to submitted to our office no later than 5pm on April 1 evidence that initial zoning approval from P&Z, or what ever entity is responsible.					

**04123: Amarillo Apartment Community**

**A. General Project Information**

**Project Location:** 2000 W. Amarillo Blvd.      **City:** Amarillo      **County:** Potter      **Region:** 1  
**Total Units:** 120 **Total LI Units:** 96 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$676,605  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Amarillo Apartment Community, L.P.; Brad Forslund, (972) 550-7800

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

PWA Coalition of Dallas, Inc.      Don Maison/Mike Anderson  
 Churchill Residential, Inc.      Bradley E. Forslund  
 PWA-Amarillo GP, L.L.C.      Don Maison

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

**Developer:** Churchill Residential, Inc., Bradley Forslund, (972) 550-7800      **Housing GC:** ICI Construction, Chris Sidwa, (972) 387-8000  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 8179272838  
**Appraiser:** Butler Burgher, Diane Butler, (214) 739-0700      **Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark, (972) 643-3201  
**Originator/UW:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557      **Cost Estimator:** N/A, N/A,  
**Architect:** GTF Design, Marc Tolson, (817) 514-0584      **Engineer:** Kimley Horn, James Hall, (972) 770-1300  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395      **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557      **Supp. Services:** Texas Inter-Faith Management Corp., Cynthia Boutineau, (713) 526-6634

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/14/2007  
**Second Review:** Emily Price, Reviewed on 4/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	-1	-1	12 (D)*		2
5**	13	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		<b>137</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>132</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04123: Amarillo Apartment Community Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/21/2004	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to ask me about the scoring notice they received for 04123. I told her if she was not satisfied with the notice (the points they lost), she would need to submit a formal appeal and start that process. She said they already have, I confirmed with Jen they have already appealed. I then told her she must wait out the process and get a response, ect. To please review the QAP for the appeal process.				
5/10/2004	Barbara Skinner	LIHTC	Chew Guan	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Called to discuss 2nd deficiency notice. Discussed sending in a new rent schedule with lower rents and due date.				
5/10/2004	Barbara Skinner	LIHTC	Chew Guan	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Called to review deficiencies. Request permission to submit a letter from Amarillo regarding the enterprise zone.				
4/30/2004	Barbara Skinner	LIHTC	Chew Guan	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	called to confirm fax and send 2nd deficiency notice				
4/29/2004	Barbara Skinner	LIHTC	Chew and Brad F	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to discuss items still needed for deficiencies, no answer so let a message				
2/2/2004	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to request her to forward the email correspondence between her and Jen regarding the unit breakdown on the Relevant Development information page.				
1/27/2004	Shannon Roth	LIHTC	Chew Guan	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to clarify the deficiency notice I sent her.				



## **04124: San Juan Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew on April 6, 2004.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on April 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04129: Pelican Landing Townhomes**

**A. General Project Information**

**Project Location:** 2511-2699 Block of Highway 35 **City:** Rockport **County:** Aransas **Region:** 10  
**Total Units:** 76 **Total LI Units:** 61 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$504,173  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Pelican Landing, LTD.; Kimberly Herzog, (936) 857-5944

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

Pelican Landing, LTD. Kimberly Herzog  
 DSD Development, Inc. Kimberly Herzog  
 D. W. Sowell Development, LTD. Kimberly Herzog  
 Golden "S" Corp. William Murphy

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

**Developer:** D. W. Sowell Development, LTD., Kimberly Herzog, (936) 857-5944  
**Infrastructure GC:** N/A, ,  
**Appraiser:** N/A, N/A,  
**Originator/UW:** N/A, N/A,  
**Architect:** Architectural Designs Unlimited, Michael Sowell, (936) 857-5148  
**Attorney:** Wilson, Cribb & Goren, Abe Goren, (713) 222-9000  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960

**Housing GC:** National Urban Construction, Michael Sowell, (936) 857-5148  
**Market Analyst:** Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858  
**Property Manager:** Wimic Ventures, Inc., Debbie Joyce, (936) 857-3557  
**Cost Estimator:** N/A, N/A,  
**Engineer:** N/A, N/A,  
**Accountant:** Ziner, Kennedy & Lethan, LLP, Ron Walker, (614) 472-0700  
**Supp. Services:** Education-Based Housing, Inc., Chelsea M. Muhammad, (713) 847-7716

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/31/2004  
**Second Review:** Shannon Roth, Reviewed on 4/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 133</b> <b>Total Points Awarded**: 136</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04129: Pelican Landing Townhomes Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04130: Villas at Costa Biscaya**

**A. General Project Information**

**Project Location:** 5400 Block of Eisenhower Ave. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 150 **Total LI Units:** 120 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,000,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Costa Biscaya, Ltd.; Daniel Markson, (210) 240-6217

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

Costa Biscaya, Ltd. Daniel B. Markson  
 Costa Biscaya NRP, LTD Daniel B. Markson  
 Costa Biscaya Texas, LLC Daniel B. Markson  
 Briones Consulting Roland H. Briones, Jr.

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

**Developer:** NRP Holdings LLC, Daniel Markson, (210) 240-6217

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

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

**Originator/UW:** AGM Financial Services, Robert Kaplan, (410) 727-2111

**Architect:** Mucasey Architects, Mark Mucasey, (713) 521-1233

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700

**Syndicator:** MMA Financial LLC, Miles M. Hapgood III, (617) 772-9438

**Housing GC:** NRP Holdings LLC, Daniel B. Markson, (210) 240-6217

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Professional Management of Central Florida, Inc., Lou Vogt, (407) 989-7808

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

**Engineer:** Vickery & Associates, Inc., Jeff Tondre, (210) 349-3217

**Accountant:** Reznick Fedder & Silverman, Terrence Kimm, (301) 657-7766

**Supp. Services:** American Agape Foundation, Inc., Laura Wingfield, (210) 212-7300

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/6/2004

**Second Review:** Emily Price, Reviewed on 5/7/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 141</b> <b>Total Points Awarded**: 147</b>		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04130: Villas at Costa Biscaya Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/17/2004	Emily Price	LIHTC	Dave Uram	Owner/Applicant/GP	Deficiencies

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

## 04131: Alhambra

### A. General Project Information

**Project Location:** 7100 Block of New Laredo Hwy. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 140 **Total LI Units:** 112 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$932,296  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** The Alhambra Apartments, Ltd.; Laura Wingfield, (210) 212-7300

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

Alhambra Apartments, Ltd. Laura Wingfield  
Agape Alhambra, Inc. Laura Wingfield  
Briones Consulting Rolando H. Briones, Jr.

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

**Developer:** Agape Georgetown Housing, Inc., Laura Wingfield, (210) 212-7300

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

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

**Originator/UW:** AGM Financial Services, Robert Kaplan, (410) 727-2111

**Architect:** Mucasey Architects, Mark Mucasey, (713) 521-1233

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700

**Syndicator:** MMA Financial LLC, Miles M. Hapgood III, (617) 772-9438

**Housing GC:** NRP Contractors, LLC, Daniel B. Markson, (210) 240-6217

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Professional Management of Central Florida, Inc., Lou Vogt, (407) 989-7808

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

**Engineer:** Vickery & Associates, Inc., Jeff Tondre, (210) 349-3217

**Accountant:** Reznick Fedder & Silverman, Terrence Kimm, (301) 657-7766

**Supp. Services:** American Agape Foundation, Inc., Laura Wingfield, (210) 212-7300

### C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 5/14/2004

**Second Review:** Shannon Roth, Reviewed on 5/17/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>141</b>
<b>Total Points Awarded**:</b>	<b>148</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04131: Alhambra Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/24/2004	Shannon Roth	LIHTC	Dave Uram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call regarding his deficiency letter, item 10..					
5/21/2004	Shannon Roth	LIHTC	David Uram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to discuss the issue regarding the request for neighborhood organizations from the Bexar County clerk.					
6/1/2004	Shannon Roth	LIHTC	Dave Uram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> called him back to discuss his deficiency notice					
5/26/2004	Shannon Roth	LIHTC	Dave Uram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency letter and get Bens fax number.					



## **04137: Villas At Costa Verde Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew application on 6/17/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on June 17, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04139: Villas at Costa Almadena**

**A. General Project Information**

**Project Location:** 6000 Block of New Braunfels Ave. **City:** San Antonio **County:** Bexar **Region:** 9  
**Total Units:** 150 **Total LI Units:** 120 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,000,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Costa Almadena, Ltd.; Daniel Markson, (210) 240-6217

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

Costa Almadena, Ltd. Daniel B. Markson  
 Costa Almadena NRP, Ltd. Daniel B. Markson  
 Costa Almadena Texas, LLC Daniel B. Markson  
 FMG Contracting Company, LLC Roland Garcia

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

**Developer:** NRP Holdings LLC, Daniel Markson, (210) 240-6217

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

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

**Originator/UW:** AGM Financial Services, Robert Kaplan, (410) 727-2111

**Architect:** Mucasey Architects, Mark Mucasey, (713) 521-1233

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700

**Syndicator:** MMA Financial LLC, Miles M. Hapgood III, (617) 772-9438

**Housing GC:** NRP Holdings LLC, Daniel B. Markson, (210) 240-6217

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Professional Management of Central Florida, Inc., Lou Vogt, (407) 989-7808

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

**Engineer:** Vickery & Associates, Inc., Jeff Tondre, (210) 349-3217

**Accountant:** Reznick Fedder & Silverman, Terrence Kimm, (301) 657-7766

**Supp. Services:** American Agape Foundation, Inc., Laura Wingfield, (210) 212-7300

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 5/17/2004

**Second Review:** Shannon Roth, Reviewed on 5/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		12	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>141</b>
<b>Total Points Awarded**:</b>	<b>159</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04139: Villas at Costa Almadena Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

**Comment** Not Recommended: Violates the 1 Mile-1 Year Test with 04107 which is being recommended for the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2004	Shannon Roth	LIHTC	David Uram	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called to discuss the issue regarding the request for neighborhood organizations from the Bexar County clerk.				
5/28/2004	Shannon Roth	LIHTC	Left a voicemail fo	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Returned his call to verify I did receive all the items I requested. In addition I reminded him today is the 7th day for 04131. To avoid a point loss all information must be submitted by 5pm on Tuesday.				
5/27/2004	Shannon Roth	LIHTC	Dan Markson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him the deficiency items are due by 5pm tomorrow to avoid any point loss. He said thank you for the reminder.				
1/26/2004	Shannon Roth	LIHTC	Dan Markson	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let him know I was faxing over a deficiency request.				



## **04140: Villa at Costa Cadiz Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04141: Spring Creek Station Apartments**

**A. General Project Information**

**Project Location:** 600 Block of E. McLeroy      **City:** Saginaw      **County:** Tarrant      **Region:** 3  
**Total Units:** 198 **Total LI Units:** 158 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$1,011,969  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** 1897 Spring Creek Station, L.P.; Bert Magill, (713) 785-6006

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

1897 Community Development Corp.      Jack Dill  
 Magill Development Company, LLC      Jennifer T. Magill  
 San Jacinto Realty Services, LLC      Bert Magill

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

**Developer:** San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006  
**Infrastructure GC:** William Taylor & Co., Ford Taylor, (254) 772-9675

**Housing GC:** William Taylor & Co., Ford Taylor, (254) 772-9675

**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040

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

**Property Manager:** Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844

**Originator/UW:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557

**Cost Estimator:** William Taylor & Co., Ford Taylor, (254) 772-9675

**Architect:** Thompson nelson Group, Charles Thompson, (713) 266-7250

**Engineer:** Thompson Nelson Group, Charles Thompson, (713) 266-7250

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

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557

**Supp. Services:** Education Based Housing, Chelsea M. Muhammad, (281) 847-7411

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/26/2004

**Second Review:** Emily Price, Reviewed on 4/27/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	7	5
4 (B)	0	0	12 (D)*		7
5**	16	6	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>143</b>
			<b>Total Points Awarded**:</b>		<b>137</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04141: Spring Creek Station Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated on 6/7/04 for ESA being for the wrong site.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 7, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/8/2004	David Danenfelze	LIHTC	Bert McGill	Owner/Applicant/GP	Appeals
<b>Description:</b> Mr McGill contacted me on 06/07/04 regarding the termination of 04141. He expressed confusion over the information notice regarding his ESA report. I have responded to his call and stated that he would need to follow the formal appeals process and that the Dept. will review his request once it has been submitted.					
2/3/2004	Shannon Roth	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called regarding the deficiency items he sent in. Per Jen we are awaiting verification from Michael Lyttle at the whether or not San Antonio, Odessa, Bexar County and Tarrant County are single member districts.					
1/26/2004	Shannon Roth	LIHTC	Dan Markson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was sending over a deficiency fax.					

**04142: Western Trail Apartments**

**A. General Project Information**

**Project Location:** 4910 S W Military Drive      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 136 **Total LI Units:** 108 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$881,285  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** 4910 S W Military Partners, L.P.; Bert Magill, (713) 785-6006

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

4910 S. W. Military Partners, LP      Bert Magill  
 Magill Development Company, LLC      Jennifer T. Magill  
 San Jacinto Realty Services, LLC      Bert Magill

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

**Developer:** San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006  
**Infrastructure GC:** William Taylor & Co., Ford Taylor, (254) 772-9675

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

**Originator/UW:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557  
**Architect:** Thompson nelson Group, Charles Thompson, (713) 266-7250  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395

**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557

**Housing GC:** William Taylor & Co., Ford Taylor, (254) 772-9675  
**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040  
**Property Manager:** Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844  
**Cost Estimator:** William Taylor & Co., Ford Taylor, (254) 772-9675  
**Engineer:** Thompson Nelson Group, Charles Thompson, (713) 266-7250  
**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Supp. Services:** Education Based Housing, Chelsea M. Muhammad, (281) 847-7411

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/26/2004  
**Second Review:** Emily Price, Reviewed on 4/27/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	7
4 (B)	0	0	12 (D)*		8
5**	12	4	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>140</b>	
			<b>Total Points Awarded**:</b>	<b>144</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04142: Western Trail Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2004	Shannon Roth	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies

**Description:** Called regarding the deficiency items he sent in. Per Jen we are awaiting verification from Michael Lyttle at the whether or not San Antonio, Odessa, Bexar County and Tarrant County are single member districts.

**04143: Courtland Square Apartments**

**A. General Project Information**

**Project Location:** 3500 W. 8th Street at W. Loop 338 **City:** Odessa **County:** Ector **Region:** 12  
**Total Units:** 98 **Total LI Units:** 98 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$779,673  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Courtland Square Partners, L.P.; Bert Magill, (713) 785-6006

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

Courtland Square Partners, L.P. Bert Magill  
 Magill Development Company, LLC Jennifer T. Magill  
 San Jacinto Realty Services, LLC Bert Magill

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

**Developer:** San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006  
**Infrastructure GC:** William Taylor & Co., Ford Taylor, (254) 772-9675

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

**Originator/UW:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557  
**Architect:** Thompson Nelson Group, Charles Thompson, (713) 266-7250  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395  
**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557

**Housing GC:** William Taylor & Co., Ford Taylor, (254) 772-9675  
**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040  
**Property Manager:** Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844  
**Cost Estimator:** William Taylor & Co., Ford Taylor, (254) 772-9675  
**Engineer:** Thompson Nelson Group, Charles Thompson, (713) 266-7250  
**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Supp. Services:** Education Based Housing, Chelsea M. Muhammad, (281) 847-7411

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/26/2004

**Second Review:** Emily Price, Reviewed on 5/4/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	6
4 (B)	0	0	12 (D)*		7
5**	14	5	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>144</b>	
			<b>Total Points Awarded**:</b>	<b>142</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04143: Courtland Square Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/1/2004	Shannon Roth	LIHTC	Valerie Garrity	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency notice.					
6/3/2004	Jim Anderson	Underwriting	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called him to request deficiency response be resent apparently) misplaced when application taken back to program for scoring on 5/28). Called him again to clarify blurry faxed site plans					
2/3/2004	Shannon Roth	LIHTC	Bert Magill	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called regarding the deficiency items he sent in. Per Jen we are awaiting verification from Michael Lyttle at the whether or not San Antonio, Odessa, Bexar County and Tarrant County are single member districts.					

**04145: Village at Meadowbend Apartments II**

**A. General Project Information**

**Project Location:** Case Road at Martin Luther King Blvd. **City:** Temple **County:** Bell **Region:** 8  
**Total Units:** 99 **Total LI Units:** 79 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$656,486  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Village at Meadowbend Apartments II, L.P.; Robert Joy, (512) 474-5003  
**Applicant/Principals (Entity Name, Contact):**  
 National Farm Workers Service Center, In Robert Joy  
 N/A  
 N/A  
 Encinas Group of Texas, Inc. William Encinas  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** National Farm Workers Service Center, Robert Joy, (512) 474-5003 **Housing GC:** Encinas Construction Corp., William Encinas, (619) 233-6336  
**Infrastructure GC:** Encinas Construction Corp, William Encinas, (619) 233-6336 **Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040  
**Appraiser:** Hal Dunn & Associates, Hal Dun, (254) 773-2222 **Property Manager:** Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700  
**Originator/UW:** Bank of America, John Juarez, (602) 523-2613 **Cost Estimator:** Encinas Construction Corp., William Encinas, (619) 233-6336  
**Architect:** Rodriguez and Simon Design Associates, Carlos Rodriguez, (619) 544-8951 **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 624-4985  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700 **Accountant:** Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 521-6369 **Supp. Services:** La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 4/30/2004  
**Second Review:** Shannon Roth, Reviewed on 4/30/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		<b>151</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>149</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04145: Village at Meadowbend Apartments II Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$637,076

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Shannon Roth	LIHTC	Bob Joy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him his deficiency items are due tomorrow to avoid any points loss					
4/30/2004	Shannon Roth	LIHTC	left voice mail for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Sending fax					
2/2/2004	Barbara Skinner	LIHTC	Robert Joy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Wanted to be sure I received deficiencies that were left with the Receptionist on the 4th floor...					
1/28/2004	Barbara Skinner	LIHTC	Bob Joy	Lender/Syndicator	Deficiencies
<b>Description:</b> Called to discuss deficiency notices for 04146 and 04145.					
1/28/2004	Barbara Skinner	LIHTC	Bob Joy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> We reviewed the deficiencies for this property.					

**04146: Casa Saldana**

**A. General Project Information**

**Project Location:** SW Corner - Mile 8 Rd. at Baseline Rd. **City:** Mercedes **County:** Hidalgo **Region:** 11  
**Total Units:** 196 **Total LI Units:** 156 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,182,999  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Casa Korima Housing Development, L.P.; Robert Joy, (512) 474-5003

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

Rufino Contreras Affordable Housing Corp Robert Joy  
 National Farm Workers Service Center, Robert Joy  
 Inc.  
 Encina Group of Texas, Inc. William Encinas

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

**Developer:** National Farm Workers Service Center, Robert Joy, (512) 474-5003 **Housing GC:** Encinas Construction Corp, William Encinas, (619) 233-6336  
**Infrastructure GC:** Encinas Construction Corp., William Encinas, (619) 233-6336 **Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700  
**Originator/UW:** Bank of America, John Juarez, (602) 523-2613 **Cost Estimator:** Encinas Construction, William Encinas, (619) 233-6336  
**Architect:** Rodriguez and Simon Design Associates, Carlos Rodriguez, (619) 544-8951 **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 624-4985  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700 **Accountant:** Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 521-6369 **Supp. Services:** La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 3/31/2004

**Second Review:** Ben Sheppard, Reviewed on 4/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	16	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	5
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		142
7 (G)	0	0	<b>Total Points Awarded**:</b>		143

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04146: Casa Saldana Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$1,153,862

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/2/2004	Barbara Skinner	LIHTC	Robert Joy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm that deficiencies were received.					
1/28/2004	Barbara Skinner	LIHTC	Bob Joy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Reviewed deficiencies for this property.					



## **04147: Shiloh Village Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$746,032

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/23/2004	Ben Sheppard	LIHTC	Lynn Vilosec	Consultant/Lobbyist	Deficiencies
<b>Description:</b> For several Pre App requests, Dallas sent a list a parties who requested to be notified of zoning change requests, including businesses and individuals that are not neighborhood organizations.					
2/2/2004	Barbara Skinner	LIHTC	Doug Gilland	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Wanted to discuss deficiencies notice.					
3/24/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/24/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called him and sent him an e-mail.					
3/24/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/25/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/23/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/28/2004	Barbara Skinner	LIHTC	Chad Cooley	Lender/Syndicator	Deficiencies
<b>Description:</b> Called to confirm fax number, in order to mail deficiency notice.					
3/31/2004	Ben Sheppard	LIHTC	Chad Landry and	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice messages regarding deadline for responding.					
6/3/2004	Phillip Drake	Underwriting	Tony Cummings	Lender/Syndicator	Deficiencies
<b>Description:</b> Verify receipt of deficiency response					
4/1/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Chad Cooley	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

4/1/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Tony Cummings	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/23/2004	Ben Sheppard	LIHTC	Doug Gilland	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					



## **04149: Seton Home Center for Teen Moms Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$366,315

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
8/6/2004	Lisa Vecchietti	Underwriting	Scott Marks, Geor	Other	Appeals

**Description:** Conference call about the reduction of eligible basis due to HOME funds. They want to submit an appeal indicating they will structure to remove the below market taint of the HOME funds. The structure proposed in the phone conversation is a loan from the nonprofit, funded with the HOME allocation, with interest accruing at AFR and possible forgiveness of the loan based on meeting affordability/target. I indicated the appeal must have documentation, which should probably take the form of an opinion letter, indication the proposed structure will in fact remove the below market federal fund taint.

**04150: Alician Manor Apartments**

**A. General Project Information**

**Project Location:** 110 South Duval **City:** Alice **County:** Jim Wells **Region:** 10  
**Total Units:** 48 **Total LI Units:** 48 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$253,038  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** AM Affordable Housing, L.P.; Daniel O'Dea, (512) 494-8200

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

AM Affordable Housing L.P. Daniel F. O'Dea  
 Delphi Housing of Alice, Inc. Daniel F. O'Dea  
 Delphi Community Housing 2004, Inc. Daniel F. O'Dea

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

**Developer:** Delphi Community Housing 2001, Inc., Daniel F. O'Dea, (512) 494-8200 **Housing GC:** Penco Construction Co., Inc., Todd Pirtle, (512) 264-9664  
**Infrastructure GC:** N/A, **Market Analyst:** Vogt, Williams & Bowen, LLC, Patrick Bowen, 6142259500  
**Appraiser:** Crown Appraisal Group, Inc., Steve Bolton, (614) 431-3332 **Property Manager:** Delphi Property Management of Texas, LLC, Ken Maxfield, (512) 494-8200  
**Originator/UW:** Davis Penn Mortgage, Ray Landry, (281) 481-2400 **Cost Estimator:** Penco Construction, Inc., Todd Pirtle, (512) 264-9264  
**Architect:** The Hill Firm, Inc., Paul Hill, (479) 494-1808 **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707 **Accountant:** Thomas Stephen & Company, L.L.P., Tom Katapody, (817) 424-2437  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960 **Supp. Services:** Texas Inter-Faith Management Company, J.O.T. Couch, Jr., (713) 526-6634

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04150: Alician Manor Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew on April 6, 2004.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on April 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04151: Renaissance Courts**

**A. General Project Information**

**Project Location:** 308 S. Ruddell Street      **City:** Denton      **County:** Denton      **Region:** 3  
**Total Units:** 150 **Total LI Units:** 120 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$993,822  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Renaissance Court Limited; Shirley Hensley, (940) 383-3039

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

Carleton GPI, Inc.      David Kelly  
Housing Authority for the City of Denton      Colette Franklin  
N/A

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

**Developer:** Carleton Development, Ltd, David Kelly, (972) 980-9810      **Housing GC:** Carleton Construction, Ltd., Neal Hildebrandt, (972) 980-9810  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Integra Realty Resources, Charles Bissell, 9729601222  
**Appraiser:** Integra Realty Resources, Charles Bissell, (972) 960-1222      **Property Manager:** Lincoln Property Company, Joyce Eldredge, (214) 890-5000  
**Originator/UW:** Red Capital, David Martin, (614) 857-1428      **Cost Estimator:** N/A, N/A,  
**Architect:** James, Harwick + Partners, Ron Harwick, (214) 363-5687      **Engineer:** Esbell Engineering Group, Inc., N/A, (940) 458-7503  
**Attorney:** Simmons & Mahoney, Sharon Simmons, (214) 672-1330      **Accountant:** Thomas Stephens and Company, Tom Katopody, (817) 424-2437  
**Syndicator:** Red Capital, David Martin, (614) 857-1428      **Supp. Services:** Denton Housing Authority, Colette Franklin, (940) 383-3039

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 6/3/2004

**Second Review:** Emily Price, Reviewed on 6/3/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>		<b>143</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>129</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04151: Renaissance Courts Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$900,015

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04152: Bluffview Villas**

**A. General Project Information**

**Project Location:** 2800 Hwy 36 South      **City:** Brenham      **County:** Washington      **Region:** 8  
**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$453,021  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Bluffview Villas of Brenham, LP; Samuel Tijerina, (210) 375-2100

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

Bluffview Villas of Brenham, LP                      Samuel A. Tijerina  
 Brenham Bluffview Villas Development, LLC      Samuel A. Tijerina  
 Vista Contractors, LLC                                  Samuel A. Tijerina

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

**Developer:** Bluffview Villas Builders, LLC, Samuel A. Tijerina, (210) 375-2100      **Housing GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
**Infrastructure GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323      **Market Analyst:** Mark Temple, Mark Temple, 2104969499  
**Appraiser:** N/A, N/A,      **Property Manager:** Alpha Barnes Real Estate Services, Michael Clark, (972) 643-3205  
**Originator/UW:** Boston Capital Finance LLC, Tom Dixon, (617) 624-4406      **Cost Estimator:** G.G. MacDonald, Inc, G. Granger MacDonald, (830) 257-5323  
**Architect:** A. Ray Payne, Ray Payne, (512) 343-7239      **Engineer:** Tetrattech, Inc., Brad Groves, (210) 226-2922  
**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724      **Accountant:** Resnick Fedder & Silverman, Dan Worrall, (400) 847-9497  
**Syndicator:** Boston Capital Partners, Inc., Thomas W. Dixon, (617) 624-4406      **Supp. Services:** Brazos Balley Community Action Assoc., Betty Steelman, (979) 779-7443

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 4/2/2004  
**Second Review:** Emily Price, Reviewed on 4/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		2
5**	9	3	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>111</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>112</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04152: Bluffview Villas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$440,733

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04154: Plainview Vistas**

**A. General Project Information**

**Project Location:** 3200 Block of Lexington      **City:** Plainview      **County:** Hale      **Region:** 1  
**Total Units:** 76 **Total LI Units:** 60 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$668,428  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Plainview Vistas, LP; Cathy Graugnard, (210) 490-9440

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

Plainview Vistas GP, LLC                      Cathy Graugnard  
Lone Star Housing Corporation              Cathy Graugnard  
Heathmore, Inc.                                  Ronni Hodges  
   Cathy Graugnard

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

**Developer:** LSH Development Company, LLC, Cathy Graugnard, (210) 490-9440      **Housing GC:** Charter Contractor, RJ Collins, (512) 249-6240  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Novogradac & Company, Kevin Watkins, 5122310158  
**Appraiser:** N/A, N/A,      **Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044      **Engineer:** N/A, N/A,  
**Attorney:** Stumpf Craddock Massey & Pulman, Brand Jones, (210) 231-0919      **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 4/3/2004  
**Second Review:** Shannon Roth, Reviewed on 4/29/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	18	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
		3	15	6	6
6 (C)			16	5	5
7 (B)	9	9	17	7	7
7 (C)	12	12	18	0	0
7 (D)	6	6			
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>144</b>
<b>Total Points Awarded**:</b>	<b>142</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04154: Plainview Vistas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$665,958

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2004	Shannon Roth	LIHTC	left message for C	Owner/Applicant/GP	Deficiencies
<b>Description:</b> returned her call regarding her notice.					
1/22/2004	Emily Price	LIHTC	Cathy Graugnard	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to clarify deficiency item #2.					

**04156: College Street Apartments**

**A. General Project Information**

**Project Location:** College Street near FM 2218      **City:** Richmond      **County:** Fort Bend      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$507,651  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** College Street Apartments, Ltd.; Lucy Hancock, (281) 298-7999

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

College Street Apartments, Ltd.                      Lucy Hancock  
MMM College Street, LLC                              David Muguerza  
MGT Support Services, LLC                            Lucy Hancock

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

**Developer:** MMM College Street, LLC, David Muguerza, (281) 363-8705      **Housing GC:** Barron Builders & Management, George Hallak, (281) 363-8705  
**Infrastructure GC:** Barron Builders & Management, George Hallak, (281) 363-8705      **Market Analyst:** The Gill Companies, Angie Burch, 5736242942  
**Appraiser:** N/A, N/A,      **Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705  
**Originator/UW:** Mitchell Mortgage, Sara Hutchinson, (281) 297-7873      **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Dwyer & Cambre, Stephen Dwyercambre.com, (504) 838-9090      **Accountant:** N/A, N/A,  
**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/27/2004  
**Second Review:** Shannon Roth, Reviewed on 4/28/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	10	10	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	-1	-1	12 (D)*		2
5**	17	6	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>	<b>153</b>	
7 (G)	0	0	<b>Total Points Awarded**:</b>	<b>134</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04156: College Street Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/20/2004	Lisa Vecchietti	Underwriting	Tim Smith	Owner/Applicant/GP	Other
<b>Description:</b>	He called to let me know the items request are on their way. I took the opportunity to let him know that corrections to the submitted market study are required. I have already been in contact with the Market Analyst.				
5/19/2004	Lisa Vecchietti	Underwriting	Tim Smith	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Smith called to further discuss the REA request for clarification. General issues..				
5/18/2004	Lisa Vecchietti	Underwriting	Tim Schmidt ?	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Schmidt called me to discuss a letter requesting clarification of items within the application. I also informed him of my contact with the market analyst (Gill)				
6/9/2004	Elena Peinado	Other	Tim Smith, Barron	Consultant/Lobbyist	Other
<b>Description:</b>	Mr Smith called regarding public comment from Rep. Olivio in support of the College St. proposal in Richmond. Rep. Olivio had planned to provide testimony during the June 10th board meeting. I let her staff know that while the Rep. could provide testimony during the June 10th Board Meeting, the Board will not consider HTC's until June28th meeting. I reiterated this information to Mr. Smith and clarified that public input of this nature will affect staff scoring of projects. Staff scoring reflects solely quantifiable matters. Public support and opposition (other than points assigned for these) is weighed sole by the Board.				

**04157: Samaritan House**

**A. General Project Information**

**Project Location:** 929 Hemphill Ave. **City:** Fort Worth **County:** Tarrant **Region:** 3  
**Total Units:** 126 **Total LI Units:** 126 **Activity\*:** NC/A \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$819,331  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Hemphill Samaritan, L. P.; Thomas Scott, (713) 785-1005  
**Applicant/Principals (Entity Name, Contact):**  
 Hemphill Samaritan, LP Steve Dutton  
 Hemphill Samaritan, LLC Steve Dutton  
 Tarrant County Samaritan Housing Inc Steve Dutton  
 National Housing Advisors LLC Ellen Rourke  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** Hemphill Samaritan Developers, LLC, Thomas H. Scott, (713) 785-1005 **Housing GC:** Rampart Builders, Ltd., Michael Dillon, (713) 953-3319  
**Infrastructure GC:** N/A, **Market Analyst:** Novogradac & Company LLP, Kevin Watkins, 5122310158  
**Appraiser:** N/A, N/A, **Property Manager:** Coach Realty Services, Inc., Thomas H. Scott, (713) 785-1005  
**Originator/UW:** N/A, N/A, **Cost Estimator:** Rampart Builders, Ltd., Michael Dillos, (713) 953-3349  
**Architect:** C.M. Architecture, PA, Bruce Carlson, (817) 877-0044 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 **Accountant:** Reznick, Fedder & Silverman, Mark Einstein, (410) 727-0760  
**Syndicator:** N/A, N/A, **Supp. Services:** Samaritan House, Steve Dutton, (817) 332-6410

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 5/11/2004  
**Second Review:** Emily Price, Reviewed on 5/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	22	7
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	14	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested: 147</b> <b>Total Points Awarded**: 137</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04157: Samaritan House Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$818,328

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04158: Windrock Apartments**

**A. General Project Information**

**Project Location:** Near Rankin Hwy. between Wolcott Ave & Stokes Ave. **City:** Midland **County:** Midland **Region:** 12  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$642,689  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Windrock Apartments, Ltd.; Tim Smith, (281) 363-8705

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

MMM Windrock, LLC David Murguerza  
 G. Barron Rush, Jr. Tim Smith  
 Distinguished Care Services, LLC Nannette Vallis

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

**Developer:** G. Barron Rush, Jr., Tim Smith, (281) 363-8705 **Housing GC:** Barron Builders & Management, George Hallak, (281) 363-8705  
**Infrastructure GC:** Barron Builders & Management, George Hallak, (281) 363-8705 **Market Analyst:** The Gill Companies, Angie Burch, 5736242942  
**Appraiser:** N/A, N/A, **Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705  
**Originator/UW:** Mitchell Mortgage, Sara Hutchinson, (281) 297-7873 **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A, **Engineer:** N/A, N/A,  
**Attorney:** Dwyer & Cambre, Stephen Dwyercambre.com, (504) 838-9090 **Accountant:** N/A, N/A,  
**Syndicator:** Simpson Housing Solutions, Mike Sugre, (972) 422-4343 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/27/2004

**Second Review:** Emily Price, Reviewed on 5/3/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	10	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>144</b>	
			<b>Total Points Awarded**:</b>	<b>143</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04158: Windrock Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Emily Price	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over some of his deficiencies.					
1/23/2004	Emily Price	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to clarify deficiencies on #04159. He also said he did not get the deficiency letter on #04158. I refaced it, but told him that his time started yesterday because I have confirmation that the fax did go through.					
1/23/2004	Emily Price	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to clarify deficiencies on #04159. He also said he did not get the deficiency letter on #04158. I refaced it, but told him that his time started yesterday because I have confirmation that the fax did go through.					



## 04160: Village on Hobbs Road Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Awarded Tax Credits

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

**Credit Amount Allocated by Board:** \$551,851

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/24/2004	Shannon Roth	LIHTC	Bob Da Luca	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to clarify why under tab 3A the architectural documents had the name Maplewood Crossing, which is not consistent with the name on page 2 of the uniform app. He indicated the name is correct in the uniform app, they had thought about using the other name.				
5/24/2004	Shannon Roth	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called me back, had same conversation as with Bob DaLuca regarding the name on the architectural documents.				
5/24/2004	Shannon Roth	LIHTC	Bob Da Luca	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let him know I was faxing over a deficiency notice.				
6/3/2004	Shannon Roth	LIHTC	left voicemail for B	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him today is the 7th day for his deficiency items.				
6/4/2004	Shannon Roth	LIHTC	left voicemail for B	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him all deficiencies are due by 5pm today to avoid any points loss.				
1/27/2004	Shannon Roth	LIHTC	Tom Scott	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called and left a message that I was faxing over a deficiency notice.				

**04161: Fair Mist Apartments**

**A. General Project Information**

**Project Location:** Canada St. near Fairmont Parkway **City:** La Porte **County:** Harris **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$507,398  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Fair Mist Apartments, Ltd.; Lucy Hancock, (281) 298-7999

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

HCHA Fair Mist, LLC Guy Rankin  
MGT Support Services, LLC Margaret G. Tann  
Harris County Housing Authority Guy Rankin

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

**Developer:** G. Barron Rush, Jr., Tim Smith, (281) 363-8705 **Housing GC:** Barron Builders & Management, George Hallak, (281) 363-8705  
**Infrastructure GC:** Barron Builders & Management, George Hallak, (281) 363-8705 **Market Analyst:** The Gill Companies, Angie Burch, 5736242942  
**Appraiser:** N/A, N/A, **Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705  
**Originator/UW:** Mitchell Mortgage, Sara Hutchinson, (281) 297-7873 **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A, **Engineer:** N/A, N/A,  
**Attorney:** Dwyer & Cambre, Stephen Dwyercambre.com, (504) 838-9090 **Accountant:** N/A, N/A,  
**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0			

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

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04161: Fair Mist Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

No zoning by 4/01/04. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/27/2004	Shannon Roth	LIHTC	Lucy Hancock	Owner/Applicant/GP	Deficiencies

**Description:** Called to let her know that I was faxing over a deficiency letter.

**04162: Travis Place Apartments**

**A. General Project Information**

**Project Location:** Corner of E 4th St. & Guava Ave. **City:** Lubbock **County:** Lubbock **Region:** 1  
**Total Units:** 120 **Total LI Units:** 96 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$764,539  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Travis Place Apartments, Ltd.; Tim Smith, (281) 363-8705

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

G. Barron Rush, Jr. Guy Rankin  
 Distinguished Care Services Nannette Vallis

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

**Developer:** G. Barron Rush, Jr., Tim Smith, (281) 363-8705 **Housing GC:** Barron Builders & Management, George Hallak, (281) 363-8705  
**Infrastructure GC:** Barron Builders & Management, George Hallak, (281) 363-8705 **Market Analyst:** The Gill Companies, Angie Burch, 5736242942  
**Appraiser:** N/A, N/A, **Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705  
**Originator/UW:** Mitchell Mortgage, Sara Hutchinson, (281) 297-7873 **Cost Estimator:** N/A, N/A,  
**Architect:** N/A, N/A, **Engineer:** N/A, N/A,  
**Attorney:** Dwyer & Cambre, Stephen Dwyercambre.com, (504) 838-9090 **Accountant:** N/A, N/A,  
**Syndicator:** Simpson Housing Solutions, Mike Sugre, (972) 422-4343 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/28/2004  
**Second Review:** Shannon Roth, Reviewed on 5/7/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested:</b>	<b>140</b>	
7 (G)	0	0	<b>Total Points Awarded**:</b>	<b>142</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04162: Travis Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Shannon Roth	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency letter					
2/2/2004	Shannon Roth	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to let him know we received his deficiency information.					
1/23/2004	Shannon Roth	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to clarify the deficiency requests.					
1/22/2004	Shannon Roth	LIHTC	Tommy at Tim Sm	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Tim Smith know I was sending over a deficiency fax for 04162 and 04163.					
1/27/2004	Shannon Roth	LIHTC	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was faxing over a deficiency request.					

**04163: Riverview Apartments**

**A. General Project Information**

**Project Location:** Corner of Rio Concho Drive & S. Irene St. **City:** San Angelo **County:** Tom Green **Region:** 12

**Total Units:** 100 **Total LI Units:** 90 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$735,023

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Riverview Apartments, Ltd.; Tim Smith, (281) 363-8705

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

MMM Riverview, LLC David Muguerza  
 G. Barron Rush, Jr. Tim Smith  
 Distinguished Care Services, LLC Nannette Vallis

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

**Developer:** G. Barron Rush, Jr., Tim Smith, (281) 363-8705

**Housing GC:** Barron Builders & Management, George Hallak, (281) 363-8705

**Infrastructure GC:** Barron Builders & Management, George Hallak, (281) 363-8705

**Market Analyst:** The Gill Companies, Angie Burch, 5736242942

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

**Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705

**Originator/UW:** Mitchell Mortgage, Sara Hutchinson, (281) 297-7873

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

**Architect:** N/A, N/A,

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

**Attorney:** Dwyer & Cambre, Stephen Dwyercambre.com, (504) 838-9090

**Accountant:** N/A, N/A,

**Syndicator:** Simpson Housing Solutions, Mike Sugre, (972) 422-4343

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

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 5/5/2004

**Second Review:** Emily Price, Reviewed on 5/6/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	16	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>151</b>
			<b>Total Points Awarded**:</b>		<b>141</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04163: Riverview Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/14/2004	Elena Peinado	Other	Tim Smith	Consultant/Lobbyist	Scoring
<b>Description:</b> Mr. Smith left me a message that he had questions regarding points deducted from their application. I let David Danenfelzer know about the call so that he could handle. Mr. Smith called me later that day and let me know David would be getting back with him and gave him David's direct line.					
6/3/2004	Lisa Vecchiotti	Underwriting	Tim Smith	Owner/Applicant/GP	Other
<b>Description:</b> Mr. Smith called to discuss my request for additional info.					
2/2/2004	Shannon Roth	LIHTC	Tim Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to let him know that we received his deficiency information.					
1/22/2004	Shannon Roth	LIHTC	Tommy at Tim Sm	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Tim Smith know I was sending over a deficiency fax for 04162 and 04163.					



## **04167: Oxford Place Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Has a competitive score in the At-Risk Set-Aside in its region and has a competitive score in the Nonprofit Set-Aside statewide.

**Credit Amount Allocated by Board:** \$1,187,924

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2004	Lisa Vecchietti	Underwriting	HCHA Staff for Er	Owner/Applicant/GP	Other
<b>Description:</b>	HCHA staff called with a question related to my request for documentation of further rent restrictions to those below the HTC maximums.				
5/24/2004	Lisa Vecchietti	Underwriting	Tamea Dula	Consultant/Lobbyist	Other
<b>Description:</b>	Ms. Dula wanted to discuss my request for clarification of rent restrictions through the public housing program.				
5/18/2004	Lisa Vecchietti	Underwriting	Jeff Gannon	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Gannon called to ask questions about the request for clarification of Applicant. The questions were general in nature				
6/3/2004	Shannon Roth	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to state he would fax over the rent schedule as I had requested. I indicated I already completed the review and was about to fax over the notice. I was leaving the request for the rent schedule on it.				
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/26/2004	Shannon Roth	LIHTC	Penny	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let Ernie Etuk know I was faxing over a deficiency letter.				

**04168: Lincoln Park**

**A. General Project Information**

**Project Location:** 790 West Little York      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 250 **Total LI Units:** 200 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$1,200,000  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lincoln Park Apartments; Ernie Etuk, (713) 260-0767

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

Lincoln Park Apartments, LLC      Ernie Etuk  
 APV Redevelopment Corp.      Ernie Etuk

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

**Developer:** APV Redevelopment Corporation, Ernie Etuk, (713) 260-0800      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, LP, Carl Thonton, 7136869955  
**Appraiser:** Texas Affiliated Appraisers, Michel Stinson, (713) 290-9533      **Property Manager:** Lane Company, Diane Alvarez, (281) 847-3878  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Rey De La Reza Architects, Inc., Howard Merrill, (713) 868-3121      **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395      **Accountant:** N/A, N/A,  
**Syndicator:** JER Hudson Housing Capital, Sam Ganesham, (212) 218-4488      **Supp. Services:** Housing Authority of the City of Houston, Ernest Etuk, (713) 260-0800

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 3/16/2004  
**Second Review:** Ben Sheppard, Reviewed on 3/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	
				<b>0</b>	
				<b>Total Points Requested:</b>	
				<b>132</b>	
				<b>Total Points Awarded**:</b>	
				<b>134</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04168: Lincoln Park Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

Terminated on 6/9/04 for one mile - one year violation.

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

**Comment** Terminated on June 9, 2004.

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

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Horace Allison	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/2/2004	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/23/2004	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**04170: Gardens of Athens**

**A. General Project Information**

**Project Location:** 314 N Wood Street      **City:** Athens      **County:** Henderson      **Region:** 4  
**Total Units:** 36 **Total LI Units:** 32 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$245,888  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Gardens of Athens, L.L.C; George Hopper, (785) 266-6133

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

The Gardens of Athens, L.L.C.                      George D. Hopper  
 Continental Realty, Inc.                              George D. Hopper  
 Ivan L. Haugh    Ivan L. Haugh

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

**Developer:** Continental Realty, Inc., George D. Hopper, (785) 266-6133      **Housing GC:** Continental Construction of Topeka, Inc., Ivan L. Haugh, (785) 266-6133  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Shaner Appraisals Inc., Bernie Shaner, 9134511451  
**Appraiser:** Shaner Appraisals Inc., Bernie Shaner, (785) 228-1901      **Property Manager:** Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Iatan Construction Management, Tim Redmond, (913) 634-5424  
**Architect:** Beeler, Guest, and Owens Architects, Buz Owens, Jerry Beeler, (214) 520-8878      **Engineer:** N/A, N/A,  
**Attorney:** David Holstead, PA, David Holstead, (785) 228-1901      **Accountant:** Mayer, Hoffman, McCann P.C., Mary Ramos, (785) 272-3176  
**Syndicator:** Boston Capital Holdings LLC, Sam Guagliano, (617) 624-8869      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Erica Leos, Reviewed on 4/2/2004

**Second Review:** Emily Price, Reviewed on 4/16/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		2
5**	18	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	-		
7 (F)**	4	4			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>136</b>
			<b>Total Points Awarded**:</b>		<b>136</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04170: Gardens of Athens Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$241,701

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/24/2004	Jim Anderson	Underwriting	George Hopper	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed underwriting deficiencies.					
5/24/2004	Jim Anderson	Underwriting	Don Young & Geo	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed underwriting deficiencies (applicant concerned that submitting requested zoning info after QAP cutoff date might result in termination, had submitted it earlier also).					
4/20/2004	Emily Price	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to go over deficiency letter.					
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.					
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know I was faxing over deficiency letter for 04170 through 04176.					



## **04172: Gardens of Tye Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** In a tie for score with 04241 this application has a higher credit per square foot than 04241 and therefore loses the tie. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.					
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know I was faxing over deficiency letter for 04170 through 04176.					

**04173: Gardens of Burkburnett**

**A. General Project Information**

**Project Location:** 105 Williams Street      **City:** Burkburnett      **County:** Wichita      **Region:** 2  
**Total Units:** 36 **Total LI Units:** 30 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$229,311  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Gardens of Burkburnett, L.L.C; George Hopper, (785) 266-6133

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

The Gardens of Burkburnett, L.L.C.      George D. Hopper  
 Continental Realty, Inc.      George D. Hopper  
 Ivan L. Haugh      Ivan L. Haugh

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

**Developer:** Continental Realty, Inc., George D. Hopper, (785) 266-6133      **Housing GC:** Continental Construction of Topeka, Inc., Ivan L. Haugh, (785) 266-6133  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Shaner Appraisals Inc., Bernie Shaner, 9134511451  
**Appraiser:** Shaner Appraisals Inc., Bernie Shaner, (913) 451-1451      **Property Manager:** Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Iatan Construction Management, Tim Redmond, (913) 634-5424  
**Architect:** Beeler, Guest, and Owens Architects, Buz Owens, Jerry Beeler, (214) 520-8878      **Engineer:** N/A, N/A,  
**Attorney:** David Holstead, PA, David Holstead, (785) 228-1901      **Accountant:** Mayer, Hoffman, McCann P.C., Mary Ramos, (785) 272-3176  
**Syndicator:** Boston Capital Holdings LLC, Sam Guagliano, (617) 624-8869      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 4/3/2004

**Second Review:** Emily Price, Reviewed on 4/15/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0			
7 (F)**	6	6			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>132</b>
			<b>Total Points Awarded**:</b>		<b>127</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04173: Gardens of Burkburnett Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.					
1/28/2004	Jennifer Joyce	LIHTC	George Hopper	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with George Hopper. He submitted the incorrect Relevant Development Information form in his pre-application. He will re-submit correct form via fax. I explained this would not cure any of his deficiencies.					
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know I was faxing over deficiency letter for 04170 through 04176.					



## 04174: Gardens of Early Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Did not award Tax Credits

**Comment** Was determined to have an excessive inclusive capture rate by the Real Estate Analysis Division. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
9/17/2004	Jim Anderson	Underwriting	George Hopper of	Owner/Applicant/GP	Appeals
<b>Description:</b>	On approximately September 7, 2004 I was requested by Tom Gouris to contact Mr. George Hopper, vice president of Continental Realty, Inc., regarding written requests he had addressed to Ms. Carrington on August 18 and 31 asking to discuss with staff the underwriting determinations that The Gardens of Mabank (#04175) was financially infeasible and that the Gardens of Early (#04174) had an excessive inclusive capture rate. I spoke telephonically with Mr. Hopper and offered for either myself or Tom to meet with him, and informed him that a meeting with Tom was at his own risk due to the ex parte restrictions. Mr. Hopper replied that he would consider the offer, and I have not heard anything more from him as of this date.				
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.				
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Called to let him know I was faxing over deficiency letter for 04170 through 04176.				

**04175: Gardens of Mabank**

**A. General Project Information**

**Project Location:** 801 S. Second Street      **City:** Mabank      **County:** Kaufman      **Region:** 3  
**Total Units:** 36 **Total LI Units:** 28 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$215,498  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Gardens of Mabank, L.L.C; George Hopper, (785) 266-6133

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

The Gardens of Mabank, L.L.C                      George D. Hopper  
 Continental Realty, Inc.                          George D. Hopper  
 Ivan L. Haugh    Ivan L. Haugh

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

**Developer:** Continental Realty, Inc., George D. Hopper, (785) 266-6133      **Housing GC:** Continental Construction of Topeka, Inc., Ivan L .Haugh, (785) 266-6133  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Shaner Appraisals Inc., Bernie Shaner, 9134511451  
**Appraiser:** Shaner Appraisals Inc., Bernie Shaner, (913) 451-1451      **Property Manager:** Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Iatan Construction Management, Tim Redmond, (913) 634-5424  
**Architect:** Beeler, Guest, and Owens Architects, Buz Owens, Jerry Beeler, (214) 520-8878      **Engineer:** N/A, N/A,  
**Attorney:** David Holstead, PA, David Holstead, (785) 228-1901      **Accountant:** Mayer, Hoffman, McCann P.C., Mary Ramos, (785) 272-3176  
**Syndicator:** Boston Capital Holdings LLC, Sam Guagliano, (617) 624-8869      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 4/5/2004

**Second Review:** Emily Price, Reviewed on 4/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		7
5**	14	5	13 (A)	8	10
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	0	0	16	5	5
7 (C)	9	9	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>138</b>
			<b>Total Points Awarded**:</b>		<b>145</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04175: Gardens of Mabank Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Was determined to be financially infeasible upon review by the Real Estate Analysis Division. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
9/17/2004	Jim Anderson	Underwriting	George Hopper of	Owner/Applicant/GP	Appeals
<b>Description:</b>	On approximately September 7, 2004 I was requested by Tom Gouris to contact Mr. George Hopper, vice president of Continental Realty, Inc., regarding written requests he had addressed to Ms. Carrington on August 18 and 31 asking to discuss with staff the underwriting determinations that The Gardens of Mabank (#04175) was financially infeasible and that the Gardens of Early (#04174) had an excessive inclusive capture rate. I spoke telephonically with Mr. Hopper and offered for either myself or Tom to meet with him, and informed him that a meeting with Tom was at his own risk due to the ex parte restrictions. Mr. Hopper replied that he would consider the offer, and I have not heard anything more from him as of this date.				
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.				
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Called to let him know I was faxing over deficiency letter for 04170 through 04176.				

# 04176: Gardens of Gladewater

## A. General Project Information

**Project Location:** 108 N. Lee Drive      **City:** Gladewater      **County:** Gregg      **Region:** 4  
**Total Units:** 36 **Total LI Units:** 34 **Activity\*:** NC    \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$260,918  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

## B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** The Gardens of Gladewater, L.L.C; George Hopper, (785) 266-6133

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

The Gardens of Gladewater, L.L.C.      George D. Hopper  
Continental Realty, Inc.      George D. Hopper  
Ivan L. Haugh      Ivan L. Haugh

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

**Developer:** Continental Realty, Inc., George D. Hopper, (785) 266-6133      **Housing GC:** Continental Construction of Topeka, Inc., Ivan L. Haugh, (785) 266-6133  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Shaner Appraisals Inc., Bernie Shaner, 9134511451  
**Appraiser:** Shaner Appraisals Inc., Bernie Shaner, (913) 451-1451      **Property Manager:** Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Iatan Construction Management, Tim Redmond, (913) 634-5424  
**Architect:** Beeler, Guest, and Owens Architects, Buz Owens, Jerry Beeler, (214) 520-8878      **Engineer:** N/A, N/A,  
**Attorney:** David Holstead, PA, David Holstead, (785) 228-1901      **Accountant:** Mayer, Hoffman, McCann P.C., Mary Ramos, (785) 272-3176  
**Syndicator:** Boston Capital Holdings LLC, Sam Guagliano, (617) 624-8869      **Supp. Services:** N/A, N/A,

## C. Scoring Information

**First Review:** Erica Garza, Reviewed on 4/5/2004

**Second Review:** Emily Price, Reviewed on 4/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	20	7	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0			
7 (F)**	2	2			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		133
			<b>Total Points Awarded**:</b>		130

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04176: Gardens of Gladewater Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Not Recommended: Does not have a competitive enough score within its allocation type within the region. **Credit Amount Allocated by Board:** \$256,808

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/29/2004	Emily Price	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over his deficiency responses.					
2/3/2004	Shannon Roth	LIHTC	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I sent an email, per his request, that I received satisfactory information on all of his applications except 04170 and 04174. After I sent the email for 04170 arrived, with a note requesting I verify that all had been received and was okay. I called him to let him know I am still missing the information on 04174. He said he will send it tomorrow.					
1/26/2004	Shannon Roth	LIHTC	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know I was faxing over deficiency letter for 04170 through 04176.					



## **04180: Hanford Square Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04182: Montopolis Senior Pavilion Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/30/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> call to confirm fax and send deficiency notice					
5/10/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind applicant deficiencies are due Wed.					
5/4/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed financials					

**04183: Riverside Senior Pavilion**

**A. General Project Information**

**Project Location:** 6010 E. Riverside Drive      **City:** Austin      **County:** Travis      **Region:** 7  
**Total Units:** 36 **Total LI Units:** 28 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$206,339  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** American Affordable Homes LP; Gene Watkins, (512) 658-7287

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

American Affordable Homes LP                      Gene Watkins  
 American Affordable Homes and                      Gene Watkins  
 Properties Inc.  
 Texas Community Builders LP                      Gene Watkins

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

**Developer:** American Affordable Homes Dev. Inc., Gene Watkins, (512) 658-7287      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Capital Market Research, Charles Heimseth, 5124765000  
**Appraiser:** N/A, N/A,      **Property Manager:** Capstone Property Management, Diana Knight, (512) 646-6700  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397      **Engineer:** Urban Design Group, John Noel, (512) 347-0040  
**Attorney:** N/A, N/A,      **Accountant:** Novogradic & Company, LLC, George Littlefield, (512) 231-0158  
**Syndicator:** N/A, N/A,      **Supp. Services:** YMCA of Austin, Larry Smith, (512) 322-9622

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/22/2003

**Second Review:** Shannon Roth, Reviewed on 4/26/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	3
4 (B)	0	0	12 (D)*		8
5**	15	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>148</b>	
			<b>Total Points Awarded**:</b>	<b>141</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04183: Riverside Senior Pavilion Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/10/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him deficiencies are due					
4/30/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> call to confirm fax and send deficiency notice.					
1/27/2004	Barbara Skinner	LIHTC	Gene Watkins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to verify fax number in order to send deficiencies notice.					

**04185: Greater Angelina Apartments**

**A. General Project Information**

**Project Location:** US Highway 59 at FM 2497      **City:** Diboll      **County:** Angelina      **Region:** 5  
**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$441,500  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Greater Angelina Apartments I, LP; Craig Nelson, (713) 956-0555

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

Burchfield Development, LP                      Robert R. Burchfield  
 North Diboll, LLC                                      J. Craig Nelson  
 Deep East Texas Regional Certified Dev. Corp.      Walter Diggles  
 J. Allen Management CO., Inc.                      Josh Allen

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

**Developer:** Burchfield Development LP, J. Craig Nelson, (713) 956-0555  
**Infrastructure GC:** Parallax Builders, Michael Demko, (713) 863-9700  
**Appraiser:** O'Connor & Associates, Craig Young, (713) 686-9955  
**Originator/UW:** N/A, N/A,  
**Architect:** Mucasey & Associates, Mark Mucasey, (713) 521-1233  
**Attorney:** Johnson, Radcliffe, Petrov & Bobbitt, Andrew Johnson, (713) 237-1221  
**Syndicator:** N/A, N/A,

**Housing GC:** N/A, N/A,  
**Market Analyst:** O'Connor & Associates, Craig Young, 7136869955  
**Property Manager:** J. Allen Management, Josh Allen, (409) 833-8947  
**Cost Estimator:** Parallax Builders, Michael Demko, (713) 863-9700  
**Engineer:** Bury + Partners-Housing, Inc., David Sepulveda, (713) 212-0011  
**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Supp. Services:** Deep East Texas Regional Certified Dev. Corp., Walter Diggles, (409) 384-5704

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		6	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	0
				<b>Total Points Requested:</b>	
				<b>Total Points Awarded**:</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions



**04186: Nacogdoches Loop Apartments**

**A. General Project Information**

**Project Location:** North Loop 224      **City:** Nacogdoches      **County:** Nacogdoches      **Region:** 5  
**Total Units:** 76 **Total LI Units:** 60 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$472,500  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Nacogdoches Loop Apartments, LP; Craig Nelson, (713) 956-0555

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

Burchfield Development, LP                      Robert R. Burchfield  
Nacogdoches North Loop, LLC                      J. Craig Nelson  
Deep East Texas Regional Certified Dev. Corp.      Walter Diggles  
J. Allen Management CO., Inc.                      Josh Allen

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

**Developer:** Burchfield Development LP, J. Craig Nelson, (713) 956-0555  
**Infrastructure GC:** Parallax Builders, Michael Demko, (713) 863-9700  
**Appraiser:** O'Connor & Associates, Craig Young, (713) 686-9955  
**Originator/UW:** N/A, N/A,  
**Architect:** Mucasey & Associates, Mark Mucasey, (713) 521-1233  
**Attorney:** Johnson, Radcliffe, Petrov & Bobbitt, Andrew Johnson, (713) 237-1221  
**Syndicator:** N/A, N/A,

**Housing GC:** N/A, N/A,  
**Market Analyst:** O'Connor & Associates, Craig Young, 7136869955  
**Property Manager:** J. Allen Management, Josh Allen, (409) 833-8947  
**Cost Estimator:** Parallax Builders, Michael Demko, (713) 863-9700  
**Engineer:** Bury + Partners-Housing, Inc., David Sepulveda, (713) 212-0011  
**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Supp. Services:** Deep East Texas Regional Certified Dev. Corp., Walter Diggles, (409) 384-5704

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	5	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b> <b>Total Points Awarded**:</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04186: Nacogdoches Loop Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Withdrew by e-mail 5/05/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on May 5, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/2/2004	Shannon Roth	LIHTC	Craig Nelson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call from Friday to clarify his deficiency request. He must show proof of delivery receipt prior to January 9 for those elected officials listed on the notices.					
1/27/2004	Shannon Roth	LIHTC	Rob Burchfield	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left a message that I am faxing over a deficiency letter.					

**04187: Chandler's Cove Retirement**

**A. General Project Information**

**Project Location:** Sunrise Drive and Old Settler's Boulevard  
**City:** Round Rock **County:** Williamson **Region:** 7  
**Total Units:** 90 **Total LI Units:** 72 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$457,724  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Chandler's Cove Limited Partnership; David Saling, (512) 794-9378

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

CAMH - Chandler's Cove, LLC, sole G. P. Jim Shaw  
 Capital Area Multi-Housing, Inc. sole Member Mr. Jim Shaw  
 Capital Area Housing Finance Corporation James Shaw

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

**Developer:** CHA Development Limited Partnership, Mr. David H. Saling, (512) 794-9378  
**Infrastructure GC:** N/A, ,  
**Appraiser:** N/A, N/A,  
**Originator/UW:** N/A, N/A,  
**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397  
**Attorney:** Locke, Liddell & Sapp, LLP, Cynthia Bast, (512) 305-4707  
**Syndicator:** MMA Financial, Mark George, (800) 237-9946

**Housing GC:** Campbell-Hogue Construction, James H. Hogue, (512) 794-9378  
**Market Analyst:** Capitol Market Research, Inc., Charles Heimsath, 5124765000  
**Property Manager:** Capstone Real Estate Services, Inc., Matt Lutz, (512) 646-6700  
**Cost Estimator:** N/A, N/A,  
**Engineer:** Bury & Partners-TX, Inc., Joseph Isaja, (512) 328-0011  
**Accountant:** Reznick Fedder & Silverman, Tim Kemper, (404) 847-9447  
**Supp. Services:** Family Eldercare, Ms. Karen Langley, (512) 483-3551

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 5/21/2004  
**Second Review:** Shannon Roth, Reviewed on 5/24/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	16	6	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	0	0	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>138</b>
			<b>Total Points Awarded**:</b>		<b>121</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04187: Chandler's Cove Retirement Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth	LIHTC	David Rae	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the LI targeting point deduction.					
5/27/2004	Shannon Roth	LIHTC	David Rea	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to discuss item 1 under selection on his deficiency notice.					
6/3/2004	Shannon Roth	LIHTC	David Saling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the info he submitted, still need a revised page for tab 1G AND TAB 4G.					
2/11/2004	Ben Sheppard	LIHTC	Leslie	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/11/2004	Ben Sheppard	LIHTC	Leslie	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/3/2004	Ben Sheppard	LIHTC	David Saling	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/3/2004	Ben Sheppard	LIHTC	David Rae	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

## 04188: Ambassador North Apartments

### A. General Project Information

**Project Location:** 8210 Bauman **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 114 **Total LI Units:** 91 **Activity\*:** NC/A \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$486,067  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Creative Choice Texas I, Ltd.; Amay Inamdar, (713) 992-2583

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

Creative Choice Texas I, Inc. Amay Inamdar  
Dilip Barot Dilip Barot  
N/A

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

**Developer:** Creative Choice Homes, Inc., Amay Inamdar, (561) 627-7988

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

**Appraiser:** Patrick O'Connor & Associates, L.P., Bob Coe, (713) 686-9955

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

**Architect:** BSA-Architects, Inc., Michael H. Smith, (713) 529-5071

**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400

**Syndicator:** MMA Financial, LLC, Jennifer Malboeuf, (617) 772-9566

**Housing GC:** Naimisha Construction, Inc, Yash Brahmhatt, (561) 627-3210

**Market Analyst:** Patrick O'Connor & Associates, Bob Coe, 7136869955

**Property Manager:** Innovative Management Services, LLC, Jeff Staley,  
(561) 588-6455

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

**Engineer:** Criterium-Farrell Engineers, Pat Farrell, (281) 444-9580

**Accountant:** Habif, Arogeti & Wynne, LLP, Frank Gudger, (404) 898-8244

**Supp. Services:** Innovative Management Services, LLC, Jeff Staley, (561)  
588-6455

### C. Scoring Information

**First Review:** Barbara Skinner, Reviewed on 4/20/2004

**Second Review:** Ben Sheppard, Reviewed on 5/25/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		12	9	1	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	3	4
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	4	4	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>134</b>
<b>Total Points Awarded**:</b>	<b>146</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04188: Ambassador North Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Not Recommended: Violates the 1 Mile-1 Year Test with 04167 which is being recommended for the At-Risk Set-Aside. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/3/2004	Shannon Roth	LIHTC	Amay Inamdar	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Returned his call to clarify the deficiency request.					
1/27/2004	Shannon Roth	LIHTC	Amay Inamdar	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to let him know that I was faxing over a deficiency letter for 04188 and 04189.					

**04189: Villa Bonita Apartments**

**A. General Project Information**

**Project Location:** 10345 S. Zarzamora      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 138 **Total LI Units:** 110 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$900,924  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Creative Choice Texas II, Ltd.; Amay Inamdar, (713) 992-2583

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

Creative Choice Texas I, Inc.                      Amay Inamdar  
Dilip Barot    Dilip Barot  
N/A

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

**Developer:** Creative Choice Homes, Inc., Amay Inamdar, (561) 627-7988      **Housing GC:** Naimisha Construction, Inc, Yash Brahmhatt, (561) 627-3210  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Patrick O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** Patrick O'Connor & Associates, L.P., Bob Coe, (713) 686-9955      **Property Manager:** Innovative Management Services, LLC, Jeff Staley, (561) 588-6455  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** N/A, N/A,  
**Architect:** AG Associates, Leo Guzman, (210) 732-6885      **Engineer:** Pape-Dawson Engineers, Inc., Frosty Forester, (210) 375-9000  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Habif, Arogeti & Wynne, LLP, Frank Gudger, (404) 898-8244  
**Syndicator:** MMA Financial, LLC, Jennifer Malboeuf, (617) 772-9566      **Supp. Services:** Innovative Management Services, LLC, Jeff Staley, (561) 588-6455

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/23/2004  
**Second Review:** Emily Price, Reviewed on 5/5/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	0	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 129</b>		
7 (G)	0	0	<b>Total Points Awarded**: 124</b>		

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions





## **04191: Providence at Boca Chica Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$1,010,465

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/20/2004	Shannon Roth	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him that today is the 8th day for all his items to be due. He indicated they will be hand delivered this afternoon.				
4/19/2004	Shannon Roth	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him, today is the 7th day for the deficiency items. If not received by tomorrow at 5pm points will be deducted.				
4/8/2004	Ben Sheppard	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/13/2004	Ben Sheppard/Sh	LIHTC	Bill Fisher	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Deficiencies and scoring issues.				
4/13/2004	Shannon Roth	LIHTC	Doug Backes	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Returned his call to clarify we need a better picture of the onsite sign, the copy provided is hard to read				
2/2/2004	Barbara Skinner	LIHTC	Doug Backus	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to see if a deficiency notice had been sent on Boa China? I call to inform him that I did not have that particular development.				

**04192: Providence at UT Southwestern**

**A. General Project Information**

**Project Location:** Mockingbird Lane and Harry Hines **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 180 **Total LI Units:** 162 **Activity\*:** NC/A \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$909,255  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Chicory Court-UT-Southwestern, L.P.; Saleem Jafar, (972) 455-9299

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

Chicory GP-UT Southwestern, Inc. Saleem Jafar  
 LJB Holding Ltd., ownership in developer Leon J. Backes  
 1029 Family Limited Partnership Saleem A. Jafar

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

**Developer:** Leon J. Vackes & Saleem A. Jafar, Saleem Jafar, (972) 239-8500 **Housing GC:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
**Infrastructure GC:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500 **Market Analyst:** Butler Burgher and Assoc., Diane Butler, 2147390700  
**Appraiser:** Butler Burgher and Assoc., Diane Butler, (214) 739-0700 **Property Manager:** Provident Housing Communities, LLC, Matt Harris, (972) 239-8500  
**Originator/UW:** N/A, N/A, **Cost Estimator:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
**Architect:** Gailer Tolson & French, William French, (817) 514-0584 **Engineer:** Jones and Carter, Mark Donohue, (972) 488-3880  
**Attorney:** Cherry Howell & Landry, LLP, Kevin Cherry, (214) 265-7077 **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** Related Capital, Justin Ginsberg, (212) 521-6369 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Shannon Roth, Reviewed on 4/27/2004

**Second Review:** Emily Price, Reviewed on 6/3/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	8	3	3				
2*		0	9	0	0				
3 (A-E)	5	5	10 (A)	2	2				
3 (F)	0	0	10 (B)	6	6				
3 (G)**	0	0	11**	0	0				
4 (A)	5	5	12 (A-C)	6	5				
4 (B)	0	0	12 (D)*		3				
5**	14	5	13 (A)	0	0				
6 (A)	3	3	14 (A)*	0	0				
6 (B)	6	6	14 (B)*	0	0				
6 (C)		6	15	6	6				
7 (B)	9	9	16	5	5				
7 (C)	12	12	17	7	7				
7 (D)	6	6	18	0	0				
7 (E)	0	0	<b>App Deficiency Points Lost:</b>						
7 (F)**	4	4	<table border="1"> <tr> <td><b>Total Points Requested:</b></td> <td><b>127</b></td> </tr> <tr> <td><b>Total Points Awarded**:</b></td> <td><b>126</b></td> </tr> </table>			<b>Total Points Requested:</b>	<b>127</b>	<b>Total Points Awarded**:</b>	<b>126</b>
<b>Total Points Requested:</b>	<b>127</b>								
<b>Total Points Awarded**:</b>	<b>126</b>								
7 (G)	0	0							

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04192: Providence at UT Southwestern Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/28/2004	Barbara Skinner	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies

**Description:** Called to confirm fax number for deficiency notice.

**04193: Providence at Edinburg**

**A. General Project Information**

**Project Location:** 201 North 13th Ave      **City:** Edinburg      **County:** Hidalgo      **Region:** 11  
**Total Units:** 100 **Total LI Units:** 100 **Activity\*:** NC/A \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$361,397  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Chicory Court XXX, LP; Saleem Jafar, (972) 455-9299

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

Chicory GP-XXX, LLC      Saleem Jafar  
 Edinburg Housing Authority      Estella Trevino  
 N/A

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

**Developer:** Saleem Jafar and Leon Backes, Saleem Jafar, (972) 239-8500      **Housing GC:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
**Infrastructure GC:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500      **Market Analyst:** Butler Burgher and Assoc., Diane Butler, 2147390700  
**Appraiser:** Butler Burgher, Diane Butler, (214) 739-0700      **Property Manager:** Provident Housing Communities, LLC, Matt Harris, (972) 239-8500  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
**Architect:** Demarest and Assoc, David Demarest, (214) 748-5060      **Engineer:** Jones and Carter, Mark Donohue, (972) 488-3880  
**Attorney:** Cherry Howell & Landry, Kevin Cherry, (214) 265-7077      **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** N/A, N/A,      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 3/23/2004

**Second Review:** Emily Price, Reviewed on 3/24/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		12	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	2	0
4 (B)	0	0	12 (D)*		6
5**	11	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>				<b>135</b>	
<b>Total Points Awarded**:</b>				<b>140</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04193: Providence at Edinburg Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: **Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$361,397

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/8/2004	Ben Sheppard	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies
<b>Description:</b> The name was incorrect when I first sent this					
4/8/2004	Ben Sheppard	LIHTC	Tony Saleem	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/1/2004	Barbara Skinner	LIHTC	Doug Backus	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Call to go over deficiency letter.					
3/23/2004	Emily Price	LIHTC	Saleem Jafar	Owner/Applicant/GP	Application General
<b>Description:</b> I was beginning to score his application and had an initial question. I asked him if he was proposing 100% demolition and new construction. He said YES. I told him that I didn't see any evidence of the capital grant funds or evidence that it has a subsidy nearing expiration. I said this would all be in a deficiency notice to be coming in a few days. He said he would answer the deficiency notice when it arrives.					



## **04194: Lexington Court Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$549,640

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04195: Park Madison Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

No ESA, Market Study. Terminated 5/06/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04196: Americas Palms**

**A. General Project Information**

**Project Location:** 12300 Lorenzo Ruiz Drive      **City:** El Paso      **County:** El Paso      **Region:** 13  
**Total Units:** 112 **Total LI Units:** 112 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$635,064  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** American Palms Ltd.; Bobby Bowling IV, (915) 821-3550

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

TVP Non-Profit      Valerie Funk  
 N/A  
 N/A

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

**Developer:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550      **Housing GC:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
**Infrastructure GC:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550      **Market Analyst:** Zacour and Associates, Paul Zacour, 9155811141  
**Appraiser:** Zacour and Associates, Paul Zacour, (915) 581-1141      **Property Manager:** Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
**Originator/UW:** Wells Fargo, Mike Tynan, (915) 546-4394      **Cost Estimator:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
**Architect:** David Marquez, David Marquez, (915) 532-7188      **Engineer:** CEA Engineering, Jorge Ascarate, (915) 544-5232  
**Attorney:** Dennis Healy, Dennis Healy,      **Accountant:** Thomas Stephens and Associates, Tom Katopody, (817) 424-2437  
**Syndicator:** Richman Group, Peter McHugh, (203) 869-0900      **Supp. Services:** TWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 5/25/2004  
**Second Review:** Shannon Roth, Reviewed on 5/27/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	7	4
4 (B)	0	0	12 (D)*		8
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
				<b>App Deficiency Points Lost:</b>	
				<b>Total Points Requested: 135</b>	
				<b>Total Points Awarded**:</b> 132	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04196: Americas Palms Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Awarded Tax Credits

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

**Credit Amount Allocated by Board:** \$611,304

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth	LIHTC	Mary Lou	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Bobby Bowling office know I was faxing over a deficiency request.					
6/8/2004	Shannon Roth	LIHTC	Rick Deyoe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called him back and went over info submitted for deficiency, told him at this time nothing else is needed. He wanted to get info on the scoring notice, I gave him David's email.					
6/8/2004	Shannon Roth	LIHTC	left voicemail for B	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call and left a message to let him know his deficiency items had been cleared at this time nothing further was needed.					
6/4/2004	Shannon Roth	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know when he revised his rent schedule, as required since he had too many bedrooms, his NRA changed which caused him to go over the \$62 per square foot limit. He will revise the cost schedule and resubmit.					
2/2/2004	Shannon Roth	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to make sure I received his deficiency items.					
1/29/2004	Shannon Roth	LIHTC	Angela	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let Bobby Bowling know I was faxing over a deficiency letter.					

**04197: Horizon Palms**

**A. General Project Information**

**Project Location:** West of Darrington Rd.      **City:** Horizon City      **County:** El Paso      **Region:** 13  
**Total Units:** 76 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$431,206  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Horizon Palms Ltd.; Bobby Bowling IV, (915) 821-3550

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

Tropicana Building Corporation      Bobby Bowling IV  
Tropicana Building Corporation Bobby Bowling IV  
Bowling IV  
Tropicana Properties Inc.      Demetrio Jimenez  
N/A

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

**Developer:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550      **Housing GC:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
**Infrastructure GC:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550      **Market Analyst:** Zacour and Associates, Paul Zacour, 9155811141  
**Appraiser:** Zacour and Associates, Paul Zacour, (915) 581-1141      **Property Manager:** Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
**Originator/UW:** Wells Fargo, Mike Tynan, (915) 546-4394      **Cost Estimator:** Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
**Architect:** David Marquez, David Marquez, (915) 532-7188      **Engineer:** CEA Engineering, Jorge Ascarate, (915) 544-5232  
**Attorney:** Dennis Healy, Dennis Healy,      **Accountant:** Thomas Stephens and Associates, Tom Katopody, (817) 424-2437  
**Syndicator:** Richman Group, Peter McHugh, (203) 869-0900      **Supp. Services:** TWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

**First Review:** Jon Bann, Reviewed on 4/7/2004  
**Second Review:** Emily Price, Reviewed on 4/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	7	4
4 (B)	0	0	12 (D)*		8
5**	10	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested: 133</b> <b>Total Points Awarded**:</b> 132		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04197: Horizon Palms Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$415,985

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/20/2004	Carl (Sam) Hoove	Underwriting	Bobby Bowling IV	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contacted the Applicant concerning deficiencies in application: Horizon Palms, Horizon City1. Cost Schedule shows acquisition price different than the Sales Contract 2. Seller name is deferent in the Sales Contract vs. the Title Commitment. 3. Heating and cooling types of energy differ from the source show in the Rent Schedule.4 Operating Expenses exceed our tolerance level in payroll and property tax.5 The total direct construction cost are more than 5% higher than our underwriting estimates					
1/30/2004	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm receipt of deficiencies fax response.					
1/29/2004	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed evidence of notification for org. not notified.					
1/30/2004	Barbara Skinner	LIHTC	Bobby Bowling	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed acceptable evidence for neighborhood organizations that were not contacted.					



## **04198: Socorro Palms Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew the Application on 4/24/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on April 24, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04200: Alvin Manor Estates Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$251,662

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/14/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called regarding submitting a copy of the Fed-Ex showing that the package was at TDHCA on May 12th. HTC #s 04200 and 04203.				
5/14/2004	Barbara Skinner	LIHTC	office representati	Other	Deficiencies
<b>Description:</b>	Call to request corrections to def. submitted.				
5/12/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to inform applicant that I have not received any material for the deficiency notice on 04200 an 04203. 2nd voicemail requesting information.				
4/30/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	call to confirm fax, and send deficiency				
5/10/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind applicant deficiencies are due Wed. voicemail				
6/1/2004	Lisa Vecchietti	Underwriting	Elizabeth Young	Owner/Applicant/GP	Other
<b>Description:</b>	Mr young called to discuss a REA request for clarification . Specifically , we talked about the title commitment; it turns out the title commitment submitted was for the wrong property. Also, liens listed have been cleared , so a letter from the appropriate authority stating so will be forwarded.				
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.				



## **04202: Freeport Manor Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Did not submit evidence of zoning as of 4/01/04. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04203: Alvin Manor Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$149,382

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/14/2004	Barbara Skinner	LIHTC	voicemail E. Youn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to inform applicant of the items needed to clear deficiency.					
4/30/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Call to confirm fax, send deficiency.					
5/10/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to notify deficiencies are due Wed.					
5/6/2004	Barbara Skinner	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice mail					

**04206: Lake Jackson Manor**

**A. General Project Information**

**Project Location:** 100 Garland **City:** Lake Jackson **County:** Brazoria **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$409,155  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Artisan/American Corp.; Elizabeth Young, (713) 626-1400

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

Artisan/American Corp. H. Elizabeth Young  
 Inland General Construction Co. Vernon R. Young, Jr.

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

**Developer:** Artisan/American Corp., H. Elizabeth Young, (713) 626-1400  
**Infrastructure GC:** N/A, ,  
**Appraiser:** O'Connor & Associates, Patrick O'Connor, (713) 686-9955  
**Originator/UW:** N/A, N/A,  
**Architect:** JRM Architects, Inc., James R. Merriman, (713) 996-8101  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4700  
**Syndicator:** N/A, N/A,  
**Housing GC:** Inland General Construction Co., Vernon R. Young, Jr., (713) 626-1400  
**Market Analyst:** O'Connor & Associates, Richard Zigler, 7136869955  
**Property Manager:** Investors Management Group, LLC, Darlene S. Guidry, (713) 817-0063  
**Cost Estimator:** N/A, N/A,  
**Engineer:** Brown & Gay, Gary Szantos, (281) 588-8700  
**Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Supp. Services:** Child & Adult Development Center, Vera Matthews, (713) 290-1802

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/5/2004  
**Second Review:** Emily Price, Reviewed on 5/5/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	14	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0	<b>Total Points Requested:</b>		<b>150</b>
			<b>Total Points Awarded**:</b>		<b>145</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04206: Lake Jackson Manor Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$402,176

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04207: Brookside Village Manor Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated June 3: Zoning Letter

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 3, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/22/2004	Emily Price	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies

**Description:** I called to verify if the development site is located in Brookside Village or Pearland. She will call me back with an answer. She also asked about three other deficiency letters. She did not deliver the notice to one of the council members by Jan. 9th. I told her that her application would most likely be terminated.

**04210: Westview Place**

**A. General Project Information**

**Project Location:** Westview Blvd and Montgomery Park Blvd. **City:** Conroe **County:** Montgomery **Region:** 6

**Total Units:** 36 **Total LI Units:** 28 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$228,852

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Westview Place, Ltd.; Emanuel Glockzin, (979) 846-8878

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

Affordable Caring Housing, Inc. Denise Bryant  
Commonwealth Development Inc. Elaina D. Glockzin

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

**Developer:** Emanuel H. Glockzin, Jr., Emanuel H. Glockzin, Jr., (979) 846-8878

**Housing GC:** Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878

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

**Market Analyst:** J. Mikeska & Company, Jo Ann Sette, 9799217530

**Appraiser:** J. Mikeska & Company, Jo Ann Sette, (979) 921-7530

**Property Manager:** Cambridge Interests, Inc., Paula Blake, (979) 846-8878

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

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

**Architect:** Myriad Designs, Inc., Harry Bostic, (979) 846-8878

**Engineer:** Ash & Brown Engineering, Inc., Dale Browne, (979) 846-6914

**Attorney:** Stephen B. Syptak, Stephen B. Syptak, (979) 921-7530

**Accountant:** Lou Ann Montey & Associates, Lou Ann Montey, (512) 338-0044

**Syndicator:** Boston Capital Holdings LLC, Thomas W. Dixon, (617) 624-8900

**Supp. Services:** Affordable Caring Housing, Inc., Denise Bryant, (979) 846-8878

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/23/2004

**Second Review:** Shannon Roth, Reviewed on 4/30/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	5
4 (B)	0	0	12 (D)*		3
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	9	14
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0	-	0	0
7 (F)**	8	7			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		5
			<b>Total Points Requested:</b>		<b>152</b>
			<b>Total Points Awarded**:</b>		<b>143</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04210: Westview Place Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Was determined to be financially infeasible upon review by the Real Estate Analysis Division. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/8/2004	David Danenfelze	LIHTC	Emanuel Glockzin	Owner/Applicant/GP	Scoring

**Description:** Mr Glockzin called me this morning to inquire about his request for points for leveraging and points for letter from state Reps and Senators. On the first issue I informed him that he would only receive points for local HOME funds if we received notice of the commitment one or before 6-14, as required by the QAP. On the second issue, Mr. Glockzin informed me that letters from State Reps or Senators were included in his application materials and that he believed that he did not receive the correct scoring for this item. I have told him that I would investigate this matter further.



## **04211: Arbors at Rose Park Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 04212: Village at Forest Grove

### A. General Project Information

**Project Location:** 1000 Block of Richardson Road **City:** Mount Pleasant **County:** Titus **Region:** 4  
**Total Units:** 72 **Total LI Units:** 64 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$540,697  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** BETCO Forest Grove, L.P.; Eric Hartzell, (512) 567-2920

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

BETCO Forest Grove, L.P. (to be formed) Eric Hartzell  
Mount Pleasant Forest Grove, LLC (to be formed) Eric Hartzell  
DMA Community Ventures, LLC Diana McIver  
BETCO Affordable Housing, LLC Eric Hartzell

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

**Developer:** BETCO Development Company, Inc., Eric Hartzell, (512) 567-2920

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

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

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

**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397

**Attorney:** Clark, Thomas & Winters, Kay Taylor, Esq., (512) 472-8800

**Syndicator:** Apollo Housing Capital, Bryan Kilbane, (216) 578-2624

**Housing GC:** Global Construction Company, LLC, Sherri Swope, (713) 975-8990

**Market Analyst:** Integra Realty Resources, Charles Bissell, 8003888162

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

**Cost Estimator:** Global Construction Company, LLC, Sherri Swope, (713) 975-8990

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

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

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

### C. Scoring Information

**First Review:** Gary Boyd, Reviewed on 4/7/2004

**Second Review:** Emily Price, Reviewed on 4/21/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		7
5**	14	5	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	4	4	<b>Total Points Requested:</b>		131
7 (G)	0	0	<b>Total Points Awarded**:</b>		129

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04212: Village at Forest Grove Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04213: Village at Morningstar**

**A. General Project Information**

**Project Location:** 3401 Magnolia Avenue      **City:** Texas City      **County:** Galveston      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 90 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$537,331  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Texas City DMA Housing, L.P.; Diana Mclver, (512) 328-3232  
**Applicant/Principals (Entity Name, Contact):**  
Texas City DMA Housing, L.P.      Diana Mclver  
The Village at Morningstar, LLC      Diana Mclver  
DMA Community Partners II, Inc.      Diana Mclver  
DMA Development Company, LLC      Diana Mclver  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** DMA Development Company, LLC, Diana Mclver, (512) 328-3232      **Housing GC:** Global Construction Company, LLC, Sherri Swope, (713) 975-8990  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Bob Coe/Richard Zigler, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** Hugh Cobb, Hugh Cobb, (972) 550-6054  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Global Construction Company, LLC, Sherri Swope, (713) 975-8990  
**Architect:** N/A, N/A,      **Engineer:** N/A, N/A,  
**Attorney:** Clark, Thomas & Winters, Kay Taylor, Esq., (512) 472-8800      **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 521-6369      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa Morales, Reviewed on 4/19/2004  
**Second Review:** Emily Price, Reviewed on 4/30/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	17	6	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>149</b>	
			<b>Total Points Awarded**:</b>	<b>149</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04213: Village at Morningstar Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$534,844

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/3/2004	Phillip Drake	Underwriting	Camille Power	Owner/Applicant/GP	Deficiencies

#### **Description:**

**04214: Las Villas de Magnolia**

**A. General Project Information**

**Project Location:** 7123 Capitol Street      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 116 **Total LI Units:** 104 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$681,856  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Las Villas de Magnolia, LP; Rogelio Santos, (713) 923-5433

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

AAMA Community Development Corporati      Rogelio Santos  
N/A  
N/A

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

**Developer:** AAMA Community Development Corp., Rogelio Santos, (713) 923-5433      **Housing GC:** Global Construction Company, Sherri Swope, (713) 975-8990  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Integra Realty Resources, Charles Bissell, 9729601222  
**Appraiser:** N/A, N/A,      **Property Manager:** Whitney Management Corporation, Julie Still, (713) 932-0005  
**Originator/UW:** JP Morgan Chase, Dennis Zulkowski, (512) 479-2218      **Cost Estimator:** Global Construction Company, Sherri Swope, (713) 975-8990  
**Architect:** Flores Architects, Carlos Flores, (210) 804-2333      **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, Scott Hunsaker, (713) 226-1200      **Accountant:** Thompson Steven & Company, Michael Martin, (713) 454-2437  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 521-6369      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Teresa Morales, Reviewed on 4/30/2004  
**Second Review:** Emily Price, Reviewed on 4/30/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	-1	-1	12 (D)*		7
5**	13	5	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0	<b>Total Points Requested:</b>		<b>132</b>
			<b>Total Points Awarded**:</b>		<b>137</b>

\* Points were awarded by the Department and were not eligible for self-score.  
\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04214: Las Villas de Magnolia Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/12/2004	Emily Price	LIHTC	Rogelio Santos - I	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to remind him that his deficiencies were due by 5pm.					
5/12/2004	Emily Price	LIHTC	Janine Sisak	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I told that the deficiency were due by 5pm. I also faxed her the deficiency letter.					
5/14/2004	Emily Price	LIHTC	Camille	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I told her that she could appeal the loss of 5 points when she gets the scoring notice. I also faxed her the fax confirmation.					

**04216: Thomas Ninke Senior Village**

**A. General Project Information**

**Project Location:** 1900 Block of Lova Drive      **City:** Victoria      **County:** Victoria      **Region:** 10  
**Total Units:** 80 **Total LI Units:** 76 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$439,626  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Thomas Ninke Senior Village, L.P.; Debbie Gillespie, (361) 575-3682

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

Thomas Ninke Senior Village, L.P. (to be f      Debbie Gillespie  
 Victoria Senior Housing, LLC (to be      Debbie Gillespie  
 formed)  
 Housing Authority of the City of Victoria      Debbie Gillespie  
 Victoria Affordable Housing Corporation N      Debbie Gillespie

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

**Developer:** Victoria Affordable Housing Corp. No.2, Debbie Gillespie, (361) 575-3682      **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, ,      **Market Analyst:** O'Connor & Associates, Bob Coe, 7136869955  
**Appraiser:** N/A, N/A,      **Property Manager:** Vista Management Company, Inc., Woody Mann, (281) 531-5300  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Global Construction Company, LLC, Sherri Swope, (713) 975-8990  
**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397      **Engineer:** N/A, N/A,  
**Attorney:** N/A, N/A,      **Accountant:** N/A, N/A,  
**Syndicator:** Apollo Housing Capital, LLC, Kevin Kilbane, (216) 875-2624      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 4/19/2004

**Second Review:** Emily Price, Reviewed on 4/28/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		12	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	10	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	-	0	0
7 (F)**	2	2			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	137	
			<b>Total Points Awarded**:</b>	154	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04216: Thomas Ninke Senior Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04218: Converse Village Apartments**

**A. General Project Information**

**Project Location:** 500 S. Sequin Rd. **City:** Converse **County:** Bexar **Region:** 9  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$458,035  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Converse Village, LP; Tina Brooks, (740) 321-1574

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

Converse Protech 113, L.P. Tina Brooks  
 Protech America I Corporation Tina Brooks  
 American Sunrise Converse Village GP, Miguel Polanco  
 LLC

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

**Developer:** Converse Protech 113, LP, Tina Brooks, (740) 321-1574 **Housing GC:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
**Infrastructure GC:** ICI Construction, Chris Sidwa, (972) 387-8000 **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Paramount Realty Advisors, Mike Ellis, (740) 321-1570  
**Originator/UW:** N/A, N/A, **Cost Estimator:** ICI Construction, Inc., Donnie Boone, (972) 387-8000  
**Architect:** Chiles Architects Inc., Mike Grossman, (512) 327-3397 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 **Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 4/19/2004  
**Second Review:** Shannon Roth, Reviewed on 4/28/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 151</b> <b>Total Points Awarded**: 143</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04218: Converse Village Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Shannon Roth	LIHTC	Tina Brooks voice	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left a message , the deficiency items are due by tomorrow to avoid any loss of points					
5/10/2004	Shannon Roth	LIHTC	Tina Brooks	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call regarding item #10 on the deficiency list I sent her.					
4/30/2004	Shannon Roth	LIHTC	Tina Brooks	Owner/Applicant/GP	Deficiencies
<b>Description:</b> she called to go over the deficiency notice.					
6/4/2004	Stephen Apple	Underwriting	Converse Village	Owner/Applicant/GP	Application General
<b>Description:</b> Spoke to Krista Conway and asked for a copy of the Bexar County Allowances.					

**04220: Arbor Bend Villas**

**A. General Project Information**

**Project Location:** 6150 Oakmont Trail      **City:** Fort Worth      **County:** Tarrant      **Region:** 3  
**Total Units:** 152 **Total LI Units:** 121 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$725,017  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Arbor Bend Villas Housing L.P.; Deepak Sulakhe, (214) 891-1402

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

Arbor Ben Villas Housing, L.P.                      Deepak Sulakhe  
 Arbor Bend Villas Development, L.L.C.          Deepak Sulakhe  
 Housing Services Incorporated                  Marty Mascari  
 CLG Consulting, Inc.                                  Deepak Sulakhe

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

**Developer:** Housing Services Incorporated, Marty Mascari, (214) 696-6077      **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A,      **Property Manager:** Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
**Originator/UW:** GMAC, Lloyd Griffin, (615) 279-7500      **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878      **Engineer:** N/A, N/A,  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Paramount Financial Group, Mike Moss, (216) 896-9696      **Supp. Services:** Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	5	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		-3	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0			

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

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04220: Arbor Bend Villas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Related Party with no appraisal. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/4/2004	Ben Sheppard	LIHTC	Deepak Sulake	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
2/4/2004	Ben Sheppard	LIHTC	Lynn Vilisec	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04222: Primrose at Highland**

**A. General Project Information**

**Project Location:** 2100 Block of Highland Avenue **City:** Dallas **County:** Dallas **Region:** 3  
**Total Units:** 150 **Total LI Units:** 120 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$935,153  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** TX Tenison Housing, L.P.; Deepak Sulakhe, (214) 891-1402  
**Applicant/Principals (Entity Name, Contact):**  
 TX Tenison Housing, L.P. Deepak Sulakhe  
 TX Tenison Housing Development, L.L.C. Deepak Sulakhe  
 Housing Services Incorporated Marty Mascari  
 CLG Consulting, Inc. Deepak Sulakhe  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** Housing Services Incorporated, Marty Mascari, (214) 696-6077 **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
**Originator/UW:** GMAC, Lloyd Griffin, (615) 279-7500 **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878 **Engineer:** N/A, N/A,  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 **Accountant:** Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Paramount Financial Group, Mike Moss, (216) 896-9696 **Supp. Services:** Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

**First Review:** Teresa Morales, Reviewed on 5/7/2004  
**Second Review:** Emily Price, Reviewed on 5/11/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	8	3	3				
2*		12	9	0	0				
3 (A-E)	5	5	10 (A)	2	2				
3 (F)	0	0	10 (B)	6	6				
3 (G)**	0	0	11**	0	0				
4 (A)	5	5	12 (A-C)	3	3				
4 (B)	-2	-2	12 (D)*		2				
5**	14	5	13 (A)	12	0				
6 (A)	3	3	14 (A)*	0	0				
6 (B)	6	6	14 (B)*	0	0				
6 (C)		6	15	6	6				
7 (B)	9	9	16	5	5				
7 (C)	12	12	17	7	0				
7 (D)	6	6	18	-	0				
7 (E)	0	0	<b>App Deficiency Points Lost:</b> 0						
7 (F)**	8	7	<table border="1"> <tr> <td><b>Total Points Requested:</b></td> <td><b>138</b></td> </tr> <tr> <td><b>Total Points Awarded**:</b></td> <td><b>129</b></td> </tr> </table>			<b>Total Points Requested:</b>	<b>138</b>	<b>Total Points Awarded**:</b>	<b>129</b>
<b>Total Points Requested:</b>	<b>138</b>								
<b>Total Points Awarded**:</b>	<b>129</b>								
7 (G)	0	0							

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04222: Primrose at Highland Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$935,153

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/23/2004	Ben Sheppard	LIHTC	Lynn Vilosec	Consultant/Lobbyist	Deficiencies

**Description:** For several Pre App requests, Dallas sent a list a parties who requested to be notified of zoning change requests, including businesses and individuals that are not neighborhood organizations.



## **04223: Cherrycrest Villas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated June 3: Identity of interest: Did not submit an appraisal

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 3, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/23/2004	Ben Sheppard	LIHTC	Lynn Vilosec	Consultant/Lobbyist	Deficiencies

**Description:** For several Pre App requests, Dallas sent a list a parties who requested to be notified of zoning change requests, including businesses and individuals that are not neighborhood organizations.

**04224: Commons of Grace Senior**

**A. General Project Information**

**Project Location:** 8900 Block of Tidwell      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 108 **Total LI Units:** 86 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$759,068  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** TX Commons of Grace, LP; Deepak Sulakhe, (214) 891-7862

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

TX Commons of Grace, L.P.                      Deepak Sulakhe  
 TX Commons of Grace Development, L.L.C.      Deepak Sulakhe  
 G.C. Community Development Corporation      Charlesa H. Taylor, Sr.  
 B&L Housing Development Corporation      Bobby Leopold

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

**Developer:** Pleasant Hill Community Development, Harvey Clemmons, (713) 224-3232      **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A,      **Property Manager:** Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
**Originator/UW:** GMAC, Lloyd Griffin, (615) 279-7500      **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878      **Engineer:** Huitt-Zollars, Steve Williams, (281) 496-0066  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Paramount Financial Group, Mike Moss, (216) 896-9696      **Supp. Services:** Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 5/4/2004  
**Second Review:** Emily Price, Reviewed on 5/4/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	15	5
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	13	5	13 (A)	0	0
6 (A)	3	0	14 (A)*	9	14
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>153</b>
			<b>Total Points Awarded**:</b>		<b>145</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04224: Commons of Grace Senior Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$660,701

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/30/2004	Lisa Vecchietti	Underwriting	Darrell Jack	Market Analyst/Appraiser	Other
<b>Description:</b> Mr Jack called to discuss my request for a revised demand and capture rate calculation. The development is proposed to target transitional households as well as seniors. The market study did not include a demand and capture rate calculation for the units reserved for transitional households.					
6/30/2004	Lisa Vecchietti	Underwriting	Len Vilicic	Owner/Applicant/GP	Other
<b>Description:</b> I called Len to ask if he planned to respond to my fax dated June 19. He indicated they had moved spaces several times this month and had overlooked the fax. Hopefully, he will respond within the week.					
5/14/2004	Emily Price	LIHTC	Deepak Sulakhe	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I left a voicemail reminding him that his deficiency are due by 5pm.					



## **04225: Villa San Benito Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew on April 6, 2004.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on April 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04226: Arbor Cove Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$1,152,522

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/24/2004	Ben Sheppard	LIHTC	Scott McGuire	Owner/Applicant/GP	Scoring
<b>Description:</b> Scott asked questions at public hearing or workshop that is now the subject of an anonymous letter. Called for explanation of his thought about this issue.					
2/5/2004	Ben Sheppard	LIHTC	Anita Kegley	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
2/4/2004	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b> 2 calls about receipt of deficiency response were made within about an hour of each other.					
2/4/2004	Ben Sheppard	LIHTC	Anita Kegley	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

## 04228: Stone Hearst

### A. General Project Information

**Project Location:** 1650 East Lucas Drive      **City:** Beaumont      **County:** Jefferson      **Region:** 5  
**Total Units:** 104 **Total LI Units:** 83 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$685,739  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Stone Way, LP; R.J. Collins, (512) 249-6240

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

Stone Way Limited Partnership	R.J. Collins
EM Texas I, inc.	R.J. Collins
Kegley, Inc.	Anita M. Kegley

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

**Developer:** Eastern Marketing, Inc., R.J. Collins, (512) 249-6240

**Infrastructure GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

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

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

**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044

**Attorney:** Kuperman, Orr, Rial & Albers, Rick Albers, (512) 322-8106

**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801

**Housing GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844

**Cost Estimator:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

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

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Tejas Affordable Housing, Inc., Ronni Hodges, (512) 249-9095

### C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 4/26/2004

**Second Review:** Emily Price, Reviewed on 5/5/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	13	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	4
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>139</b>
<b>Total Points Awarded**:</b>	<b>138</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04228: Stone Hearst Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$633,496

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/21/2004	Ben Sheppard	LIHTC	R.J. Collins	Owner/Applicant/GP	Deficiencies

**Description:** emitejas@austin.rr.com

## 04229: The Villages

### A. General Project Information

**Project Location:** FM 247 & Midway Road      **City:** Huntsville      **County:** Walker      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$691,442  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Essex Villages LP; R.J. Collins, (512) 249-6240

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

Essex Village LP	R.J. Collins
Tejas Housing II, Inc.	R.J. Collins
Eagle River Builders, Inc.	Juan Menchaca, Jr.

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

**Developer:** Tejas Housing & Development, Inc., R.J. Collins, (512) 249-6240

**Infrastructure GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

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

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

**Architect:** L.K. Travis & Associates, L.K. Travis, (210) 732-2828

**Attorney:** Kuperman, Orr, Rial & Albers, Rick Albers, (512) 322-8106

**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801

**Housing GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

**Market Analyst:** Novogradac & Company, Kevin Watkins, 5122310158

**Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844

**Cost Estimator:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240

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

**Accountant:** Novogradac & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Tejas Affordable Housing, Inc., Ronni Hodges, (512) 249-9095

### C. Scoring Information

**First Review:** Teresa Morales, Reviewed on 5/11/2004

**Second Review:** Emily Price, Reviewed on 5/12/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	8
4 (B)	0	0	12 (D)*		4
5**	11	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	6	8
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>137</b>
<b>Total Points Awarded**:</b>	<b>138</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04229: The Villages Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 04235: Crescent Moon

### A. General Project Information

**Project Location:** 7720 Emmett Lowry Expressway **City:** Texas City **County:** Galveston **Region:** 6  
**Total Units:** 180 **Total LI Units:** 140 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$754,845  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** TC Emmett, L.P.; Manish Verma, (210) 240-8376

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

Integrated Testing & Engineering Compan A. Kumar Palaniappan  
N/A  
N/A

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

**Developer:** GMAT III Development, Ltd., Manish Verma, (210) 240-8376

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

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

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

**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397

**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707

**Syndicator:** JER Hudson Housing Capital, Sam Ganeshan, (212) 218-4488

**Housing GC:** Galaxy Builders, LTD, Arun Verma, (210) 493-0550

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2102300040

**Property Manager:** Alpha-Barnes Real Estate Services, Michael Clark,  
(972) 643-3205

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

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

**Accountant:** N/A, N/A,

**Supp. Services:** Commonwealth Housing Corporation, Karen Dodge, (281)  
363-4111

### C. Scoring Information

**First Review:** Alyssa Carpenter, Reviewed on 6/1/2004

**Second Review:** Shannon Roth, Reviewed on 6/1/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	-1	-1	12 (D)*		3
5**	17	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>129</b>
<b>Total Points Awarded**:</b>	<b>122</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04235: Crescent Moon Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/20/2004	Shannon Roth	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies

**Description:** Called to let him know I was sending a deficiency fax.

**04239: Crescent Rivers**

**A. General Project Information**

**Project Location:** Lake Brazos Dr., West of Waco Dr. **City:** Waco **County:** McLennan **Region:** 8  
**Total Units:** 180 **Total LI Units:** 144 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$955,575  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** WL Brazos L.P.; Manish Verma, (210) 240-8376

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

WPFC-Brazos, L.L.C. Manish Verma  
 Waco Public Facility Corporation Gary Moore  
 GMAT III Development, Ltd. Manish Verma  
 Integrated Testing & Engineering Compan A. Kumar Palaniappan

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

**Developer:** GMAT III Development, Ltd., Manish Verma, (210) 240-8376 **Housing GC:** Galaxy Builders, LTD, Manish Verma, (210) 493-7573  
**Infrastructure GC:** N/A, , **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Waco Public Facility Corporation, Gary Moore, (254) 752-0324  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397 **Engineer:** N/A, N/A,  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia Bast, (512) 305-4707 **Accountant:** N/A, N/A,  
**Syndicator:** JER Hudson Housing Capital, Sam Ganeshan, (212) 218-4469 **Supp. Services:** Waco Public Facility Corporation, Gary Moore, (254) 752-0324

**C. Scoring Information**

**First Review:** Joe Ramos, Reviewed on 4/7/2004  
**Second Review:** Shannon Roth, Reviewed on 5/25/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	-1	-1	12 (D)*		3
5**	14	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>142</b>
<b>Total Points Awarded**:</b>	<b>116</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04239: Crescent Rivers Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/4/2000	Shannon Roth	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him today is the 7th day.					
1/16/2004	Shannon Roth	LIHTC	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was faxing over a deficiency letter for 04236, 04237,04238 and 04239.					

**04240: Deer Creek Apartments**

**A. General Project Information**

**Project Location:** West Ellis Street & Martin Luther King City: Levelland County: Hockley Region: 1  
**Total Units:** 63 **Total LI Units:** 63 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$454,573  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Deer Creek Apartments, LP; Justin Zimmerman, (417) 883-1632

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

Deer Creek Housing, LLC Justin Zimmerman  
 Related Capital Company Justin Ginsberg

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

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (361) 758-0250 **Housing GC:** Zimmerman Properties Construction, Justin Zimmerman, (361) 758-0250  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250 **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Novogradic & Company, Keving Watkins, (512) 231-0158 **Property Manager:** Wilhoit Properties Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485 **Engineer:** KAW Valley Engineers, Mike Osborne, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Accountant:** Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsburg, (212) 421-5333 **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (711) 352-6663

**C. Scoring Information**

**First Review:** Alvino Lopez, Reviewed on 4/7/2004  
**Second Review:** Emily Price, Reviewed on 4/21/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	5
4 (B)	0	0	12 (D)*		3
5**	18	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>126</b>
			<b>Total Points Awarded**:</b>		<b>126</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04240: Deer Creek Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/16/2004	Ben Sheppard	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies

#### **Description:**

**04241: Anson Park II**

**A. General Project Information**

**Project Location:** 3102 Old Anson Road      **City:** Abilene      **County:** Taylor      **Region:** 2  
**Total Units:** 80 **Total LI Units:** 64 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$535,250  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Anson Park II Limited Partnership; R.J. Collins, (512) 249-6240

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

Anson Park II Limited Partnership      R. J. Collins  
 Tejas Housing I, Inc.      R.J. Collins  
 Eagle River Builders, Inc.      Juan Menchaca, Jr.

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

**Developer:** Tejas Housing & Development, Inc., R.J. Collins, (512) 249-6240      **Housing GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240  
**Infrastructure GC:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240      **Market Analyst:** Novogradac & Company, Kevin Watkins, 5122310158  
**Appraiser:** N/A, N/A,      **Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5844  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Charter Contractors, Inc., R.J. Collins, (512) 249-6240  
**Architect:** L.K. Travis & Associates, L.K. Travis, (210) 732-2828      **Engineer:** N/A, N/A,  
**Attorney:** Kuperman, Orr, Rial & Albers, Rick Albers, (512) 322-8106      **Accountant:** Novogradac & Company, LLC, George Littlejohn, (512) 231-0158  
**Syndicator:** MMA Financial, LLC, Chris Diaz, (727) 461-4801      **Supp. Services:** Tejas Affordable Housing, Inc., Ronni Hodges, (512) 249-9095

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 5/21/2004  
**Second Review:** Shannon Roth, Reviewed on 5/26/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		1	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	6	6
4 (B)	0	0	12 (D)*		8
5**	13	5	13 (A)	10	10
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7			
7 (G)	0	0			

<b>Total Points Requested:</b>	<b>141</b>
<b>Total Points Awarded**:</b>	<b>147</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04241: Anson Park II Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Awarded Tax Credits

**Comment** Has a competitive score within its allocation type within the region. In a tie for score with 04172 this application has a lower credit per square foot than 04172 and therefore wins the tie.

**Credit Amount Allocated by Board:** \$535,250

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/26/2004	Shannon Roth	LIHTC	Brenda	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency.					
6/10/2004	Shannon Roth	LIHTC	RJ Rollins	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call, he wanted to know if he was given points for the letter from the mayor for Tab 4c , item C. I told him I had run the letter by both David and Brooke and neither one thought it met our requirements. So no points were given. I indicated he can appeal. He said he would and he will be appealing the QCP as well.					
6/8/2004	Shannon Roth	LIHTC	Brenda	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to tell her the letter submitted for points under tab 4C is not sufficient, it does not indicate the area was created by the city or county. It indicates that it was created by HUD.					
6/7/2004	Shannon Roth	LIHTC	Bridgette	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind RJ Collins today is the 7th day for deficiency notice.					

**04243: Hampton Chase Apartments**

**A. General Project Information**

**Project Location:** State HWY-155, South of N. Loop 256 **City:** Palestine **County:** Anderson **Region:** 4  
**Total Units:** 76 **Total LI Units:** 75 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$556,158  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Hampton Chase Apartments, LP; Justin Zimmerman, (417) 883-1632

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

Hampton Chase Housing, LLC Justin Zimmerman  
 Related Capital Company Justin Ginsberg

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

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (361) 758-0250 **Housing GC:** Zimmerman Properties Construction, Justin Zimmerman, (361) 758-0250  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250 **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Novogradic & Company, Keving Watkins, (512) 231-0158 **Property Manager:** Wilhoit Properties Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485 **Engineer:** KAW Valley Engineers, Mike Osborne, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Accountant:** Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsburg, (212) 421-5333 **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (711) 352-6663

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 4/8/2004

**Second Review:** Emily Price, Reviewed on 4/22/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	7	8
4 (B)	0	0	12 (D)*		4
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	3	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>129</b>
			<b>Total Points Awarded**:</b>		<b>129</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04243: Hampton Chase Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04244: Camden Crossing Apartments**

**A. General Project Information**

**Project Location:** NE Corner of North Avenue D & Stewart St. **City:** Brownfield **County:** Terry **Region:** 1  
**Total Units:** 63 **Total LI Units:** 63 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$455,296  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Camden Crossing Apartments, LP; Justin Zimmerman, (417) 883-1632

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

Camden Crossing Housing, LLC Justin Zimmerman  
 Related Capital Company Justin Ginsberg

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

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (361) 758-0250 **Housing GC:** Zimmerman Properties Construction, Justin Zimmerman, (361) 758-0250  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250 **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Novogradic & Company, Keving Watkins, (512) 231-0158 **Property Manager:** Wilhoit Properties Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485 **Engineer:** KAW Valley Engineers, Mike Osborne, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Accountant:** Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsburg, (212) 421-5333 **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (711) 352-6663

**C. Scoring Information**

**First Review:** Al Lewis, Reviewed on 4/13/2004

**Second Review:** Emily Price, Reviewed on 4/22/2004

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	16	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>125</b>
			<b>Total Points Awarded**:</b>		<b>123</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04244: Camden Crossing Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## 04246: Wildwood Trails Apartments

### A. General Project Information

**Project Location:** McClain & Looney Street      **City:** Brownwood      **County:** Brown      **Region:** 2  
**Total Units:** 75 **Total LI Units:** 75 **Activity\*:** NC    \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$558,403  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Wildwood Trails Apartments, LP; Justin Zimmerman, (417) 883-1632

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

Wildwood Trails Housing, LLC                      Justin Zimmerman  
 Related Capital Company                              Justin Ginsberg

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

<b>Developer:</b> Zimmerman Properties, LLC, Justin Zimmerman, (361) 758-0250	<b>Housing GC:</b> Zimmerman Properties Construction, Justin Zimmerman, (361) 758-0250
<b>Infrastructure GC:</b> Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250	<b>Market Analyst:</b> Apartment Market Data, Darrell G. Jack, 2105300040
<b>Appraiser:</b> Novogradic & Company, Keving Watkins, (512) 231-0158	<b>Property Manager:</b> Wilhoit Properties Inc., Robert Williams, (417) 883-1632
<b>Originator/UW:</b> N/A, N/A,	<b>Cost Estimator:</b> N/A, N/A,
<b>Architect:</b> Parker & Associates, Jim Parker, (918) 742-2485	<b>Engineer:</b> KAW Valley Engineers, Mike Osborne, (913) 894-5150
<b>Attorney:</b> Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700	<b>Accountant:</b> Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715
<b>Syndicator:</b> Related Capital Company, Justin Ginsburg, (212) 421-5333	<b>Supp. Services:</b> Texas Interfaith Housing, Cynthia Boutineau, (711) 352-6663

### C. Scoring Information

**First Review:** Gus Garcia, Reviewed on 4/8/2004  
**Second Review:** Shannon Roth, Reviewed on 4/22/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	6
4 (B)	0	0	12 (D)*		3
5**	18	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	3	4
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
<b>Total Points Requested:</b>					129
<b>Total Points Awarded**:</b>					130

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04246: Wildwood Trails Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$549,988

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2004	Shannon Roth	LIHTC	left voicemail for J	Owner/Applicant/GP	Deficiencies

**Description:** Called and left a message for Justine letting him know today is the 7th day for his deficiency items.



## **04247: Hawthorne Hills Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/19/2004	Emily Price	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to tell him that I still need a Title commitment for LOT 25.					
4/28/2004	Shannon Roth	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to let him know 04247 has not been reviewed.					

**04250: Knollwood Heights Apartments**

**A. General Project Information**

**Project Location:** NE corner of MLK Blvd & West Mercy Dr. **City:** Big Spring **County:** Howard **Region:** 12  
**Total Units:** 64 **Total LI Units:** 63 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$457,678  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Knollwood Heights Apartments, LP; Justin Zimmerman, (417) 883-1632

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

Knollwood Heights Housing, LLC Justin Zimmerman  
 Related Capital Company Justin Ginsberg

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

**Developer:** Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 **Housing GC:** Zimmerman Properties Construction, Justin Zimmerman, (361) 758-0250  
**Infrastructure GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250 **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Novogradic & Company, Keving Watkins, (512) 231-0158 **Property Manager:** Wilhoit Properties Inc., Robert Williams, (417) 883-1632  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Parker & Associates, Jim Parker, (918) 742-2485 **Engineer:** KAW Valley Engineers, Mike Osborne, (913) 894-5150  
**Attorney:** Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Accountant:** Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
**Syndicator:** Related Capital Company, Justin Ginsburg, (212) 421-5333 **Supp. Services:** Texas Interfaith Housing, Cynthia Boutineau, (711) 352-6663

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 4/8/2004  
**Second Review:** Shannon Roth, Reviewed on 4/22/2004

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	1	1
4 (B)	0	0	12 (D)*		1
5**	18	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>123</b>	
			<b>Total Points Awarded**:</b>	<b>117</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04250: Knollwood Heights Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$448,391

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/4/2004	Shannon Roth	LIHTC	left voicemail for J	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called and left a message for Justine letting him know today is the 7th day for his deficiency items.					
1/20/2004	Shannon Roth	LIHTC	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know I was faxing over a deficiency notice.					

**04252: Waxahachie Senior Apartments**

**A. General Project Information**

**Project Location:** Cornell Drive and Columbia Drive **City:** Waxahachie **County:** Ellis **Region:** 3  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$490,000  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Senior Apartments of Waxahachie, L.P.; David Evans, (817) 446-4792

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

Spectrum-GP Waxahachie Senior Apt., LL John D. Mathews  
 Spectrum Housing John D. Mathews  
 Waxahachie Ranch Special Limited, LLC David E. Evans

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

**Developer:** Covenant Group of Texas, Inc., David E. Evans, (817) 446-4792

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

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

**Originator/UW:** Malone Mortgage, Jeff Rogers, (214) 696-0386

**Architect:** GHLA, Gaylen Laing, (817) 801-7200

**Attorney:** N/A, N/A,

**Syndicator:** MMA Financial, Korbin Heiss, (617) 772-0319

**Housing GC:** N/A, N/A,

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** N/A, N/A,

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

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

**Accountant:** N/A, N/A,

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

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/29/2004

**Second Review:** Emily Price, Reviewed on 4/29/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	5	5	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	9	3	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		-6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
				<b>Total Points Requested:</b>	<b>144</b>
				<b>Total Points Awarded**:</b>	<b>139</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04252: Waxahachie Senior Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated for 2x Per Capita Issue 6/07/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04255: Freeport Oaks Apartments**

**A. General Project Information**

**Project Location:** NE Corner of Avenue J & Skinner St. **City:** Freeport **County:** Brazoria **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$721,599  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Freeport Oaks LP; Les Kilday, (713) 914-9400

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

Freeport Oaks Partners LLC R.R. Kilday  
 LP Kilday LLC Les Kilday  
 Kilday Realty Corp R.R. Kilday

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

**Developer:** Kilday Partners LLC, R R Kilday, (713) 914-9400 **Housing GC:** N/A, N/A,  
**Infrastructure GC:** N/A, , **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 840-9292  
**Originator/UW:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557 **Cost Estimator:** N/A, N/A,  
**Architect:** EDI Architects, Brit Perkins, (713) 789-0395 **Engineer:** N/A, N/A,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 **Accountant:** Reznick Fedder and Silverman, Tim Kemper, (404) 847-9447  
**Syndicator:** MMA Financial, Marie Keutmann, (617) 772-9557 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 5/14/2004  
**Second Review:** Shannon Roth, Reviewed on 5/18/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	16	6	13 (A)	8	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 151</b> <b>Total Points Awarded**: 140</b>		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04255: Freeport Oaks Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$639,213

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/27/2004	Shannon Roth	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let him know item 10 was still outstanding. He asked me to refax my notice. He indicated they might not have gotten page 2.					
5/27/2004	Shannon Roth	LIHTC	Patty Gin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> returned her call					

**04258: Vista Del Sol-The Rudy C Perez, Sr.**

**A. General Project Information**

**Project Location:** 400 Block of SW 36th Street      **City:** San Antonio      **County:** Bexar      **Region:** 9  
**Total Units:** 120 **Total LI Units:** 96 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$700,000  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** RCP Vista Del Sol Apartments, Ltd.; David Starr, (210) 341-8097

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

RCP Vista Del Sol Apartments, Ltd.      William L. Brown  
 American Opportunity for Housing-Vista Del Sol      David Starr  
 American Opportunity for Housing, Inc.      David Starr  
 JWB Affordable Housing, LLC      William L. Brown

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

**Developer:** American Opportunity for Housing, Inc., David Starr, (210) 341-8097  
**Infrastructure GC:** N/A, ,  
**Appraiser:** Joseph N. Woller & Company, Joseph N. Woller, (210) 222-9597  
**Originator/UW:** N/A, N/A,  
**Architect:** Brownsville Architects & Planner, Inc., William L. Brown, (713) 432-7727  
**Attorney:** N/A, N/A,  
**Syndicator:** MMA Financial, Korbin Heiss, (617) 772-0319

**Housing GC:** N/A, N/A,  
**Market Analyst:** Mark Temple, Mark Temple, 2104969499  
**Property Manager:** N/A, N/A,  
**Cost Estimator:** N/A, N/A,  
**Engineer:** N/A, N/A,  
**Accountant:** Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
**Supp. Services:** American Opportunity for Housing, Rodric E. Fitzgerald, (210) 341-8097

**C. Scoring Information**

**First Review:** Teresa Morales, Reviewed on 5/14/2004

**Second Review:** Emily Price, Reviewed on 5/14/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		9
5**	12	4	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b> 0		
7 (F)**	8	7	<b>Total Points Requested: 141</b> <b>Total Points Awarded**:</b> 147		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04258: Vista Del Sol-The Rudy C Perez, Sr. Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** There are not enough funds in Region 9 Urban/Exurban to allocate credits to any additional developments. **Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/2/2004	Ben Sheppard	LIHTC	Doak Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
1/25/2004	Ben Sheppard	LIHTC	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

## 04259: Villa del Arroyo Apartments

### A. General Project Information

**Project Location:** 1200 Block of Elm Street      **City:** Midland      **County:** Midland      **Region:** 12  
**Total Units:** 52 **Total LI Units:** 46 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$385,000  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Midland Villa del Arroyo, L.P.; David Diaz, (432) 682-2520

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

Midland CDC, LLC      David Diaz  
CARCON Industries & Construction, LLC      Arcilia Acosta  
Midland Community Development Corporation      David Diaz

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

**Developer:** Midland CDC, LLC, David Diaz, (432) 682-2520

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

**Appraiser:** Barlow Appraisal Associates, Keith Barlow, (432) 689-9878

**Originator/UW:** JP Morgan Chase Bank, Omar S. Chaudhy, (214) 965-2913

**Architect:** Architettura, Inc., Frank Pollacia, (972) 509-0088

**Attorney:** Patrick Cordero, Patrick Cordero, (432) 683-3665

**Syndicator:** MMA Financial, Marie Keutmann, (617) 439-3911

**Housing GC:** N/A, N/A,

**Market Analyst:** Mark Temple, Mark Temple, 2104969499

**Property Manager:** N/A, N/A,

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

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

**Accountant:** N/A, N/A,

**Supp. Services:** Midland Community Development Corp., N/A, (432) 682-2520

### C. Scoring Information

**First Review:** Nidia Hiroms, Reviewed on 5/17/2004

**Second Review:** Shannon Roth, Reviewed on 5/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	0	0	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	7	7
4 (B)	-1	-1	12 (D)*		8
5**	10	4	13 (A)	8	8
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		3	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	4	4			
7 (G)	0	0			

**Total Points Requested: 137**

**Total Points Awarded\*\*: 141**

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04259: Villa del Arroyo Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/4/2004	Ben Sheppard	LIHTC	Kelly Hunt	Consultant/Lobbyist	Deficiencies

#### **Description:**

**04260: Towne Park in Fredericksburg II**

**A. General Project Information**

**Project Location:** 1100 Block of S. Adams      **City:** Fredericksburg      **County:** Gillespie      **Region:** 9  
**Total Units:** 44 **Total LI Units:** 39 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$257,151  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Towne Park Fredericksburg II, L.P.; Mark Mayfield, (830) 693-4521

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

Fredericksburg Housing II LLC                      Mark Mayfield  
 Marble Falls Housing Development Corporation      Mark Mayfield  
 MFHA    Mark Mayfield  
 Fredericksburg Housing II, LLC                      Mark Mayfield

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

**Developer:** Kilday Partners, RR Kilday, (713) 914-9400

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

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

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

**Architect:** Cameron Alread Architects, Cameron Alread, (817) 332-6231

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

**Syndicator:** Paramount Financial Group, Dale Cook, (740) 587-4150

**Housing GC:** N/A, N/A,

**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040

**Property Manager:** Central Texas Community Housing Authority, Mark Mayfield, (830) 693-4521

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

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

**Accountant:** Reznick Fedder & Silverman, Tim Kemper, (404) 847-9447

**Supp. Services:** Central Texas Community Housing Authority, Mark Mayfield, (830) 693-4521

**C. Scoring Information**

**First Review:** Erica Garza, Reviewed on 4/8/2004

**Second Review:** Emily Price, Reviewed on 4/22/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		2
5**	13	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0	-	0	0
7 (F)**	4	4			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>135</b>
			<b>Total Points Awarded**:</b>		<b>118</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04260: Towne Park in Fredericksburg II Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$225,361

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/3/2004	Lisa Vecchiotti	Underwriting	Les Kilday	Consultant/Lobbyist	Other

**Description:** Mr. Kilday called to discuss my request for additional info. He wanted more details on how far off their expense projections are and when the response could be sent.

**04261: Gruene Oaks Apartments**

**A. General Project Information**

**Project Location:** NE Corner of Common St. and Gruene Rd. **City:** New Braunfels **County:** Comal **Region:** 9  
**Total Units:** 100 **Total LI Units:** 90 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$534,693  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** New Braunfels Gruene Oaks L.P.; Les Kilday, (713) 914-9400

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

New Braunfels Gruene Oaks LC Mark Mayfield  
 Marble Falls Housing Development Corporation Mark Mayfield  
 MFHA Mark Mayfield

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

**Developer:** Kilday Partners LLC, RR Kilday, (713) 914-9400

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

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

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

**Architect:** Cameron Alread Architects, Cameron Alread, (817) 332-6231

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

**Syndicator:** Paramount Financial Group, Dale Cook, (740) 587-4150

**Housing GC:** N/A, N/A,

**Market Analyst:** Apartment Market Data Research, Darrell G. Jack, 2105300040

**Property Manager:** Central Texas Community Housing Authority, Mark Mayfield, (830) 693-4521

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

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

**Accountant:** Reznick Fedder & Silverman, Tim Kemper, (404) 847-9447

**Supp. Services:** Central Texas Community Housing Authority, Mark Mayfield, (830) 693-4521

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/17/2004

**Second Review:** Emily Price, Reviewed on 5/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	5	12 (A-C)	5	5
4 (B)	0	0	12 (D)*		3
5**	15	5	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	4	4			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>149</b>
			<b>Total Points Awarded**:</b>		<b>128</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04261: Gruene Oaks Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Barb Skinner	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies

**Description:** Called to discuss deficiencies

**04267: Brentwood Apartments**

**A. General Project Information**

**Project Location:** W. Hardy. Rd. and Langwick      **City:** Houston      **County:** Harris      **Region:** 6  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$799,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Langwick/Hardy, Ltd.; Angie Stahl, (713) 824-6263

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

100Tasek Management Co.      Angie Stahl  
 N/A  
 N/A

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

**Developer:** Tasek Management Co., Angie Stahl, (713) 533-5853

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

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

**Originator/UW:** JP Morgan Chase, Ken Overshiner, (713) 216-0129

**Architect:** Hoff Architects, Ted Trout, (713) 266-7887

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

**Syndicator:** Paramount Financial Services, Dale Cook, (740) 587-4160

**Housing GC:** CSI, Terry Carter, (713) 667-1023

**Market Analyst:** O'Connor & Associates, Pat O'Connor, 7136869955

**Property Manager:** Barron Builders & Management Co., Kenneth Tann, (281) 363-8705

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

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

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Distinguished Care Services, Kenneth Tann, (281) 363-8706

**C. Scoring Information**

**First Review:** Alyssa Carpenter, Reviewed on 6/2/2004

**Second Review:** Shannon Roth, Reviewed on 6/13/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	0	11**	0	0
4 (A)	5	5	12 (A-C)	3	3
4 (B)	0	0	12 (D)*		8
5**	18	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>166</b>
			<b>Total Points Awarded**:</b>		<b>131</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04267: Brentwood Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/10/2004	Shannon Roth	LIHTC	Angie Stahl	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I am still missing part of item 9 and item 20. As well as part of item 30.					
6/4/2004	Shannon Roth	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to ask what evidence is needed if no one attended the public hearing? I told him evidence of the notification method used, and list of meetings attendees, which should include who attended on behalf of the developer. He also reiterated that the site is located in the city of Houston , and he feels the letter he submitted is verification enough to determine who has jurisdiction over the site. He said he will go back to the city and try to get another letter.					
6/3/2004	Shannon Roth	LIHTC	Angie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called because she did not fax the rent schedule on the required TDHCA form. She faxed a blank page with 8 numbers on it, with no indication of the number of bedrooms, rent levels, rent limits ,ect. Asked her to fax the rent form ASAP.					
1/29/2004	Ben Sheppard	LIHTC	Shirley Wuest-Co	other/attorney	Deficiencies
<b>Description:</b>					
1/28/2004	Ben Sheppard	LIHTC	Shirley Wuest	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					

**04268: Lansborough Apartments**

**A. General Project Information**

**Project Location:** 10050 Cullen Blvd. **City:** Houston **County:** Harris **Region:** 6  
**Total Units:** 176 **Total LI Units:** 141 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,084,983  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lansborough Apartments, L.P.; Margie Bingham, (713) 224-5526

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

M.L. Bingham, Inc. Margie L. Bingham  
 N/A  
 N/A

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

**Developer:** M.L. Bingham, Inc., Margie L. Bingham, (713) 224-5526 **Housing GC:** FCI Multifamily, Robert Partin, (713) 461-7778  
**Infrastructure GC:** N/A, **Market Analyst:** Butler Burgher and Assoc., Diane Butler, 2147390700  
**Appraiser:** N/A, N/A, **Property Manager:** Capstone Real Estate Services, Matt Lutz, (512) 646-6700  
**Originator/UW:** Bank One, Pauline Allen, (713) 751-3805 **Cost Estimator:** FCI Multifamily, Robert Partin, (713) 461-7778  
**Architect:** GTF Design, William French, (817) 514-0584 **Engineer:** Brown & Gay, Ronnie D. Harris, P.E., (281) 558-8700  
**Attorney:** Winstead Sechrest & Minick, Jim Lemond, (713) 650-8400 **Accountant:** Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
**Syndicator:** Paramount Financial Group, Dale Cook, (830) 997-6960 **Supp. Services:** Beacon Endeavors, Pat Goates, (972) 222-0876

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/11/2004  
**Second Review:** Shannon Roth, Reviewed on 5/12/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		12	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	-1	-1	12 (D)*		8
5**	13	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	7	7
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 140</b> <b>Total Points Awarded**:</b> 157		
7 (G)	0	0			

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## 04268: Lansborough Apartments Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Not Applicable

#### 2. Underwriting Decision:

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### 3. Allocation Decision by Board: Awarded Tax Credits

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

**Credit Amount Allocated by Board:** \$1,003,544

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/20/2004	Albert Murray	Underwriting	Cherno Njie	Consultant/Lobbyist	Appeals
<b>Description:</b>	Talked with Cherno 3 times today. He is acting as a consultant to Ms. Margie Bingham on the Lansborough Apartments in Houston, File # 04268. He feels that we have incorrectly calculated the income for the project. He feels that our Utility expense numbers are off by \$15.00 per unit per month. This is due to the fact that we did not include the \$5.00 allowance for the Range/microwave and the \$10.00 allowance for the refrigerator. Therefore, the gross income number that TDHCA used is 181,776 higher than those used by the applicant. These allowance are used as monthly rentals for those properties that do not provide these appliances for their tenants. They are not the monthly costs to operate the appliance as Cherno implies, and TDHCA does not use these numbers in the calculation of the Tennant paid utility expense. Given these facts; the gross potential income, the effective gross income and net operating income are higher than that of the applicant. If we use the applicants original loan amount the higher next operating income provides a 1.49 Debt coverage ratio, which is outside of the TDHCA guidelines of a maximum of 1.30. Therefore, to lower the Debt Coverage Ratio to a 1.30 we adjusted the loan amount upward from \$4,205,000 to %6,080,494. In doing so we have provided additional financing to the project and reduced the need for credits to cover the gap. Based on this the HTC syndication proceeds were reduced from \$8,462,024 to &7827,012 which results in a reduction in the amount of credits of 81,419 per year. Cherno indicated that he was going to review the number again and decide if they should appeal.				
7/19/2004	Albert Murray	Underwriting	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Ms. Bingham to discuss various questions regarding deficiencies in the application. Such as support services, development costs, which utilities were being used for the heating cooling, etc., and the main question regarding the size of the subject property and the location of the buildings. The one big problem was to determine the size of the tract and if or how the flood zone was going to effect the subject property Ms. Bingham returned my call and was able to answer all questions with the exception of the site plan issue. She said she would have the architect redraw the site plan to showing the location of the 19.5 acres and where the buildings are located on the tract. Tuesday 9:30 am met with Cherno M. Njie who hand delivered the new site plan for Ms. Bingham which showed the location of the 19.5 acres and the layout of the buildings. He indicated that nothing has changed regarding the development. The only difference is that the buildings were moved back on the site from the original location closer to Cullen Blvd. He did indicate that this is the correct copy of the survey and that Harris County has not made the changes necessary to their files. He said that he knew that Harris County Appraisal District shows 15.42 acres on their records but in reality it is 19.5 acres. He indicated that this should all change when they receive the new survey.				
7/20/2004	Albert Murray	Underwriting	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called Ms. Bingham to request her SS# and current Home Address. I left a message telling her that Cherno had come by and dropped of the information necessary for us to move forward with the Application. Ms. Bingham promptly returned my phone call and game me her SSN and home address. I discussed my meeting with Cherno and told her that I now thought I had everything that I needed to move forward. She then told me that if I had any other questions to please give her a call.				

5/24/2004	Shannon Roth	LIHTC	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call and confirm all her deficiency information has been received and at this no further information is needed					
5/24/2004	Shannon Roth	LIHTC	Cherno Njie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called for Margie Bingham to confirm I received all the information I requested. I told him yes, at this time nothing further is needed.					
5/21/2004	Shannon Roth	LIHTC	Margie Bingham v	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to tell her I received her deficiency items, however still need a copy of the letter and proof of delivery for MLK Neighborhood Council.					
5/14/2004	Shannon Roth	LIHTC	Cherno Njie	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Cherno called to ask a question regarding several items on the deficiency notice sent to Margie.					
5/13/2004	Shannon Roth	LIHTC	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to go over her deficiency items.					
1/29/2004	Shannon Roth	LIHTC	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to make sure I received her deficiency info. Told her yes I had and at this time I did not meet any other items.					
1/22/2004	Shannon Roth	LIHTC	Margie Bingham	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was sending over a deficiency fax.					

**04270: Essex Gardens Apartments**

**A. General Project Information**

**Project Location:** 800 Columbus Road      **City:** Sealy      **County:** Austin      **Region:** 6  
**Total Units:** 136 **Total LI Units:** 109 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$654,654  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Essex Gardens Partners, L.P.; Brian Cogburn, (713) 626-7796

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

Essex Gardens Developments      Brian Cogburn  
 Essex Gardens Partners, L.P.      Brian Cogburn  
 Essex Gardens      Brian Cogburn

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

**Developer:** Hyperion Holdings, Inc., Brian Cogburn, (713) 626-7796

**Infrastructure GC:** William Taylor & Company, Inc, For Taylor, (254) 772-9675

**Appraiser:** National Realty Consultants, Ron Little, (281) 497-2200

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

**Architect:** Thompson Nelson Group, Joe Jacobs, (713) 266-7250

**Attorney:** Fulbright & Jaworski, James P. Plummer, (210) 270-7192

**Syndicator:** MMA Financial, LLC, Marie Keutmann, (617) 772-9557

**Housing GC:** William Taylor & Company, Inc., Ford Taylor, (254) 772-9675

**Market Analyst:** National Realty Consultants, Ron Little, 2814972200

**Property Manager:** Orion Real Estate Services, Kirk Tate, (713) 622-5833

**Cost Estimator:** William Taylor & Company, Inc., For Taylor, (254) 772-9675

**Engineer:** Edminster Hinshaw Russ & Associates, Truman Edminster, (713) 784-4500

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** YMCA of Greater Houston, Pam McKinley, (713) 353-5237

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/17/2004

**Second Review:** Shannon Roth, Reviewed on 5/20/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	3
4 (B)	0	0	12 (D)*		8
5**	7	2	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	8	7	<b>Total Points Requested: 128</b> <b>Total Points Awarded**: 137</b>		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04270: Essex Gardens Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/26/2004	Shannon Roth	LIHTC	Brian Cogburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over his deficiency notice.					
5/27/2004	Shannon Roth	LIHTC	Brian Cogburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to let him know I did receive his fax, and about 3 pages were missing. I asked him to refax the pages.					

**04272: Crosby Terrace**

**A. General Project Information**

**Project Location:** 4015 Highway 90      **City:** Crosby      **County:** Harris      **Region:** 6  
**Total Units:** 65 **Total LI Units:** 65 **Activity\*:** NC/A \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$230,149  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Crosby Terrace, L.P.; Thomas Green, (918) 543-3400

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

Green Companies Development Group, In      Thomas L. Green  
 Tom and Susan Green Family, Limited      Thomas L. Green  
 Partnership  
 N/A

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

**Developer:** Green Companies Development Group, Thomas L. Green, (918) 543-3400      **Housing GC:** Green Companies Development Group, Thomas L. Green, (918) 543-3400  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Rural Development, Allison Redding, 2547429712  
**Appraiser:** Rural Development, Allison Redding, (254) 742-9712      **Property Manager:** Green Companies Development Group, Inc, Thomas L. Green, (918) 543-3400  
**Originator/UW:** RCB Bank, Tim Kissinger, (918) 543-4801      **Cost Estimator:** Green Companies Development Group, Inc., Thomas L. Green, (918) 543-3400  
**Architect:** Blackledge and Associates, Architects, Larry Blackledge, (405) 848-2855      **Engineer:** Blackledge and Associates, Architects, Larry Blackledge, (405) 848-2855  
**Attorney:** Barrow and Grimm, P.C., Brad Heckenkemper,      **Accountant:** Beal Barclay, Sue Talkington, (479) 484-5740  
**Syndicator:** Boston Capital, Jeannine Cavallero, (617) 624-8900      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		3	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b> <b>Total Points Awarded**:</b>		
7 (G)	0	0			

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04272: Crosby Terrace Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

No Market Study or ESA. Terminated 5/06/04. Withdrawl letter on 6/7 saying will d

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04275: Bahia Palms Apartments**

**A. General Project Information**

**Project Location:** 1303 Pino Dr. **City:** Laguna Vista **County:** Cameron **Region:** 11  
**Total Units:** 64 **Total LI Units:** 64 **Activity\*:** R \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$123,922  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Cameron Fountainhead, L.P.; Patrick Barbolla, (817) 732-1055

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

Cameron Fountainhead, L.P. Patrick A. Barbolla  
 Fountainhead Affiliates, Inc. Patrick A. Barbolla  
 Patrick A. Barbolla Patrick A. Barbolla

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

**Developer:** Fountainhead Affiliates, Inc., Patrick A. Barbolla, (817) 732-1055  
**Infrastructure GC:** N/A, ,  
**Appraiser:** N/A, N/A,  
**Originator/UW:** N/A, N/A,  
**Architect:** J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683  
**Attorney:** McDonald & Sanders, Rick Sorenson, (817) 336-8651  
**Syndicator:** Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868  
**Housing GC:** Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
**Market Analyst:** Ed Ipser & Associates, Inc., Ed Ipser, 8179272838  
**Property Manager:** Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
**Cost Estimator:** Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
**Engineer:** N/A, N/A,  
**Accountant:** Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 4/12/2004  
**Second Review:** Shannon Roth, Reviewed on 6/2/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	7	4
4 (B)	0	0	12 (D)*		8
5**	14	5	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		3	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	-	-2
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>95</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>96</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04275: Bahia Palms Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$123,771

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04276: Country Terrace Village Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated June 3: Neighborhood Organizations: Late clerk letter of 1/26/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 3, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/13/2004	Shannon Roth	LIHTC	Melissa Baughma	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to verify they are no longer applying for HOME funds from TDHCA, since Harris county is an Urban County. She indicated they are not applying for TDHCA funds, but are applying through Harris county.				
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.				



## **04277: Western Oaks Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew application 7/02/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on July 2, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.

**04279: Golden Manor Apartments**

**A. General Project Information**

**Project Location:** 800 Avenue H **City:** Bay City **County:** Matagorda **Region:** 6  
**Total Units:** 40 **Total LI Units:** 40 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$116,099  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDI-Golden Manor, LTD; Melissa Baughman, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-Golden Manor, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/26/2004  
**Second Review:** Shannon Roth, Reviewed on 5/19/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	10	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		3	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>39</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>38</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04279: Golden Manor Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$110,039

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.



## **04280: Country Square Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Barbara Skinner	LIHTC	Kim Herzog	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Call to inform applicant that I received a list of councilmember and I did not see a notification for one of the members listed.					
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.					

**04281: Tomball Square Apartments**

**A. General Project Information**

**Project Location:** 611 James St. **City:** Tomball **County:** Harris **Region:** 6  
**Total Units:** 24 **Total LI Units:** 24 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$84,662  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDI-Tomball Square, LTD; Keridi Cameron, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-Tomball Square, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/26/2004  
**Second Review:** Shannon Roth, Reviewed on 5/27/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	17	6	13 (A)	0	0
6 (A)	3	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>51</b>
7 (G)	5	5	<b>Total Points Awarded**:</b>		<b>39</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04281: Tomball Square Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew application 7/02/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on July 2, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.

**04282: Danbury Manor Apartments**

**A. General Project Information**

**Project Location:** 15027 Quail Ridge Rd. **City:** Danbury **County:** Brazoria **Region:** 6  
**Total Units:** 48 **Total LI Units:** 48 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$148,809  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDE-Danbury Manor, LTD; Melissa Baughman, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-Danbury Manor, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/21/2004  
**Second Review:** Shannon Roth, Reviewed on 5/29/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	15	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>44</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>36</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04282: Danbury Manor Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew application 7/02/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on July 2, 2004.

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.

**04283: Shady Oaks Apartments**

**A. General Project Information**

**Project Location:** 506 Ellen Powell Dr. **City:** Prairie View **County:** Waller **Region:** 6  
**Total Units:** 40 **Total LI Units:** 40 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$128,636  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDI-Shady Oaks, LTD.; Keridi Cameron, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-Shady Oaks, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/10/2004  
**Second Review:** Shannon Roth, Reviewed on 5/14/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	9	3	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		6	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>38</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>40</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04283: Shady Oaks Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$122,327

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.



## **04284: Katy Manor Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$111,743

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.



## **04285: Ole Town Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$109,454

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/25/2004	Shannon Roth	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call, she indicated due to the SBC strike she is having difficulty getting in contact via phone or fax with USDA state office in Temple. She states they indicated a letter would be ready to clear up items 4 on the deficiency letter, however she has not been able to reach them. She asked if she could submit a memo stating this and then submit the letter when it arrived, based on my conversation with Jen, I told her no, we must have a letter fulfilling the requirement in order to consider the deficiency to be met. She said ok, she would keep trying and would Fed-X all the items. Reminded her today is the 7th day.					
5/18/2004	Shannon Roth	LIHTC	Melissa Baughma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called her back to let her know in regards to item#1, per Robert, the Preservation funds they have applied for are not Home funds and are TDHCA Preservation Incentive Funds, so she will need to revise her application to show no Home funds are being requested					

**04286: Country Place Apartments**

**A. General Project Information**

**Project Location:** 1300 Courtland Rd. **City:** Atlanta **County:** Cass **Region:** 4  
**Total Units:** 72 **Total LI Units:** 72 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$219,663  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FEI-Country Place, LTD; Jim Fieser, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-Country Place, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** National Urban Construction, Michael Sowell, (936) 857-5148  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** Keri R. Dickerson, Don Dickerson, (936) 637-7328 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 6/3/2004  
**Second Review:** Shannon Roth, Reviewed on 6/4/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	14	5	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>43</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>36</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04286: Country Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.



## **04287: Vista Hermosa Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$61,585

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04288: Briarwood Apartment**

**A. General Project Information**

**Project Location:** 513 E. 6th Street      **City:** Kaufman      **County:** Kaufman      **Region:** 3  
**Total Units:** 48 **Total LI Units:** 48 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$173,148  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Kaufman Fountainhead, L.P.; Patrick Barbolla, (817) 732-1055

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

Kaufman Fountainhead, L.P.      Patrick A. Barbolla  
 Fountainhead Affiliates, Inc.      Patrick A. Barbolla  
 Patrick A. Barbolla      Patrick A. Barbolla

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

**Developer:** Fountainhead Affiliates, Inc., Patrick A. Barbolla, (817) 732-1055      **Housing GC:** Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
**Infrastructure GC:** N/A, ,      **Market Analyst:** Ed Ipser & Associates, Inc., Ed Ipser, 8179272838  
**Appraiser:** Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1970      **Property Manager:** Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
**Originator/UW:** N/A, N/A,      **Cost Estimator:** Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
**Architect:** J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683      **Engineer:** N/A, N/A,  
**Attorney:** McDonald & Sanders, Rick Sorenson, (817) 336-8651      **Accountant:** Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
**Syndicator:** Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Kellie Odom, Reviewed on 4/13/2004

**Second Review:** Ben Sheppard, Reviewed on 6/2/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	2	2
3 (F)	5	5	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	4	4
4 (B)	0	0	12 (D)*		8
5**	9	3	13 (A)	12	12
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	9	0
6 (C)		0	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	-	-2
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>96</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>91</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04288: Briarwood Apartment Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$170,909

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04289: Hacienda Santa Barbara**

**A. General Project Information**

**Project Location:** 525 Three Missions Drive      **City:** Socorro      **County:** El Paso      **Region:** 13  
**Total Units:** 40 **Total LI Units:** 40 **Activity\*:** New \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$103,788  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Hacienda Santa Barbara Apartments, L.P.; Eddie Gallegos, (505) 541-0477

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

Housing and Economic Rural Opportunity      Eddie L. Gallegos

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

**Developer:** The J.L. Gray Company, Tom Andrews, (505) 525-1199

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

**Appraiser:** Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1970

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

**Architect:** Jim Wall, Jim Wall, (505) 523-7183

**Attorney:** Mark Berry, Mark Berry, (303) 932-2909

**Syndicator:** Enterprise Social Investment Corp., Dianne Helms-Morreale, (409) 908-9400

**Housing GC:** N/A, N/A,

**Market Analyst:** N/A, N/A,

**Property Manager:** The J.L. Gray Company, J. Scot Fishburn, (505) 325-6515

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

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

**Accountant:** Keystone Accounting, LLC, Phil Rasband, CPA, (505) 566-1900

**Supp. Services:** Socorro Independent School District, Anne Garrett, (915) 937-9211

**C. Scoring Information**

**First Review:** Nidia Hiroms, Reviewed on 5/25/2004

**Second Review:** Emily Price, Reviewed on 6/1/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	1	1
3 (A-E)	5	5	10 (A)	0	0
3 (F)	0	0	10 (B)	6	6
3 (G)**	10	7	11**	0	0
4 (A)	5	0	12 (A-C)	8	0
4 (B)	0	0	12 (D)*		0
5**	13	5	13 (A)	12	0
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	9	0
6 (C)		0	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					5
<b>Total Points Requested:</b>				<b>135</b>	
<b>Total Points Awarded**:</b>				<b>87</b>	

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

**04289: Hacienda Santa Barbara Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated

Terminated 6/02: Did not notify City County Clerks until Rescinded 5/20/04. Found

**2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

**3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

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

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04290: L.U.L.A.C. Village Park**

**A. General Project Information**

**Project Location:** 1417 Home Road      **City:** Corpus Christi      **County:** Nueces      **Region:** 10  
**Total Units:** 152 **Total LI Units:** 152 **Activity\*:** R      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$899,429  
**Set Asides:**     **Non-Profit**     **At-Risk**     **USDA Allocation**      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Texas L.U.L.A.C. Village Housing, L.P.; David Marquez, (210) 216-5611

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

TX L.U.L.A.C. Village Housing, L.P.      David Marquez  
 TX L.U.L.A.C. Village Development, L.L.C.      David Marquez  
 L.U.L.A.C. Village Park Trust      Henry Gorham

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

**Developer:** L.U.L.A.C. Village Park Trust, Henry Gorham, (361) 993-0376      **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** NA, ,      **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** Butler Burgher, Inc., Diane Butler, (214) 739-0700      **Property Manager:** Southwest Housing Management Corporation, Beth Thompson, (214) 891-1402  
**Originator/UW:** Malone Mortgage Company, Terri L. Anderson, (214) 696-0386      **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878      **Engineer:** OBC Engineers, Rolondo Briones, (210) 828-1431  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400      **Accountant:** Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** Paramount Financial Group, Mike Moses, (216) 378-1524      **Supp. Services:** Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 3/29/2004

**Second Review:** Shannon Roth, Reviewed on 4/2/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	-1	12 (D)*		0
5**	12	4	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	9	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					0
				<b>Total Points Requested:</b>	<b>114</b>
				<b>Total Points Awarded**:</b>	<b>102</b>

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

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04290: L.U.L.A.C. Village Park Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

**Credit Amount Allocated by Board:** \$846,083

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/3/2004	Shannon Roth	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
<b>Description:</b>	Called to ask when site inspection would be done for both of his applications, I told him I did not know, compliance handles that end of it. I transferred him to Jen , thinking she might know what the process is.				
6/7/2004	Stephen Apple	Underwriting	David Marquez	Consultant/Lobbyist	Application General
<b>Description:</b>	David Marquez called regarding an information request which was sent at the end of May. He requested until Friday, June 11, 2004 to have the information sent. I indicated that would be all right.				
4/13/2004	Shannon Roth	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	He called to verify he would overnight the info to me and if there were any additional items they would be faxed tomorrow. He also wanted to confirm that if something was missing I would call and let them know.				
4/13/2004	Shannon Roth	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Called to remind him to day is the 7th day, which means all deficiency items are due by 5pm tomorrow in order to not lose any points. He stated all but one item would be sent to me via Fed Ex tonight.				



## **04291: Saltgrass Landing Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$94,064

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/26/2004	Lisa Vecchietti	Underwriting	James Brawner	Owner/Applicant/GP	Other
<b>Description:</b>	Mr. Brawner wanted to be "pro-active" and check in on the status of his three deals. Currently , only 042291 Saltgrass is in REA for Underwriting. However , when he forwarded information for Saltgrass he also forwarded similar information for 04293 and 04294. I assured him that if these two applicants are sent up for underwriting, I will receive them and put the information in the appropriate file.				
5/13/2004	Lisa Vecchietti	Underwriting	Gary Kirsch	Owner/Applicant/GP	Deficiencies
<b>Description:</b>	Mr. Kirsch and I discussed the request for information dated May 11, 2004. He needed clarification on my request for a purchase price for the development. He was not clear on what I meant by "purchase price." The price will be based on the mortgage amount to be assumed at closing currently estimated for August and a fixed equity payout to the existing LP of \$140K.				

**04292: West Side Place Apartments**

**A. General Project Information**

**Project Location:** 1000 N. 13th. **City:** West Columbia **County:** Brazoria **Region:** 6  
**Total Units:** 24 **Total LI Units:** 24 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$84,339  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** FDI-West Side Place, LTD.; Melissa Baughman, (281) 371-7320

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

Fieser Holdings, Inc. James W. Fieser  
 Fieser Development, Inc. James W. Fieser  
 FDI-West Side Place, LTD. James W. Fieser

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

**Developer:** Fieser Development, Inc., James W. Fieser, (915) 599-1245 **Housing GC:** LCJ Construction, Jim Washburn, (281) 689-2030  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** The Gerald A. Teel Co., Gerald Teel, (713) 467-5858 **Property Manager:** Hamilton Valley Management, Danna Hoover, (512) 756-6809  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** David J. Albright, David J. Albright, (713) 728-0401 **Engineer:** N/A, N/A,  
**Attorney:** Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 **Accountant:** Marshall & Shafer, P.C., Lee Shafer, (713) 973-8333  
**Syndicator:** Enterprise Social Investment Corp., Diana Helms-Morreale, (409) 908-9400 **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 5/21/2004  
**Second Review:** Shannon Roth, Reviewed on 5/28/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	0	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	16	6	13 (A)	0	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>45</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>37</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04292: West Side Place Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

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

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/28/2004	Shannon Roth an	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** Called to go over the deficiency requests and at risk set Aside requirements. We expanded on if they eligible and what should be submitted.

**04293: Lantana Ridge Apartments South**

**A. General Project Information**

**Project Location:** 2200 N. Adams St. **City:** Beeville **County:** Bee **Region:** 6  
**Total Units:** 35 **Total LI Units:** 35 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$51,980  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lantana Southridge Apartments, Ltd.; James Brawner, (512) 331-5173

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

Johnny L. Melton Johnny L. Melton  
 Baminitias, Inc. Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton

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

**Developer:** Johnny L. Melton, Johnny L. Melton, (361) 758-0250 **Housing GC:** CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** USDA-RD Appraisal, N/A, **Property Manager:** Mid-Coast Property Management, Inc., Cheryl L. Clark, (361) 758-5676  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 **Engineer:** El Investment Consultants, James Brawner, (512) 331-5173  
**Attorney:** Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 **Accountant:** Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
**Syndicator:** N/A, N/A, **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Emily Price, Reviewed on 3/30/2004  
**Second Review:** Shannon Roth, Reviewed on 3/21/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	14	5	13 (A)	0	0
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	9	14
6 (C)		3	15	0	0
7 (B)	9	9	16	0	0
7 (C)	16	12	17	0	0
7 (D)	6	3	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>92</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>86</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04293: Lantana Ridge Apartments South Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$51,980

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/1/2004	Lisa Vecchiotti	Underwriting	James Brawner	Owner/Applicant/GP	Other

**Description:** Mr. Brawner called for clarification on my request for a copy of the PCA department staff misplaced.

**04294: Lantana Ridge Apartments**

**A. General Project Information**

**Project Location:** 2200 N. Adams St. **City:** Beeville **County:** Bee **Region:** 6  
**Total Units:** 55 **Total LI Units:** 55 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$66,535  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Lantana Northridge Apartments, Ltd.; James Brawner, (512) 331-5173

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

Johnny L. Melton Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton

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

**Developer:** Johnny L. Melton, Johnny L. Melton, (361) 758-0250 **Housing GC:** CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
**Infrastructure GC:** N/A, **Market Analyst:** N/A, N/A,  
**Appraiser:** N/A, N/A, **Property Manager:** Mid-Coast Property Management, Inc., Cheryl L. Clark, (361) 758-5676  
**Originator/UW:** N/A, N/A, **Cost Estimator:** N/A, N/A,  
**Architect:** Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 **Engineer:** El Investment Consultants, James Brawner, (512) 331-5173  
**Attorney:** Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 **Accountant:** Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
**Syndicator:** TBD, N/A, **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Barbara Skinner, Reviewed on 4/2/2004  
**Second Review:** Emily Price, Reviewed on 4/5/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	5	5	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	14	5	13 (A)	0	0
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	9	14
6 (C)		6	15	0	0
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	4	4	18	-	0
7 (E)	0	0	<b>App Deficiency Points Lost:</b>		0
7 (F)**	0	0	<b>Total Points Requested:</b>		<b>86</b>
7 (G)	0	0	<b>Total Points Awarded**:</b>		<b>90</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04294: Lantana Ridge Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$66,535

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04295: La Mirage Villas Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Satisfies the USDA Allocation in its region.

**Credit Amount Allocated by Board:** \$171,527

#### **4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04296: Vista de Amistad Apartments**

**A. General Project Information**

**Project Location:** 200 Block of West South Avenue **City:** Donna **County:** Hidalgo **Region:** 11  
**Total Units:** 96 **Total LI Units:** 76 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$585,793  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Vista de Amistad Apartments, L.P.; Ketinna Livingston, (281) 550-7111

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

Bozrah International Ministries John Pitts  
 N/A

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

**Developer:** Bozrah International Ministries, Ketinna Livingston, (381) 550-7111  
**Infrastructure GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Appraiser:** N/A, N/A,

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

**Architect:** Clerkley Watkins Group, Ed Watkins, (713) 532-2800

**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724

**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800

**Housing GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Texas Regional Asset Management, Kim Hatfield, (281) 550-7111

**Cost Estimator:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Bozrah International Ministries, Ketinna Livingston, (281) 550-7111

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		5
			<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

\* Points were awarded by the Department and were not eligible for self-score.

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04296: Vista de Amistad Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Applicant Withdrew

Applicant withdrew the Application on 5/03/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Applicant withdrew on May 3, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2004	Emily Price	LIHTC	Rowan Smith	Owner/Applicant/GP	Deficiencies

**Description:** He called to talk about LI Targeting scoring. He doesn't agree that the 30% units should be included in the 15% cap when calculating the points for 40% units. I told him to call Jen to discuss further

**04297: Joaquin Apartments**

**A. General Project Information**

**Project Location:** Rt. 1 Box 141 Hwy 84      **City:** Joaquin      **County:** Shelby      **Region:** 5  
**Total Units:** 32 **Total LI Units:** 32 **Activity\*:** ACQ/ \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$64,492  
**Set Asides:**     Non-Profit     At-Risk     **USDA Allocation**      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Joaquin Housing, L.P.; Murray Calhoun, (504) 561-1172

**Applicant/Principals (Entity Name, Contact):**

R. D. 2000 Development Company, L.L.C.      Murray L. Calhoun  
 CVZ Company, L.L.C.      Murray A. Calhoun  
 Sheri Garner, LLC      Murray A. Calhoun

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Lymac, LLC, Murray A. Calhoun, (504) 561-1172      **Housing GC:** Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690  
**Infrastructure GC:** Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690      **Market Analyst:** N/A, N/A,  
**Appraiser:** Gibson Consulting, LLC, Ford Gibson, (318) 524-0177      **Property Manager:** MAC-RE, LLC, Sheri Garner, (504) 561-1172  
**Originator/UW:** TX Rural Development, Rachael Mickey, (936) 639-8661      **Cost Estimator:** Wilmax Construction, LLC, Grant Ethridge, (225) 344-9690  
**Architect:** Gaudet & Tolson, Ltd., Jerome Gaudet, (337) 948-1202      **Engineer:** N/A, N/A,  
**Attorney:** Calhoun & Hunter, James Hunter, (504) 586-9990      **Accountant:** Bond & Tousignant, CPA'S, Jim Bond, (318) 323-0717  
**Syndicator:** Boston Capital, Joshua Gould, (800) 766-7424      **Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Joe Ramos, Reviewed on 4/23/2004  
**Second Review:** Ben Sheppard, Reviewed on 6/30/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	5	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	16	6	13 (A)	0	0
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	9	14
6 (C)		6	15	6	6
7 (B)	9	9	16	0	0
7 (C)	12	12	17	0	0
7 (D)	5	5	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	5	5			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		<b>95</b>
			<b>Total Points Awarded**:</b>		<b>93</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04297: Joaquin Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated for not completing deficiencies by 10th day on 6/17/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 17, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04298: Paloma Blanca Apartments**

**A. General Project Information**

**Project Location:** 900 E. Thomas Road      **City:** Pharr      **County:** Hidalgo      **Region:** 11  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$634,815  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Paloma Blanca Apartments L.P.; Ketinna Livingston, (281) 550-7111

**Applicant/Principals (Entity Name, Contact):**

Bozrah International Ministries      John Pitts  
 N/A

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Bozrah International Ministries, Ketinna Livingston, (381) 550-7111  
**Infrastructure GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Appraiser:** N/A, N/A,

**Originator/UW:** N/A, N/A,

**Architect:** Clerkley Watkins Group, Ed Watkins, (713) 532-2800

**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724

**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800

**Housing GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040

**Property Manager:** Texas Regional Asset Management, Kim Hatfield, (281) 550-7111

**Cost Estimator:** Texas Regional Construction, Linda Lynch, (281) 550-1080

**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981

**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158

**Supp. Services:** Bozrah International Ministries, Ketinna Livingston, (281) 550-7111

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		0	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	5	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		5
			<b>Total Points Requested:</b>		
			<b>Total Points Awarded**:</b>		

\* Points were awarded by the Department and were not eligible for self-score.

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04298: Paloma Blanca Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Did not submit evidence of zoning as of 4/01/04. Terminated 5/06/04.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04299: Harvest Apartments**

**A. General Project Information**

**Project Location:** 1,000 Feet North of Mile 2 1/2 West  
**City:** Mercedes **County:** Hidalgo **Region:** 11  
**Total Units:** 100 **Total LI Units:** 80 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$624,436  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Harvest Apartments L.P.; Rowan Smith, (281) 550-7077

**Applicant/Principals (Entity Name, Contact):**

Texas Regional Properties Rowan Smith  
 Charissa Seipp Interiors and Associates Charissa Seipp

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Texas Regional Properties, Rowan Smith, (281) 550-7077  
**Infrastructure GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Appraiser:** N/A, N/A,  
**Originator/UW:** N/A, N/A,  
**Architect:** Clerkey Watkins Group, Ed Watkins, (713) 532-2800  
**Attorney:** J. Michael Pruitt Law Office, Mike Pruitt, (713) 669-9724  
**Syndicator:** Richman Group, Phil Corbett, (781) 828-6800  
**Housing GC:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Property Manager:** Texas Regional Asset Management, Kim Hatfield, (281) 550-7111  
**Cost Estimator:** Texas Regional Construction, Linda Lynch, (281) 550-1080  
**Engineer:** Melden & Hunt, Fred Kurth, (956) 381-0981  
**Accountant:** Novogradic & Company, LLC, George Littlejohn, (512) 231-0158  
**Supp. Services:** N/A, N/A,

**C. Scoring Information**

**First Review:** Kellie Odom, Reviewed on 4/13/2004  
**Second Review:** Shannon Roth, Reviewed on 4/23/2004

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	3	3
2*		0	9	1	1
3 (A-E)	5	5	10 (A)	2	2
3 (F)	0	0	10 (B)	6	6
3 (G)**	0	0	11**	0	0
4 (A)	5	5	12 (A-C)	8	5
4 (B)	0	0	12 (D)*		3
5**	16	6	13 (A)	12	0
6 (A)	3	3	14 (A)*	0	0
6 (B)	6	6	14 (B)*	0	0
6 (C)		6	15	6	6
7 (B)	9	9	16	5	5
7 (C)	12	12	17	0	0
7 (D)	6	6	18	0	0
7 (E)	0	0			
7 (F)**	8	7			
7 (G)	0	0			
<b>App Deficiency Points Lost:</b>					5
<b>Total Points Requested:</b>				<b>141</b>	
<b>Total Points Awarded**:</b>				<b>119</b>	

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04299: Harvest Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated on July 19 for missed deficiency period.

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on July 19, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/26/2004	Shannon Roth	LIHTC	Rowan Smith	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to discussed 2 times the capita issue.					
5/24/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over a couple of deficiency items.					
5/21/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to let her know I was faxing over a deficiency notice.					
5/26/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to clarify due date for deficiency items.					
6/2/2004	Shannon Roth	LIHTC	Left voicemail for	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her today is the 7th day for her deficiency notice. I know she is aware of this I spoke with her a couple of times yesterday about the items.					
6/1/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called her back to go over the items that are still outstanding.					
6/3/2004	Shannon Roth	LIHTC	left voicemail for K	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind her today is the 8th day.					
6/1/2004	Shannon Roth	LIHTC	Ketinna Livingston	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to go over the deficiency information she submitted. She did not provide information to clear all the items.					



## **04300: Vida Encanto Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated June 3: Missed 10 day deficiency period

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 3, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/11/2004	Emily Price	LIHTC	Kim Herzog	Owner/Applicant/GP	Deficiencies

**Description:** I called Dennis Hoover around 1pm today to remind him that his deficiencies were due today. At 4:45 pm I had not heard from him , so I called Kim to see if they would be coming. She said they would not be delivered today.

**04301: Villa de la Sombra Apartments**

**A. General Project Information**

**Project Location:** 517 North Main      **City:** Donna      **County:** Hidalgo      **Region:** 11  
**Total Units:** 36 **Total LI Units:** 36 **Activity\*:** NC      \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation      **Credits Requested:** \$183,434  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** HVM Donna, III, Ltd.; Dennis Hoover, (512) 756-6809

**Applicant/Principals (Entity Name, Contact):**

HVM Housing, LLC      Dennis Hoover

**Development Team (Entity, Contact Name, Phone):**

**Developer:** Dennis Hoover, Dennis Hoover, (512) 756-6809

**Housing GC:** Hoover Construction Company, Inc., Roger Sanders, (512) 756-6041

**Infrastructure GC:** N/A, ,

**Market Analyst:** Ipser and Associates, Ed Ipser, 8179272838

**Appraiser:** S & R Appraisals, Stephen T. Radle, (956) 687-6181

**Property Manager:** Hamilton Valley Management, Dennis Hoover, (512) 756-6809

**Originator/UW:** N/A, N/A,

**Cost Estimator:** N/A, N/A,

**Architect:** Chiles Architects Inc., Gary R. Chiles, (512) 327-3397

**Engineer:** N/A, N/A,

**Attorney:** Alvin Rored Law Services, Webb Walker, (512) 756-6141

**Accountant:** Lou Ann Montey & Associates, Kim Clackley, (512) 338-0044

**Syndicator:** Raymond James Tax Credit Funds, Ryan A. Fassett, (727) 567-5129

**Supp. Services:** Wells Fargo Bank, Paty Cabrales, (956) 461-1405

**C. Scoring Information**

**First Review:** , Reviewed on

**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	6	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		0	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0			
7 (G)	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b> <b>Total Points Awarded**:</b>		

\* Points were awarded by the Department and were not eligible for self-score.

\*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04301: Villa de la Sombra Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

Terminated June 3: Missed 10 day deficiency period

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on June 3, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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## **04302: Sierra Royale Apartments Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Not Applicable

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Awarded Tax Credits**

**Comment** Has a competitive score within its allocation type within the region.

**Credit Amount Allocated by Board:** \$529,338

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**04310: Rosemont at Riverside**

**A. General Project Information**

**Project Location:** Riverside Dr. and Glen Garden Dr. **City:** Fort Worth **County:** Tarrant **Region:** 3  
**Total Units:** 172 **Total LI Units:** 137 **Activity\*:** NC \* Activity: N=New Construction, AC=Acquisition, R=Rehabilitation **Credits Requested:** \$1,094,189  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Texas Riverside Housing, L.P.; Deepak Sulakhe, (214) 891-1402

**Applicant/Principals (Entity Name, Contact):**

TX Riverside Housing, L.P. Deepak Sulakhe  
 TX Riverside Development, L.L.C. Deepak Sulakhe  
 CLG Consulting, Inc. Deepak Sulakhe

**Development Team (Entity, Contact Name, Phone):**

**Developer:** CLG Consulting, Inc., Deepak Sulakhe, (214) 891-1402 **Housing GC:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Infrastructure GC:** N/A, **Market Analyst:** Apartment Market Data, Darrell G. Jack, 2105300040  
**Appraiser:** N/A, N/A, **Property Manager:** Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
**Originator/UW:** GMAC, Lloyd Griffin, (615) 772-9524 **Cost Estimator:** Affordable Housing Construction, Greg Moss, (214) 891-1402  
**Architect:** Beeler, Guest, and Owens Architects, Buzz Owens, (214) 520-8878 **Engineer:** N/A, N/A,  
**Attorney:** Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 **Accountant:** Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
**Syndicator:** MMA Financial, Steve Napolitano, (617) 772-9524 **Supp. Services:** Housing Services, Inc., Marty Mascari, (214) 696-6077

**C. Scoring Information**

**First Review:** , Reviewed on  
**Second Review:** , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	8	0	0
2*		2	9	0	0
3 (A-E)	0	0	10 (A)	0	0
3 (F)	0	0	10 (B)	0	0
3 (G)**	0	0	11**	0	0
4 (A)	0	0	12 (A-C)	0	0
4 (B)	0	0	12 (D)*		0
5**	0	5	13 (A)		
6 (A)	0	0	14 (A)*	0	0
6 (B)	0	0	14 (B)*	0	0
6 (C)		-3	15	0	0
7 (B)	0	0	16	0	0
7 (C)	0	0	17	0	0
7 (D)	0	0	18	0	0
7 (E)	0	0			
7 (F)**	0	0	<b>App Deficiency Points Lost:</b>		0
7 (G)	0	0			

<b>Total Points Requested:</b>
<b>Total Points Awarded**:</b>

\* Points were awarded by the Department and were not eligible for self-score.  
 \*\* Points awarded after the Attorney General Opinion and subsequent Qualified Allocation Plan scoring revisions

## **04310: Rosemont at Riverside Continued**

### **D. Decisions Regarding Application**

#### **1. Withdrawal or Termination:**

Terminated

No Market Study, ESA or zoning. Terminated 5/06/04

#### **2. Underwriting Decision:**

Due to the numerous and unforeseen changes in the scoring priority as a result of the Attorney General Opinion and the subsequent changes to the 2004 Qualified Allocation Plan, underwriting was started on many applications; however, in general only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Jim Anderson, Senior Underwriter in the Division of Real Estate Analysis at (512) 475.3915.

#### **3. Allocation Decision by Board: Did not award Tax Credits**

**Comment** Terminated on May 6, 2004.

**Credit Amount Allocated by Board:** \$0

#### **4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or Related Parties.

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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