

060003: Floresville Square Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Rural Rescue Award

Comment This is a Rural Rescue Award.

Credit Amount Allocated by Board: \$148,301

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060004: Fieldstone Apts

A. General Project Information

Project Location: 1610 South Mechanic City: El Campo County: Wharton Region: 6
 Total Units: 60 Total LI Units: 60 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$81,039
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM El Campo, Ltd.
 HVM El Campo, Ltd.; Dennis Hoover, (512) 756-6809

Applicant/Principals (Entity Name, Contact):
 HVM Housing, LLC Dixie Farmer

Development Team (Entity, Contact Name, Phone):

Developer: , ,	Housing GC: , ,
Appraiser: , ,	Market Analyst: , ,
Originator/UW: , ,	Property Manager: , ,
Architect: , ,	Cost Estimator: , ,
Attorney: , ,	Engineer: , ,
Syndicator: , ,	Accountant: , ,
	Supp. Services: , ,

C. Scoring Information

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

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

Total Points Requested:	0
Total Points Awarded:	0

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

060004: Fieldstone Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Rural Rescue Award

Comment This is a Rural Rescue Award.

Credit Amount Allocated by Board: \$86,510

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060005: Green Briar Village

A. General Project Information

Project Location: 603 Airport Drive, Wichita Falls City: Wichita Falls County: Wichita Region: 2
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$591,841
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): SWHP Wichita Falls, LP; Randy Stevenson, (817) 261-5088

Applicant/Principals (Entity Name, Contact):

SWHP Wichita Falls, LP	Randy Stevenson
Southwest Housing Providers, LLC	Ann Stevenson
SWHP Development, LP	Randy Stevenson
SWHP Developer, LLC	Randy Stevenson

Development Team (Entity, Contact Name, Phone):

Developer: , ,	Housing GC: , ,
Appraiser: , ,	Market Analyst: , ,
Originator/UW: , ,	Property Manager: , ,
Architect: , ,	Cost Estimator: , ,
Attorney: , ,	Engineer: , , ,
Syndicator: , ,	Accountant: , , ,
	Supp. Services: , ,

C. Scoring Information

First Review: , Reviewed on

Second Review: , Reviewed on

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

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

060005: Green Briar Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Forward Commitment

Comment This is a Forward Commitment Award.

Credit Amount Allocated by Board: \$633,928

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060006: Tierra Blanca Apts

A. General Project Information

Project Location: 700 S. Ave K City: Hereford County: Deaf Smith Region: 1
 Total Units: 76 Total LI Units: 73 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$615,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): JKST Tierra Blanca Apartments, L.P.; Tammie Goldston, (806) 383-8784

Applicant/Principals (Entity Name, Contact):

JKST Terra Blanca GP, LLC Tammie Goldston
 KLT Associates, LP Tammie Goldston
 HG & Associates, LP Tammie Goldston
 JKST Terra Blanca GP, LLC Tammie Goldston

Development Team (Entity, Contact Name, Phone):

Developer: , , Housing GC: , ,
 Appraiser: , , Market Analyst: , ,
 Originator/UW: , , Property Manager: , ,
 Architect: , , Cost Estimator: , ,
 Attorney: , , Engineer: , ,
 Syndicator: , , Accountant: , ,
 Supp. Services: , ,

C. Scoring Information

First Review: , Reviewed on

Second Review: , Reviewed on

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

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

060006: Tierra Blanca Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Forward Commitment

Comment This is a Forward Commitment Award.

Credit Amount Allocated by Board: \$615,000

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060007: Landa Place

A. General Project Information

Project Location: 800 Landa St. City: New Braunfels County: Comal Region: 9
 Total Units: 100 Total LI Units: 100 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$655,454
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): New Braunfels Landra Place Apartments, L.P.; Lucille Jones, (830) 257-5323
 Applicant/Principals (Entity Name, Contact):
 New Braunfels Landa Place Apartments, LP Lucille Jones
 New Braunfels Landa Place Apartments, LLC Lucille Jones
 J. C. Ventures, LLC Lucille Jones

Development Team (Entity, Contact Name, Phone):

Developer: , , Housing GC: , ,
 Appraiser: , , Market Analyst: , ,
 Originator/UW: , , Property Manager: , ,
 Architect: , , Cost Estimator: , ,
 Attorney: , , Engineer: , ,
 Syndicator: , , Accountant: , ,
 Supp. Services: , ,

C. Scoring Information

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

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

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

060007: Landa Place Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Forward Commitment

Comment This is a Forward Commitment Award.

Credit Amount Allocated by Board: \$716,248

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060009: Mathis Apts II

A. General Project Information

Project Location: 500 W. Freeman City: Mathis County: San Patricio Region: 10
 Total Units: 48 Total LI Units: 48 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$375,821
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mathis Housing II, L.P.; Murray A. Calhoun, (504) 561-1172

Applicant/Principals (Entity Name, Contact):

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

Development Team (Entity, Contact Name, Phone):

Developer: Lymac, LLC, Murray A. Calhoun, (504) 561-1172 Housing GC: Brockman Builders, Inc, Wes Brockman, (318) 322-1173
 Appraiser: N/A, Market Analyst: O'Connor & Associates, Kathryn Koepke, 713 6869955
 Originator/UW: Peoples State Bank, Donald B. Wooley, (318) 256-4335 Property Manager: MAC-RE, LLC, Murray A. Calhoun, (504) 561-1172
 Architect: Gaudet & Tolson, Jerome A. Gaudet/ Jack K. Tolson, (337) 948-1202 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: LNV, Inc., Juan A. Pimentel, (361) 883-1984
 Syndicator: Boston Capital Corporation, Josh Gould, (617) 624-8835 Accountant: Bond & Tousignant, James C. Bond, (318) 323-0717
 Supp. Services: Department of Human Services, Tommy Vidaurri, (361) 547-9219

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/16/2006
 Second Review: Emily Price, Reviewed on 3/20/2006

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

Total Points Requested:	151
Total Points Awarded:	149

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

060009: Mathis Apts II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060010: King's Crossing Phase II

A. General Project Information

Project Location: 1505 E. Corral City: Kingsville County: Kleberg Region: 10
 Total Units: 72 Total LI Units: 72 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$636,285
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): King's Crossing Partners, Ltd.; Mark Musemeche, (713) 522-4141

Applicant/Principals (Entity Name, Contact):

Mgroup Holdings, Inc. Laura Musemeche
 Kingsville Affordable Housing Inc. Frank Alvarez

Development Team (Entity, Contact Name, Phone):

Developer: Mgroup LLC, Mark Musemeche, (713) 522-4141

Appraiser: , ,

Originator/UW: , ,

Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141

Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144

Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8000

Housing GC: TBD, ,

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

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

Cost Estimator: , ,

Engineer: TBD, ,

Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Community Action Corporation of South Texas, Raphael Trevino, (361) 664-0145

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/16/2006

Second Review: Shannon Roth, Reviewed on 3/20/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	152
				Total Points Awarded:	152

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

060010: King's Crossing Phase II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060013: Paseo de Paz Apts

A. General Project Information

Project Location: 400 Block of Clearwater Paseo City: Kerrville County: Kerr Region: 9
 Total Units: 76 Total LI Units: 73 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$672,314
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Kerrville Clearwater Paseo Apartments, LP; G. Granger MacDonald, (830) 257-5323

Applicant/Principals (Entity Name, Contact):

Kerrville Clearwater Paseo Apartments, LP Granger MacDonald
 JC Ventures, LLC Lucille Jones
 Resolution Real Estate Services, LLC J. Steve Ford
 G.G. MacDonald, Inc. Granger MacDonald

Development Team (Entity, Contact Name, Phone):

Developer: Kerrville Clearwater Paseo Builders, Granger MacDonald, (830) 257-5323 Housing GC: G. G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323
 Appraiser: N/A, , Market Analyst: Mark Temple Real Estate Services, Mark Temple, 210 4969499
 Originator/UW: N/A, , Property Manager: Alpha Barnes Real Estate Services, Michael V. Clark, (972) 643-3205
 Architect: A. Ray Payne, Ray Payne, (512) 343-7239 Cost Estimator: N/A, ,
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: TetraTech, Inc., Brad Groves, (210) 226-2922
 Syndicator: Boston Capital Corporation, Thomas W. Dixon, (617) 624-8673 Accountant: The Reznick Group, Tim Kemper, (404) 847-9447
 Supp. Services: Community Council of South Central Texas, Comellia Rue, (830) 896-2124

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006

Second Review: Emily Price, Reviewed on 3/20/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	1	1
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
				App Deficiency Points Lost:	0
				Total Points Requested:	151
				Total Points Awarded:	151

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

060013: Paseo de Paz Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
3/22/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: I called Leslie to confirm receipt of the deficiency notices. She asked me about the deficiency items for the private loan (on both deals) from Mark Stevenson, and I explained that even though the commitment had the correct language, she still had to provide a certification that the loan meets the eligibility test outlined in Kevin Hamby's memo. She also asked about the deficiency that stated they used the old form for the selection item regarding proximity of site to amenities, and I explained the differences between the old form and the new form.					
3/23/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: I got Leslie's deficiency responses, but they weren't complete, so I sent her an email to request the outstanding items.					
3/24/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: Emailed Leslie to let her know all deficiencies are resolved.					

060014: Nacogdoches Senior Village

A. General Project Information

Project Location: 605 Harris St. City: Nacogdoches County: Nacogdoches Region: 5
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$349,789
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Nacogdoches - Charger Properties, LP; Bonita Williams, 9365605702

Applicant/Principals (Entity Name, Contact):

Charger Affiliates LLC Bonita Williams
 Nacogdoches-Charger Properties LP Bonita Williams

Development Team (Entity, Contact Name, Phone):

Developer: Louis Williams, Louis Williams, (936) 560-5702 Housing GC: Louis Williams & Associates Inc., Louis Williams, (936) 560-5702
 Appraiser: Sherrill & Associates, Jerry Sherrill, (817) 557-1791 Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: N/A, , Property Manager: Charger Management Company, Mary Graves, (254) 725-7796
 Architect: Delbert Richardson PE, Delbert Richardson, (936) 639-9761 Cost Estimator: Louis Williams, Louis Williams, (936) 560-5702
 Attorney: David Ash, David Ash, (936) 569-2828 Engineer: Delbert Richardson PE, Delbert Richardson, (936) 639-9761
 Syndicator: Michael Associates LTD, Chip Holmes, (207) 775-4400 Accountant: Halls, Johnson, McLemore, Redfield & Rodriguez, Gary Johnson, (936) 564-8186
 Supp. Services: Deep East Texas Area on Aging, Tammy Blank, (936) 569-6350

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006
 Second Review: Sharon Gamble, Reviewed on 3/21/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	3	3
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
			Total Points Requested:	151	
			Total Points Awarded:	151	

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

060014: Nacogdoches Senior Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: David Burrell

2nd Underwriter: Thomas Cavanagh

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$335,179

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/24/2006	Shannon Roth	LIHTC	Louis Williams	Owner/Applicant/GP	Deficiencies
Description: Louis Williams called to see if I wanted the entire Consolidated Plan for the City of Nacogdoches sent to me, as it is about 300 pages. I asked him to print out the section that refers to the revitalization efforts and highlight the portions he believes pertain to his development and the deficiency request and to send the entire plan on CD. He said ok.					
3/24/2006	Shannon Roth	LIHTC	Louis Williams, Sharon w/N	Owner/Applicant/GP	Deficiencies
Description: Called to ask about the Nacogdoches PHA as a local political subdivision.					
3/28/2006	Shannon Roth	LIHTC	Bonita Williams	Owner/Applicant/GP	Deficiencies
Description: I called her to let her know I did receive her package, the only items that was not ok was item 1 the letter from the City of Nacogdoches regarding 2X capita resolution. I checked with Jen, the letter from the City must state at the time the resolution was passed the City's governing board was aware that they were on a list of "places" in the state that has more than twice the state average of units per capita supported by housing tax credits. She indicated she would talk to the City and get another letter right away.					
3/28/2006	Shannon Roth	LIHTC	Bonita Williams	Owner/Applicant/GP	Deficiencies
Description: Called to see if I got her overnight package, told her I would check and get back to her .					

060021: Villas at Henderson Place

A. General Project Information

Project Location: 1648 W. Henderson City: Cleburne County: Johnson Region: 3
 Total Units: 180 Total LI Units: 172 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,141,342
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cleburne Villas Apartments, L.P.; Leslie Clark, 8302575323

Applicant/Principals (Entity Name, Contact):

Cleburne Villas Apartments, L.P. Granger MacDonald
 Cleburne Villas Developers, LLC J. Mark Wolcott
 Resolution Real Estate Services, LLC J. Steve Ford
 G.G. MacDonald, Inc. G. Granger MacDonald

Development Team (Entity, Contact Name, Phone):

Developer: Cleburne Villas Builders, Granger MacDonald, (830) 257-5323 Housing GC: G. G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323
 Appraiser: N/A, Market Analyst: Mark Temple Real Estate Services, Mark Temple, 210 4969466
 Originator/UW: N/A, Property Manager: Alpha Barnes Real Estate Services, Michael V. Clark, (972) 643-3205
 Architect: ARCHON Corporation, Don Lewis, (214) 526-0731 Cost Estimator: N/A, Engineer: Kadleck & Associates, Lynn Kadleck, (972) 702-0771
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Accountant: Reznick Group PC, Dan Worrall, (404) 847-7640
 Syndicator: Boston Capital Corporation, Thomas W. Dixon, (617) 624-8673 Supp. Services: Texas Neighborhood Services, Randy Lawrence, (940) 325-6943

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/20/2006

Second Review: Emily Price, Reviewed on 3/20/2006

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

Total Points Requested:	156
Total Points Awarded:	156

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

060021: Villas at Henderson Place Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
3/22/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: I called Leslie to confirm receipt of the deficiency notices. She asked me about the deficiency items for the private loan (on both deals) from Mark Stevenson, and I explained that even though the commitment had the correct language, she still had to provide a certification that the loan meets the eligibility test outlined in Kevin Hamby's memo. She also asked about the deficiency that stated they used the old form for the selection item regarding proximity of site to amenities, and I explained the differences between the old form and the new form.					
3/23/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: Called Leslie to make sure she got the deficiency email. She did and we discussed the 2 items.					
3/23/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: I got Leslie's deficiency responses, but they weren't complete, so I sent an email to request the outstanding items.					
3/24/2006	Audrey Martin	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: Emailed Leslie to let her know all deficiencies are resolved.					

060022: Crestmoor Park West Apts

A. General Project Information

Project Location: 321 SW Thomas City: Burleson County: Johnson Region: 3
 Total Units: 60 Total LI Units: 60 Activity*: R/ACQ * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$255,546
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Crestmoor Park West Apartments, Ltd.; Joe Chamy, (817) 285-6315

Applicant/Principals (Entity Name, Contact):

Crestmoor Park Apartments Joe Chamy
 WJC Investments, Inc. Joe Chamy
 Valcrest Investments, Inc. Joe Chamy

Development Team (Entity, Contact Name, Phone):

Developer: Valcrest Investments, Joe Chamy, (817) 285-6315 Housing GC: Compass Point Development Company, Inc., Joe Chamy, (817) 285-6315
 Appraiser: Sherrill & Associates, Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: J.A.C. Inc., Michael Chamy, (817) 285-6315
 Architect: Apex Architectural, Joe Chamy, (817) 285-6315 Cost Estimator: Compass Point Development Company, Inc., Joe Chamy, (817) 285-6315
 Attorney: Acuff, Gamboa, LLP, Nick Acuff, (817) 885-8500 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Accountant: Gwen Ward, P.C., Gwen Ward, (817) 336-5880
 Supp. Services: Consumer Credit Counseling Services of Greater Dal, Ray Hooper, (214) 540-6813

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/7/2006
 Second Review: EmilyPrice, Reviewed on 2/14/2006

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

Total Points Requested:	137
Total Points Awarded:	137

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

060022: Crestmoor Park West Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: USDA/ At-Risk Set-Aside

Comment Competitive in USDA and At-Risk Set-Aside.

Credit Amount Allocated by Board: \$250,152

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/14/2006	Barbara Skinner	LIHTC	Joe Chamy	Owner/Applicant/GP	Deficiencies

Description: Called to discuss clarification for deficiencies that were submitted.

060024: Cunningham Manor Apts

A. General Project Information

Project Location: 2835 Rockwell Dr. City: Brownsville County: Cameron Region: 11
 Total Units: 104 Total LI Units: 104 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$736,844
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cunningham Manor, L.P.; Ronald C. Anderson, 2108214300

Applicant/Principals (Entity Name, Contact):

Cunningham Manor, L.P. Ronald C. Anderson
 Cunningham Manor GP, LLC Ronald C. Anderson
 TG 105, Inc. Ronald C. Anderson

Development Team (Entity, Contact Name, Phone):

Developer: Housing and Community Services, Ronald C. Anderson, (210) 270-4600 Housing GC: Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diane Butler, 2147390700
 Originator/UW: Evanston, Monica Griffith, (425) 657-2245 Property Manager: Wedge Management, Inc., Steve Henderson, (210) 270-4666
 Architect: Gonzalez, Newell, Bender Architects, Francisco D. Gonzalez, (210) 692-0331 Cost Estimator: MCMG, Inc., Carlos Madrid, (210) 493-0550
 Engineer: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Accountant: N/A, ,
 Syndicator: Enterprise Community Investment, Inc., T.W. (Toby) Washington, Jr., (410) 772-2679 Supp. Services: Housing and Community Services, Inc., Jose Mascorro, (210) 270-4600

C. Scoring Information

First Review: Lisa Vechiette, Reviewed on 3/17/2006

Second Review: Emily Price, Reviewed on 3/21/2006

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

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

060024: Cunningham Manor Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$755,048

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060025: Providence at East Meadow Apts

A. General Project Information

Project Location: 4500 US Hwy. 80 City: Mesquite County: Dallas Region: 3
 Total Units: 192 Total LI Units: 183 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Providence at East Meadow Housing, Ltd.; Chris Richardson, (713) 265-4328

Applicant/Principals (Entity Name, Contact):

Providence at east Meadow Housing, Ltd. H.Chris Richardson
 Blazer Land, L.L.C. H. Chris Richardson

Development Team (Entity, Contact Name, Phone):

Developer: Beinhorn Partners Limited Partnership, H. Chris Richardson, (979) 826-2461 Housing GC: Blazer Building, Inc, H. Chris Richardson, (713) 914-9200
 Appraiser: , , Market Analyst: O'Connor & Associates, Bob Coe, 713-686-9955
 Originator/UW: , , Property Manager: Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844
 Architect: Hoff Associates, Ted Trout, (713) 266-7887 Cost Estimator: Blazer Building, Inc., H. Chris Richardson, (713) 914-9200
 Attorney: Cochran & Baker, LLP, Claudia Vassar, (713) 888-3544 Engineer: Lott & Brown, David Brown, (281) 492-2354
 Syndicator: TBD, , Accountant: The Reznick Group, Tim Kemper, (404) 847-9447
 Supp. Services: Education Based Housing, Inc., Bikira Stephenson, (281) 219-3305

C. Scoring Information

First Review: Amanda Stites, Reviewed on 3/27/2006
 Second Review: Ben Sheppard, Reviewed on 3/28/2006

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

Total Points Requested:	144
Total Points Awarded:	143

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

060025: Providence at East Meadow Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060026: Villa Del Rio Apts

A. General Project Information

Project Location: 2300 S. Alamo St. City: Zapata County: Zapata Region: 11
 Total Units: 40 Total LI Units: 36 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$69,934
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Zapata II, Ltd; Dennis Hoover, (512) 756-6809

Applicant/Principals (Entity Name, Contact):

HVM Housing, LLC Dixie Farmer

Development Team (Entity, Contact Name, Phone):

Developer: Dennis Hoover, Dennis Hoover, (512) 756-5806 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041
 Appraiser: Rafael C. Luebbert & Associate, Rafael C. Luebbert, (210) 408-6041 Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 92 0032
 Originator/UW: N/A, Property Manager: Hamilton Valley Management, Inc., Dennis Hoover, (512) 756-6809
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Cost Estimator: N/A, ,
 Attorney: Alvin Nored Law Offices, Alvin Nored, (512) 756-6141 Engineer: W.S. Allen and Associates, Elaine Allen, (979) 458-0139
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/15/2006
 Second Review: Emily Price, Reviewed on 3/15/2006

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

Total Points Requested:	123
Total Points Awarded:	117

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

060026: Villa Del Rio Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: **USDA Set-Aside**

Comment Competitive in USDA Set-Aside.

Credit Amount Allocated by Board: \$70,772

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/21/2006	Barbara Skinner	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
Description: Called to discuss deficiency and discuss deficiency for 060243					
3/27/2006	Barbara Skinner	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
Description: Called Kim to discuss deficiency items that were not submitted or needed clarification .One item was the title policy. Kim stated that she thought the item submitted was sufficient. I explained that it was not sufficient due to the date of the policy (1989). I informed her she could submit and update letter from the title company. She stated it woud take a couple of days. I informed her the application would lose points for any items submitted after 5pm today.					
3/27/2006	Barbara Skinner	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
Description: Called to remind Applicant deficiencies are due today.					
3/27/2006	Barbara Skinner	LIHTC	Kim Treiber	Owner/Applicant/GP	Deficiencies
Description: Spoke with Michael Self of USDA regarding the Consent and Request Preliminary Submittal letter.					

060027: Parkway Ranch

A. General Project Information

Project Location: E. Side 10000 Block of W. Montgomery **City:** Houston **County:** Harris **Region:** 6

Total Units: 112 **Total LI Units:** 107 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Parkway Ranch, Ltd.; W. Barry Kahn, (713) 871-0063

Applicant/Principals (Entity Name, Contact):

HKM Parkway, LLC W. Barry Kahn
Parkway Ranch, Ltd. W. Barry Kahn
Hettig Asset Management Group VI, Inc. W. Barry Kahn
HKM/Parkway Development, Ltd. W. Barry Kahn

Development Team (Entity, Contact Name, Phone):

Developer: HKM/Parkway Development, Ltd., W. Barry Kahn, (713) 871-0063

Appraiser: TBD, ,

Originator/UW: iCap Realty Advisors dba Amegy Mortgage, Sara Hutchinson, (281) 297-7944

Architect: JRM Architects, Inc., James R. Merriman, (281) 242-6806

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Syndicator: Hudson Housing Capital, Sam Ganeshan, (212) 218-4488

Housing GC: Hettig Construction Corp., John E. Hettig, (713) 871-0063

Market Analyst: O'Connor & Associates, Craig Young, 713 6863355

Property Manager: Investors Management Group, LLC., Darlene Smith Guidry, (713) 871-0063

Cost Estimator: N/A, ,

Engineer: Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-8700

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Child and Adult Development Center of Houston, Inc, LaShondia Pollard, (713) 290-1802

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/20/2006

Second Review: Shannon Roth, Reviewed on 3/21/2006

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

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

060027: Parkway Ranch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,242,595

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2006	Audrey Martin	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies

Description: Barry called to discuss deficiency letter. He will call me back to let me know his time constraints regarding Harris County HFC/ Local Political Subdivision item (he is concerned that the board may have to meet to give certification that Harris County HFC is a governmental instrumentality). For Housing Needs, Barry pointed me in the direction of a map that is already included in the app that satisfies that request. For QCT he is sending me a link to the Consolidated Plan, and advised me that it is quite large and we can rely on the letter provided from David Turkel at Harris County.

060028: Sheldon Ranch

A. General Project Information

Project Location: East Side of 900 Block of Dell Dale **City:** Channelview **County:** Harris **Region:** 6
Total Units: 30 **Total LI Units:** 30 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$412,958
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sheldon Ranch, Ltd.; W. Barry Kahn, (713) 871-0063

Applicant/Principals (Entity Name, Contact):

HK Sheldon, LLC W. Barry Kahn
 Sheldon Ranch W. Barry Kahn
 Hettig Asset Management Group VI, Inc. W. Barry Kahn
 HKM/Parkway Development, Ltd. W. Barry Kahn

Development Team (Entity, Contact Name, Phone):

Developer: HK/Sheldon Development, Ltd., W. Barry Kahn, (713) 871-0063

Appraiser: N/A, ,

Originator/UW: JP Morgan Chase Bank, Pauline T. Allen, (713) 216-7791

Architect: JRM Architects, Inc., James R. Merriman, (281) 242-6806

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Syndicator: Hudson Housing Capital, Sam Ganeshan, (212) 218-4488

Housing GC: Hettig Construction Corp., John E. Hettig, (713) 871-0063

Market Analyst: O'Connor & Associates, Craig Young, 713 6863355

Property Manager: Investors Management Group, LLC, Darlene Smith Guidry, (713) 871-0063

Cost Estimator: N/A, ,

Engineer: Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-2100

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Child and Adult Development Center of Houston, Inc, LaShondia Pollard, (713) 290-1802

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/21/2006

Second Review: Emily Price, Reviewed on 3/22/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060028: Sheldon Ranch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$412,637

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2006	Audrey Martin	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
Description: Barry called to discuss deficiency letter. He will call me back to let me know his time constraints regarding Harris County HFC/ Local Political Subdivision item (he is concerned that the board may have to meet to give certification that Harris County HFC is a governmental instrumentality).					
3/23/2006	Audrey Martin	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
Description: Emailed Barry to tell him deficiencies resolved.					

060032: Mission Palms

A. General Project Information

Project Location: .3 (1600ft) Miles South of Thompson Rd. off Socorro Rd **City:** San Elizario **County:** El Paso **Region:** 13
Total Units: 76 **Total LI Units:** 76 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$622,490
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mission San Elizario Ltd.; R.L. Bobby Bowling IV, 9158213550

Applicant/Principals (Entity Name, Contact):

Tropicana Building Corporation R.L. "Bobby" Bowling IV
 San Elizario Mission LLC R.L. "Bobby" Bowling IV
 Mission San Elizario, LTD R.L. "Bobby" Bowling IV

Development Team (Entity, Contact Name, Phone):

Developer: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 **Housing GC:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3350
Appraiser: Powers Group, Linda Powers, (915) 473-2093 **Market Analyst:** Powers Group, Linda Powers, 915 4732093
Originator/UW: JP Morgan Chase Bank, David H. Salling, (512) 479-2218 **Property Manager:** Tropicana Properties, Demetrio Jimenez, (915) 755-9113
Architect: ARTchitecture, Fred Perez, (915) 533-0052 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
Attorney: Dennis Healy, Dennis Healy, (915) 544-3224 **Engineer:** CEA Engineering, Jorge Ascarate, (915) 544-5232
Syndicator: Richman Group, Peter McHugh, (214) 209-2239 **Accountant:** Thomas Stephens and Associates, Thomas Katopody, (817) 424-2437
Supp. Services: YWCA Credit Counseling Service, Irma Caraveo, (91) 553-3231

C. Scoring Information

First Review: Travis Brown, Reviewed on 3/17/2006
Second Review: Emily Price, Reviewed on 3/21/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
				Total Points Requested:	133
				Total Points Awarded:	133

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

060032: Mission Palms Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: **Won Appeal July 28 Board Meeting**

Comment Not Recommended: Application is not financially feasible. **Credit Amount Allocated by Board:** \$622,352

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/2/2006	Audrey Martin	MFFP	Bobby Bowing IV	Owner/Applicant/GP	Deficiencies
Description: I called Bobby back to let him know exactly what we will accept to satisfy the zoning deficiency. I need an updated letter and proof that C1 allows for multifamily.					
5/2/2006	Audrey Martin	MFFP	Bobby Bowling IV and Dem	Owner/Applicant/GP	Deficiencies
Description: Bobby and Demetrio called to go through the deficiency notice I sent this morning. We went through item by item, and there was a question about zoning I told Bobby I would double check with Jennifer Joyce and then call him back.					
5/4/2006	Audrey Martin	MFFP	Bobby Bowling IV & Demet	Owner/Applicant/GP	Deficiencies
Description: I emailed Bobby and Demetrio and gave them the list of additional deficiency requests, in response to the package they submitted today. I called Bobby immediately after I sent the email and we talked through the request. He said he would have the corrections to me in the morning.					
5/5/2006	Audrey Martin	MFFP	Bobby Bowling IV & Demet	Owner/Applicant/GP	Deficiencies
Description: Bobby and Demetrio sent me two deficiency packages via email (at 11:20am and 10:46am) in response to my 5/2 letter. I emailed back at 11:26 to tell them that their deficiencies are resolved.					

060033: Patriot Palms

A. General Project Information

Project Location: 11185 Gateway North Blvd. City: El Paso County: El Paso Region: 13
 Total Units: 188 Total LI Units: 188 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,185,527
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Patriot Palms, Ltd.; R.L. Bobby Bowling IV, (915) 821-3550

Applicant/Principals (Entity Name, Contact):

Tropicana Building Corporation R.L. "Bobby" Bowling IV
 Patriot Palms Apartments LLC R.L. "Bobby" Bowling IV
 Patriot Palms Ltd. R.L. "Bobby" Bowling IV

Development Team (Entity, Contact Name, Phone):

Developer: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550 Housing GC: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
 Appraiser: Powers Group, Linda Powers, (915) 479-2093 Market Analyst: Powers Group, Linda Powers, 915 4792093
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: Tropicana Properties, Demetrio Jimenez, (915) 755-9113
 Architect: ARTchitecture, Fred Perez, (915) 533-0052 Cost Estimator: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (91) 582-1355
 Attorney: Dennis Healy, Dennis Healy, (915) 544-3221 Engineer: CEA Engineering, Jorge Ascarate, (915) 544-5232
 Syndicator: Richman Group, Peter McHugh, (214) 209-2239 Accountant: Thomas Stephens and Associates, Thomas Katopody, (817) 742-4243
 Supp. Services: YWCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/22/2006

Second Review: Shannon Roth, Reviewed on 3/23/2006

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

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

060033: Patriot Palms Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,219,456

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060034: Cedar Drive Village

A. General Project Information

Project Location: 1017 Cedar Dr. **City:** La Marque **County:** Galveston **Region:** 6
Total Units: 36 **Total LI Units:** 36 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$342,285
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Community Retirement Center of La Marque, L.P.; Charles Holcomb, (713) 522-4141

Applicant/Principals (Entity Name, Contact):

Community Retirement Centre Inc. Charles Holcomb
JAH Development, LLC Joseph Hoover
I-Integrity Management, Inc. Star Rodges

Development Team (Entity, Contact Name, Phone):

Developer: CD Development Group LLC, Charles Holcomb, (713) 522-4141 **Housing GC:** N/A, ,
Appraiser: N/A, , **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 8179272838
Originator/UW: N/A, , **Property Manager:** I-Integrity Management, Inc., Star Rodges, (972) 881-9052
Architect: Joseph Hover AIA & Associates, Joseph Hoover, (409) 945-3371 **Cost Estimator:** N/A, ,
Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144 **Engineer:** N/A, ,
Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8000 **Accountant:** Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
Supp. Services: The Gulf Coast Center, James Hollis, (409) 763-2373

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/22/2006
Second Review: Shannon Roth, Reviewed on 3/23/2006

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

Total Points Requested:	160
Total Points Awarded:	160

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

060034: Cedar Drive Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$343,287

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/13/2006	Barbara Skinner	Other	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Called to inform Applicant that a Deficiency Notice has been faxed.					
3/27/2006	Audrey Martin	LIHTC	Joseph Hoover	Owner/Applicant/GP	Deficiencies
Description: Joseph called to ask about the proximity of site to amenities. I told him he didn't submit evidence of "on demand" transportation and he didn't sign the exhibit.					
3/27/2006	Audrey Martin	LIHTC	Ron Williams	Other	Deficiencies
Description: Ron is with South East Texas Housing Finance Corporation and called to clarify what I need to prove that SETH is a governmental instrumentality. He is sending me the governing statute for the Authority.					
3/28/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I left message for Charles telling him that Ron Williams at SETH sent documentation that proved that SETH is a governmental instrumentality for the purpose of receiving LPS points. I told him he still needs to revise his Sources and Uses to reflect the source, however.					
3/28/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles returned my call and said that the second part of the LPS deficiency was addressed behind the Sources and Uses in the form of an email from Jen telling him that the SETH source did not need to be included in the S&U.					
3/30/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I emailed Charles telling him that only one deficiency item remains outstanding.					
3/30/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Emailed Charles to confirm that I received his deficiency responses.					
3/30/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles faxed deficiency responses.					
3/30/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I emailed Charles a deficiency request (for all items asked for in original deficiency letter, but not all satisfied with submission-original deadline still in effect) .					

3/30/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles called to ask about deficiency reponses. He asked if he can send just one page of the MMA commitment that was revised, and I said yes, as long as I can clearly link the page to the commitment originally submitted. He also asked if he can fax his response, and I said yes.					
3/31/2006	Audrey Martin	LIHTC	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Emailed Charles to tell him I received his additional deficiency response and that all administrative deficiencies are resolved.					
5/3/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I called Mr. Holcomb to let him know his notifications are not affected by the Rent Schedule change, Ms. Rhodes has to submit statements because we no longer have a 10% ownership test, and that he needs an engagement letter for the Phase II by the deficiency deadline. He asked if I would email him the information, and I did right after the phone call was over.					
5/3/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles called with questions about the deficiency notice. He wants to know if the notifications are affected by the Rent Schedule change we are requesting, if Ms. Rhodes has to provide financials since she only has 9% ownership and if the Phase II can be requested as a condition at commitment. I told him I would find out and return his call.					
5/4/2006	Audrey Martin	MFFP	Gary Meyer		Deficiencies
Description: Gary is the realtor for the deal and is working on getting ownership interest since 12/9/02 and on getting confirmation of receipt from the city for the zoning hold harmless letter. He asked if he needs statements from previous owners of the property stating that there is no relationship to the applicant; I told him that certification can come from the applicant. He told me what he has for the hold harmless deficiency and I said that it sounds acceptable. I also told him that he can fax, email or overnight the items.					
5/5/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles called to ask if he can submit an unexecuted engagement letter for the Phase II ESA. I told him that I would have to get back to him on Monday with an answer, which was acceptable because Charles will not be receiving the engagement letter for review until Monday.					
5/8/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Tom Gouris and I spoke with Charles together regarding the Phase I ESA's recommendation for a Phase II. The results is that Charles is submitting an executed engagement letter for the Phase II, which I will receive this morning, and he is pursuing the report as requested so that both TDHCA and the applicant will be better able to gauge the potential impact of any environmental issue.					
5/8/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I emailed Charles requesting a revised Vol. 1 Tab 7 Part II FOR CD Development Group, LLC. Exhibit was incorrect due to a typo.					
5/9/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I emailed Charles to tell him that all administrative deficiencies related to the Deficiency Notice dated 5/8/06 are resolved.					
5/9/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: I emailed Charles telling him that all administrative deficiencies identified in the 5/2/06 Deficiency Notice are not resolved.					
5/9/2006	Audrey Martin	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
Description: Charles called to tell me he faxed the revised Vol. 1 Tab 7 Part II that I requested in my email yesterday.					

060035: Quail Ridge Apts

A. General Project Information

Project Location: 635 US Business Highway 290 City: Hempstead County: Waller Region: 6
 Total Units: 76 Total LI Units: 73 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$517,668
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Quail Ridge Housing, Ltd.; Chris Richardson, (713) 265-4328
 Applicant/Principals (Entity Name, Contact):
 Quail Ridge Housing, Ltd. H. Chris Richardson
 Blazer Land, L.L.C. H. Chris Richardson

Development Team (Entity, Contact Name, Phone):

Developer: Beinhorn Partners Limited Partnership, H. Chris Richardson, (979) 826-2461 Housing GC: Blazer Building, Inc., H. Chris Richardson, (713) 914-9200
 Appraiser: N/A, , Market Analyst: O'Connor & Associates, Bob Coe, 713 6869955
 Originator/UW: N/A, , Property Manager: Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844
 Architect: Hoff Associates, Ted Trout, (713) 266-7887 Cost Estimator: Blazer Building, Inc., H. Chris Richardson, (713) 914-9200
 Attorney: Cochran & Baker, LLP, Claudia Vassar, (713) 888-3544 Engineer: Lott & Brown, David Brown, (281) 492-2354
 Syndicator: N/A, , Accountant: The Reznick Group, Tim Kemper, (404) 847-9447
 Supp. Services: Education Based Housing, Inc., Bikira Stephenson, (281) 219-3305

C. Scoring Information

First Review: Cynthia Vallejo, Reviewed on 3/22/2006
 Second Review: Ben Sheppard, Reviewed on 3/28/2006

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

Total Points Requested:	142
Total Points Awarded:	142

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

060035: Quail Ridge Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$541,982

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/13/2006	Barbara Skinner	Other	Chris Richardson	Owner/Applicant/GP	Deficiencies
Description: Called to leave a message that a Deficiency Notice was faxed today.					
1/23/2006	Barbara Skinner	Other	Chris Richardson	Owner/Applicant/GP	Deficiencies
Description: Called the number listed on the Deficiency Notice, however there was no answer and the voicemail did not pick up. I sent an email to the addresses listed on the application.					
1/23/2006	Barbara Skinner	Other	Chris Richardson	Owner/Applicant/GP	Deficiencies
Description: Called to inform the applicant that his deficiencies are due today.					

060038: Oak Timbers-Seminary

A. General Project Information

Project Location: 5201 James Ave. City: Fort Worth County: Tarrant Region: 3
Total Units: 128 Total LI Units: 123 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Oak Timbers - North Greenbriar, L.P.; A.V. Mitchell, (817) 810-9337

Applicant/Principals (Entity Name, Contact):

Oak Timbers Lynda Pittman
A.V.Mitchell A.V.Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: A.V. Mitchell, A.V. Mitchell, (817) 996-9083

Appraiser: TBD, ,

Originator/UW: TBD, ,

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

Attorney: Mark Foster, Mark Foster, (214) 363-9599

Syndicator: WNC & Associates, Inc., Michael J. Gaber, (714) 662-5565

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

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 8179272832

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

Cost Estimator: N/A, ,

Engineer: TBD, ,

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

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

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/22/2006

Second Review: Emily Price, Reviewed on 3/27/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060038: Oak Timbers-Seminary Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,219,762

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060039: Oak Timbers-Granbury

A. General Project Information

Project Location: 300 Davis Rd. City: Granbury County: Hood Region: 3
Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$564,440
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Oak Timbers-Granbury, L.P.; A.V. Mitchell, (817) 810-9337

Applicant/Principals (Entity Name, Contact):

Oak Timbers Lynda Pittman
A.V.Mitchell A.V.Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: A.V. Mitchell, A.V. Mitchell, (817) 996-9083

Appraiser: TBD, ,

Originator/UW: TBD, ,

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

Attorney: Mark Foster, Mark Foster, (214) 363-9599

Syndicator: WNC & Associates, Inc., Michael J. Gaber, (714) 662-5565

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

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 9272832

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

Cost Estimator: N/A, ,

Engineer: TBD, ,

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

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

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006

Second Review: Shannon Roth, Reviewed on 3/22/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060039: Oak Timbers-Granbury Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Brandon Robertson withdrew his 9% application on April 10, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Applicant Withdrew

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060040: San Jose Apts

A. General Project Information

Project Location: 2914 Roosevelt Ave. City: San Antonio County: Bexar Region: 9
 Total Units: 220 Total LI Units: 220 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,195,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): San Jose Preservation, L.P.; Paul Patierno, (310) 258-5122

Applicant/Principals (Entity Name, Contact):

AIMCO San Jose, LLC Paul Patierno
 AIMCO Pavilion Preservation, GP, LLC Paul Patierno
 AIMCO Loring Towers, LLC Paul Patierno
 AIMCO Winter Garden, LLC Paul Patierno

Development Team (Entity, Contact Name, Phone):

Developer: AIMCO Equity Services, Paul Patierno, (310) 258-5122 Housing GC: LTB Construction, Inc., Leroy Turner, (713) 690-8000
 Appraiser: Novogradac and Company, John Cole, (512) 340-0420 Market Analyst: Novogradic & Company, LLP, John Cole, 512 3400420
 Originator/UW: Aimco Equity Services, Inc., Paul Patierno, (310) 258-5122 Property Manager: NHPMN Management Company, Brian Shuman, (30) 375-7810
 Architect: HCA Partners, Inc., Richard Chavira, (626) 796-3876 Cost Estimator: Connor Solutions, Becky Renick, (410) 296-7971
 Attorney: Resch, Polster, Alpert and Berger, Peter Alpert, (310) 277-8300 Engineer: Connor Solutions, Becky Renick, (410) 296-7971
 Syndicator: AIMCO Capital Tax Credit Fund VII, Michael Hornbrook, (310) 258-5100 Accountant: Reznick Group PC, Joshua Northcutt, (404) 847-7674
 Supp. Services: Interfaith, Jody Dejung, (281) 367-1230

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/15/2006
 Second Review: Shannon Roth, Reviewed on 3/17/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060040: San Jose Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region and At-Risk Set-Aside

Comment Has a competitive in At-Risk Set-Aside and a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,242,595

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/13/2006	Barbara Skinner	Other	Paul Patierno	Owner/Applicant/GP	Deficiencies
Description: Called to inform a deficiency was faxed.					
1/31/2006	Emily Price	LIHTC	Paul Patierno	Owner/Applicant/GP	Application General
Description: He wanted to know if the amount of credits requested could change from preapp to app. I told him yes, that there is no penalty for the changing the credit request (I got confirmation from Brooke on this also). I suggested that he make comment for the 2006 QAP.					
3/22/2006	Audrey Martin	LIHTC	Paul Patterno	Owner/Applicant/GP	Deficiencies
Description: Paul called to discuss the selection items on his deficiency letter. We talked specifically about the City of San Antonio Consolidated Plan, and that we need evidence of the specifically targeted area for low income housing. He said he will provide his response, but also wants to get a statement from the City to substantiate the points request. I told him to submit his response as early as possible, so I can review that portion, and so he has ample time to provide an additional documentation within the 5 day response time. I emailed (immediately after out phone conversation) him the legal determination from Kevin on item 22 (QAP reference), but told him it didn't directly apply because the determination spoke to the "private" resource portion of the scoring item, and since he is using CDGB and Home funds, his request would be considered under the "federal" portion.					
3/24/2006	Audrey Martin	LIHTC	Paul Patierno	Owner/Applicant/GP	Deficiencies
Description: I left voicemail for Paul letting him know his deficiencies are resolved. The deadline is today at 5pm.					

060041: The Grand Reserve Seniors-Temple Community

A. General Project Information

Project Location: N. side of S.E. H.K. Dodgen Loop, City: Temple County: Bell Region: 8
W. of Martin Luther King Jr. Dr.

Total Units: 102 **Total LI Units:** 98 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$938,580

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): The Grand Reserve-Temple, Ltd.; Kenneth Mitchell, (817) 249-6886

Applicant/Principals (Entity Name, Contact):

Grand Reserve, LLC Kenneth H. Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: Kenneth Mitchell, Kenneth Mitchell, (817) 249-6886

Appraiser: TBD, ,

Originator/UW: N/S, ,

Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584

Attorney: Cantey & Hanger, LLP, Warren Shipman, (817) 877-2819

Syndicator: SunAmerica Affordable Housing, Inc., Dana Mayo, (310) 772-6831

Housing GC: TBD, ,

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 927 2838

Property Manager: Capstone Real Estate Services, Inc., Barbara Cantrell, (972) 550-6054

Cost Estimator: N/A, ,

Engineer: Hannon Engineering, Inc., Mark Hannon, (817) 268-6600

Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/23/2006

Second Review: Shannon Roth, Reviewed on 3/24/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060041: The Grand Reserve Seniors-Temple Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$982,469

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060042: Country Lane Seniors - Waxahachie Community

A. General Project Information

Project Location: 425 ft. from the E. side of U.S. Hwy. 77, and east of Exit 399 on I-35E
City: Waxahachie **County:** Ellis **Region:** 3

Total Units: 102 **Total LI Units:** 98 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$954,136

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 - Waxahachie, Ltd.; Kenneth Mitchell, (817) 249-6886

Applicant/Principals (Entity Name, Contact):

Waxahachie County Lane, LLC Kenneth H. Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: Kenneth Mitchell, Kenneth Mitchell, (817) 249-6886

Appraiser: TBD, ,

Originator/UW: N/A, ,

Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584

Attorney: Cantey & Hanger, LLP, Warren Shipman, (817) 877-2819

Syndicator: SunAmerica Affordable Housing, Inc., Dana Mayo, (310) 772-6831

Housing GC: TBD, ,

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

Property Manager: Capstone Real Estate Services, Inc, Barbara Cantrell, (972) 550-6054

Cost Estimator: N/A, ,

Engineer: Hannon Engineering, Inc, Mark Hannon, (817) 268-6600

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/23/2006

Second Review: Shannon Roth, Reviewed on 3/24/2006

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

Total Points Requested:	157
Total Points Awarded:	157

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

060042: Country Lane Seniors - Waxahachie Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$987,508

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/3/2006	Audrey Martin	MFFP	Ken Mitchell	Owner/Applicant/GP	Deficiencies
Description: Ken Mitchell called to give verbal confirmation that he will not be using the Waxahachie EDC funds for points under section 5. I asked him to respond to my earlier email so I will have that confirmation in writing. He said he will, but that the email won't go out until tonight because he is traveling.					
4/3/2006	Audrey Martin	LIHTC	Ken Mitchell	Owner/Applicant/GP	Deficiencies
Description: Emailed Ken telling him I received his deficiency responses Friday and that they are resolved IF he no longer wishes to use the Waxahachie EDC as a source for LPS points; however, if he still wishes to use that source, he has one deficiency outstanding. Tomorrow is his deadline.					
5/8/2006	Audrey Martin	MFFP	Ken Mitchell	Owner/Applicant/GP	Deficiencies
Description: I called Ken to confirm that he received the deficiency notice. He had a question about the deficiency related to the expiration of the term letter. I told him we will accept a statement that he returned the executed letter to Bank of America by March 15, per the terms of the letter.					
5/10/2006	Audrey Martin	MFFP	Ken Mitchell	Owner/Applicant/GP	Deficiencies
Description: I emailed Ken to tell him that all administrative deficiencies have been resolved.					

060046: San Juan Apts

A. General Project Information

Project Location: 400 Block of E. Nolana City: San Juan County: Hidalgo Region: 11
 Total Units: 128 Total LI Units: 127 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$830,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): San Juan Housing Development, L.P.; Robert Joy, (213) 392-5899

Applicant/Principals (Entity Name, Contact):

San Juan Housing GP, LLC Ruben Zavala
 City of San Juan Housing Authority Ruben Zavala
 Encinas Group of Texas, Inc. Robert Joy

Development Team (Entity, Contact Name, Phone):

Developer: Encinas Group of Texas, Inc., Robert Joy, (213) 392-5899 Housing GC: Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
 Appraiser: N/A, Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: CharterMac Capital, David Murstein, (212) 521-6446 Property Manager: Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700
 Architect: Rodriguez & Associates Architects and Planners, Carlos Rodriguez, (619) 544-8951 Cost Estimator: Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Barrera Infrastructure Group, Rene Barrera, (956) 318-1116
 Syndicator: CharterMac Capital, David Murstein, (212) 521-6446 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: La Union del Pueblo Entero, Juanita Valdez Cox, (956) 782-6655

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/23/2006
 Second Review: Emily Price, Reviewed on 3/27/2006

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

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

060046: San Juan Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/17/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Rob Joy left message on my voicemail saying that he received the deficiency letter for both 060046 and 060047.					
1/17/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Called Robert Joy to confirm receipt of Deficiency Notice letter. Applicant will call me back to confirm.					
1/17/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Called Robert Joy to confirm receipt of Deficiency Notice letter. Applicant will call me back to confirm.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Applicant called. Said he will email the executed contract to fulfill deficiency request.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Applicant emailed me his written response to site control deficiency item.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Applicant called. Said he feels he has met intent of QAP regarding site control. I told him to submit a written statement. He said he will send via email.					
1/19/2006	Audrey Martain	Other	Tammie Goldston and San	Owner/Applicant/GP	Deficiencies
Description: I emailed Tammie Goldson and Snadra Hodges, per Tammie's request, to confirm that the deficiency response Tammie submitted fulfilled my request.					

060047: Alton Apts

A. General Project Information

Project Location: N.W. Corner of Trosper Rd. and Campeche Ave. **City:** Alton **County:** Hidalgo **Region:** 11
Total Units: 76 **Total LI Units:** 75 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$656,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Alton Housing Development, L.P.; Robert Joy, (213) 392-5899

Applicant/Principals (Entity Name, Contact):

Alton Housing GP, LLC Mike Lopez
 The Housing Authority of the County of Hidalgo Mike Lopez
 Tropical Housing Development, LLP Robert Joy

Development Team (Entity, Contact Name, Phone):

Developer: Tropical Housing Development, LLP, Robert Joy, (213) 392-5899 **Housing GC:** Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
Appraiser: N/A, , **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: CharterMac Capital, David Murstein, (212) 521-6446 **Property Manager:** Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700
Architect: Rodriguez & Associates Architects and Planners, Carlos Rodriguez, (619) 544-8951 **Cost Estimator:** Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 318-1116
Syndicator: CharterMac Capital, David Murstein, (212) 521-6446 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006

Second Review: Emily Price, Reviewed on 3/22/2006

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

Total Points Requested:	151
Total Points Awarded:	151

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

060047: Alton Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/17/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Pre-App General
Description: Called Robert Joy to confirm receipt of deficiency Notice letter. Applicant will call me back to confirm.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: I emailed applicant to let him know that his deficiency was resolved.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Applicant emailed me fully executed contract to fulfill deficiency response.					
1/18/2006	Audrey Martain	Other	Robert Joy	Owner/Applicant/GP	Deficiencies
Description: Applicant called. Said he wil email the executed contract to fulfill deficiency request.					

060048: Villas of Vista Ridge

A. General Project Information

Project Location: S.W. Corner of Bagdad Rd. and Vista Ridge **City:** Leander **County:** Williamson **Region:** 7
Total Units: 208 **Total LI Units:** 200 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,170,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Villas of Vista Ridge, LTD; Scott McGuire, (512) 637-1007
Applicant/Principals (Entity Name, Contact):
 SHFC Villas of Vista Ridge, LLC Keith Hoffpaur
 Strategic Housing Finance Corporation of Travis Co Keith Hoffpaur
 Encinas Group of Texas, Inc. William Encinas

Development Team (Entity, Contact Name, Phone):
Developer: McGuire Development, LTD, Scott McGuire, (512) 626-6197 **Housing GC:** Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
Appraiser: N/A, , **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210 530 0040
Originator/UW: N/A, , **Property Manager:** Capstone Real Estate Services, Inc, Diana Knight, (512) 646-6700
Architect: Rodriguez & Associates Architects and Planners, Carlos Rodriguez, (619) 544-8951 **Cost Estimator:** Pacesetter Multi-family Construction LLC, Don Griffin, (512) 882-8800
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** Carter & Burgess, Inc., Tim Moltz, (512) 314-3100
Syndicator: CharterMac Capital, Justin Ginsberg, (212) 521-6369 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158
Supp. Services: TBD, ,

C. Scoring Information

First Review: Carolyn Kelly, Reviewed on 3/23/2006
Second Review: Shannon Roth, Reviewed on 3/27/2006

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

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

060048: Villas of Vista Ridge Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/3/2006	Shannon Roth	LIHTC	Scott McGuire	Owner/Applicant/GP	Deficiencies

Description: Returned his call regarding item 2. He said he already answered his own question.

060049: Los Milagros Apartments

A. General Project Information

Project Location: 3600 Block of E. Mile 8 N. Rd. City: Weslaco County: Hidalgo Region: 11
 Total Units: 128 Total LI Units: 128 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$950,000
 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.; Ketinna Williams, (281) 550-7111
 Applicant/Principals (Entity Name, Contact):
 Texas Regional Properties Rowan Smith

Development Team (Entity, Contact Name, Phone):

Developer: Texas Regional Properties, Rowan Smith, (281) 550-7111
 Appraiser: N/A, ,
 Originator/UW: N/A, ,
 Architect: Clerkly Watkins, Ed Watkins, (713) 532-2800
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724
 Syndicator: Richman Group, Phil Corbett, (781) 828-6800
 Housing GC: Texas Regional Construction, Ken Erwin, (281) 550-1080
 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Property Manager: Texas Regional Asset Management, Jacki Dills, (281) 550-7111
 Cost Estimator: Texas Regional Construction, Ken Erwin, (281) 550-1080
 Engineer: Melden and Hunt, Inc., Fred Kurth, (956) 381-0981
 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 231-0158
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/23/2006
 Second Review: Shannon Roth, Reviewed on 3/27/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	151
				Total Points Awarded:	151

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

060049: Los Milagros Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/25/2006	Audrey Martin	LIHTC	Ketinna Williams	Owner/Applicant/GP	Deficiencies

Description: Received deficiency response via mail.

060050: Renaissance Plaza

A. General Project Information

Project Location: S of Victory Dr. between E. and W. Midway Dr. **City:** Texarkana **County:** Bowie **Region:** 4

Total Units: 120 **Total LI Units:** 120 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$907,822

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Texarkana Neighborhood Ventures Limited; Richard Herrington, (903) 838-8548

Applicant/Principals (Entity Name, Contact):

Texarkana Neighborhood Ventures Limited	Richard Herrington
Housing Authority of the City of Texarkana, Texas	Richard Herrington
Carleton Development Ltd.	Scott Applewhite
CGB Couthwest, Inc.	Scott Applewhite

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development, R. David Kelley, (972) 980-9810	Housing GC: Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810
Appraiser: Integra Realty Resources, Charles Bissell, (972) 960-1222	Market Analyst: Integra Realty Resources, Charles A. Bissell, 972 960 1222
Originator/UW: Red Capital Group, David Martin, (614) 857-1428	Property Manager: Lincoln Property Company, Joyce Eldredge, (214) 890-5000
Architect: Beeler, Guest, Owens Architects, L.P., John Guest, (214) 520-8878	Cost Estimator: N/A, ,
Attorney: Fulbright & Jaworski, James Plummer, (210) 270-7192	Engineer: N/A, ,
Syndicator: Red Capital Group, David Martin, (614) 857-1428	Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
	Supp. Services: Housing Authority of the City of Texarkana, Richard Herrington, (903) 838-8548

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/23/2006

Second Review: Shannon Roth, Reviewed on 3/27/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060050: Renaissance Plaza Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Shauntel Taylor

2nd Underwriter: Cameron Dorsey

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$849,717

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060053: Candletree Apartments

A. General Project Information

Project Location: 7425 S. Hulen St. City: Fort Worth County: Tarrant Region: 3
 Total Units: 216 Total LI Units: 216 Activity*: R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,019,035
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): South Hulen, L.P.; Barbara Holston, (817) 332-8614

Applicant/Principals (Entity Name, Contact):

South Hulen Barbara Holston
 Candletree Homes Barbara Holston
 Sycamore Housing Barbara Holston
 Housing Authority of the City of Fort Worth Barbara Holston

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development / FTW Housing Authority, R. David Kelly / Barbara Holston, (972) 980-9810 Housing GC: Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810
 Appraiser: Integra Realty Resources, Charles Bissell, (972) 960-1222 Market Analyst: Integra Realty Resources, Charles A. Bissell, 972 960 1222
 Originator/UW: Red Capital Group, David Martin, (614) 857-1428 Property Manager: Monarch Properties, Helen Rutherford, (972) 267-7222
 Architect: Morton M. Gruber, AIA, Morton M. Gruber, (404) 584-1681 Cost Estimator: N/A, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Engineer: TBD, ,
 Syndicator: Red Capital Group, David Martin, (614) 857-1428 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
 Supp. Services: Housing Authority of the City of Fort Worth, Barbara Holston, (817) 332-8614

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/27/2006
 Second Review: Ben Sheppard, Reviewed on 3/30/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	159
				Total Points Awarded:	159

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

060053: Candletree Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,046,736

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2006	Audrey Martin	LIHTC	Chris Key	Owner/Applicant/GP	Deficiencies

Description: Received faxed deficiency response from Chris Key, executive assistant at Ft. Worth Housing Authority; deficiencies resolved.

060056: Langwick Senior Residences

A. General Project Information

Project Location: 900 Block of Langwick Dr. City: Houston County: Harris Region: 6
 Total Units: 128 Total LI Units: 123 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,178,388
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Langwick Senior Residences, L.P.; Chernom M. Njie, (512) 458-5577

Applicant/Principals (Entity Name, Contact):

Langwick Senior Residences, L.P. Chernom M. Njie

Development Team (Entity, Contact Name, Phone):

Developer: Songhai Ventures, Inc., Chernom M. Njie, (512) 458-5577

Housing GC: Integrated Construction and Development, L.P., Kenneth Fambro, (817) 742-1851

Appraiser: O'Connor & Associates, Bob Coe, (713) 686-9955

Market Analyst: O'Connor & Associates, Bob Coe, 713 6869955

Originator/UW: Wachovia Bank, Tim McCann, (704) 374-3468

Property Manager: Crossroads Management Services, Inc., Jennifer Rodriguez, (817) 735-4989

Architect: Architecture Demarest, Scott Robison, (214) 748-6655

Cost Estimator: Integrated Construction & Development, Kenneth Fambro, (817) 742-1851

Attorney: Mark Foster, Mark Foster, (214) 363-9599

Engineer: RG Engineers, D. Reed Phillips, P.E., (713) 461-9600

Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Crossroads in Life Foundation, Jennifer Rodriguez, (817) 735-4989

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/27/2006

Second Review: Shannon Roth, Reviewed on 3/29/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
			Total Points Requested:	152	
			Total Points Awarded:	152	

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

060056: Langwick Senior Residences Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,224,006

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060058: Greenfair Park Apartments

A. General Project Information

Project Location: 2807 Weber Dr. City: Lubbock County: Lubbock Region: 1
 Total Units: 120 Total LI Units: 120 Activity*: R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$957,500
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): LHA Greenfair, LP; Ron Hance, 2548980567
 Applicant/Principals (Entity Name, Contact):
 LGFD-1, LLC Ron Hance
 Housing Authority of the City of Lubbock Fulton Berry

Development Team (Entity, Contact Name, Phone):
 Developer: LH Development, LP, Ron Hance, (512) 527-9335

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

Appraiser: TBD, ,

Market Analyst: Mark Temple Real Estate Services, Mark Temple, 210 4969499

Originator/UW: TBD, ,

Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227

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

Cost Estimator: N/A, ,

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Engineer: TBD, ,

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

Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437

Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/28/2006

Second Review: Emily Price, Reviewed on 3/29/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	7	7			
11	7	7			
12	6	6			
13	4	4			
				App Deficiency Points Lost:	0
				Total Points Requested:	165
				Total Points Awarded:	165

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

060058: Greenfair Park Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$952,434

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2006	Emily Price	LIHTC	Aubrea Hance	Owner/Applicant/GP	Deficiencies
Description: She only checked Rehabilitation in her application. She indicated elsewhere in her application that it is demolition and new construction. I called to ask if she is demolishing and using the existing footprints /foundation. She said that she is using the existing but also adding footprints. I told her that she should then be rehabilitation and new construction and that we would send her another deficiency with this item.					
4/5/2020	Emily Price	MFFP	Aubrea Hance	Owner/Applicant/GP	Deficiencies
Description: She called concerning the demolition/rehabilitation vs demolition/nc. I explained to her that demolition and 100% new construction is still eligible for points for #11 and #14. I faxed her Kevin's most recent memo.					

060062: Enclave at Parkview Apts

A. General Project Information

Project Location: 300 Block of Old Decatur Rd. City: Fort Worth County: Tarrant Region: 3
 Total Units: 144 Total LI Units: 144 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$992,438
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Enclave at Parkview, LP; Bert Magill, (713) 785-6006

Applicant/Principals (Entity Name, Contact):

Enclave at Parkview, L.P. Bert Magill
 Enclave at Parkview Development, LLC Bert Magill
 Jack Dill Jack Dill
 San Jacinto Realty Services, LLC Bert Magill

Development Team (Entity, Contact Name, Phone):

Developer: San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006

Appraiser: TBD, ,

Originator/UW: MMA Financial, Inc., Marie Keutmann, (202) 777-0906

Architect: Thompson Nelson Group, Charles Thompson, (713) 266-7250

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

Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557

Housing GC: William Taylor & Co., Inc., Ford Taylor, (254) 722-9675

Market Analyst: National Realty Advisors, Ron Little, 281 4972200

Property Manager: Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844

Cost Estimator: William Taylor & Co., Inc., Ford Taylor, (254) 772-9647

Engineer: Thompson Nelson Group, Charles Thompson, (713) 266-7250

Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: TBD, ,

C. Scoring Information

First Review: Amanda Stites, Reviewed on 4/10/2006

Second Review: Shannon Roth, Reviewed on 4/11/2006

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

Total Points Requested:	153
Total Points Awarded:	152

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

060062: Enclave at Parkview Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,000,053

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060063: Resaca Springs Apts

A. General Project Information

Project Location: 1550-1600 New Dallas Highway 77 **City:** Bellmead **County:** McLennan **Region:** 8
Total Units: 136 **Total LI Units:** 130 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,163,149
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Resaca Springs Partners, L.P.; Bert Magill, 7137856006

Applicant/Principals (Entity Name, Contact):

Resaca Springs Partners, L.P. Bert Magill
 Resaca Springs Development, LLC Bert Magill
 Magill Development Company, LLC Bert Magill

Development Team (Entity, Contact Name, Phone):

Developer: San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006 **Housing GC:** William Taylor & Co., Inc., Ford Taylor, (254) 772-9675
Appraiser: , , **Market Analyst:** National Realty Advisors, Ron Little, 2814972200
Originator/UW: MMA Financial, Inc., Marie Keutmann, (202) 777-0906 **Property Manager:** Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844
Architect: Thompson Nelson Group, Charles Thompson, (713) 226-7250 **Cost Estimator:** William Taylor & Co., Inc., Ford Taylor, (254) 772-9647
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Engineer:** Thompson Nelson Group, Charles Thompson, (713) 266-7250
Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: TBD, ,

C. Scoring Information

First Review: Veronica Chapa, Reviewed on
Second Review: Ben Sheppard, Reviewed on 3/30/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060063: Resaca Springs Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/20/2006	Audrey Martin	Other	Bert Magill	Owner/Applicant/GP	Deficiencies
Description: I emailed Bert to tell him that all his deficiencies are resolved.					
1/20/2006	Audrey Martin	Other	Bert Magill	Owner/Applicant/GP	Deficiencies
Description: Bert emailed me his deficiency responses, which resolved all deficiencies.					

060065: Stone Hearst II

A. General Project Information

Project Location: 1650 E. Lucas Dr. City: Beaumont County: Jefferson Region: 5
 Total Units: 100 Total LI Units: 97 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$850,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Stone Way II Limited Partnership; Ronette Hodges, (512) 249-7468

Applicant/Principals (Entity Name, Contact):

Stone Way II Limited Partnership Ronette Hodges
 Stone Hearst II Inc. Ronette Hodges

Development Team (Entity, Contact Name, Phone):

Developer: Alsace Developers, Ronette Hodges, (512) 258-9194 Housing GC: Charter Contractors LP, R.J. Collins, (512) 249-6240
 Appraiser: Novogradac & Company, Kevin Watkins, (512) 340-0420 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: TBD, , Property Manager: Myan Management Group, Vicki Burd, (936) 344-9326
 Architect: Cross Architects, Brian Rumsey, (972) 398-6644 Cost Estimator: Charter Contractors LP, R.J. Collins, (512) 249-6240
 Attorney: Kuperman, Orr & Albers, Rick Albers, (512) 473-4106 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Newlife Housing Foundation, Ronette Hodges, (512) 258-9194

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/24/2006
 Second Review: Emily Price, Reviewed on 2/28/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	12	12	18	0	0
			19	2	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
			Total Points Requested:	146	
			Total Points Awarded:	144	

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

060065: Stone Hearst II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

JJ: Terminated 5/24

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Terminated

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/17/2006	Audrey Martain	Other	Brenda Given	Owner/Applicant/GP	Deficiencies
Description: Called Brenda Given to confirm receipt of Deficiency Notice letter. Brenda is out sick until tomorrow. I spoke with receptionist who believes she received it, but I asked that she leave a message for Brenda to call me back to confirm anyway.					
1/19/2006	Audrey Martain	Other	Brenda Given and second	Owner/Applicant/GP	Deficiencies
Description: I emailed Brenda Given (owner contact) and the second contact asking them to call me and confirm receipt of the deficiency notice I faxed 1/17/06.					
1/19/2006	Audrey Martain	Other	Brenda Given	Owner/Applicant/GP	Deficiencies
Description: Brenda Given called me to confirm that she received the deficiency notice I faxed on 1/17/06.					
1/23/2006	Audrey Martin	Other	Brenda Given	Owner/Applicant/GP	Deficiencies
Description: Brenda Given mailed a new copy of the contract, which satisfied the deficiency request.					
1/24/2006	Audrey Martin	Other	Brenda Given	Owner/Applicant/GP	Deficiencies
Description: I emailed Brenda to answer her email that asked if I received the deficiency responses. I replied that I did and all items are resolved as of yesterday.					
1/26/2006	Audrey Martin	Other	Brenda Given	Owner/Applicant/GP	Deficiencies
Description: Brenda emailed me to ask if I received the deficiency responses.					
3/8/2006	Sharon Gamble	LIHTC	Tim Lang	Owner/Applicant/GP	Deficiencies
Description: Mr. Lang wanted to know if I received his delivered deficiency response and if everything was acceptable. Since he was still within his deficiency period, I discussed his response with him. I told him that the letter from the City Planner would not suffice as it still did not indicate that the plan itself covers low income development. Also, I told him that he would not be able to replace his funding source with another source, so the Application lost 3 points.					

060067: San Juan Square II

A. General Project Information

Project Location: S. Calaveras and Brady Blvd. City: San Antonio County: Bexar Region: 9
 Total Units: 144 Total LI Units: 139 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,000,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): San Juan Square II, Ltd.; Henry A. Alvarez, III, 2104776042
 Applicant/Principals (Entity Name, Contact):

Development Team (Entity, Contact Name, Phone):

Developer: San Antonio Housing Facility Corporation, Henry A. Alvarez, III, (210) 477-6042
 Appraiser: Noble and Associates, Frank Schramm, (210) 979-6800
 Originator/UW: AGM Financial Services, Inc., Brian la Chapelle, (410) 727-2111
 Architect: Almo Architect, Irby Hightower, (210) 227-2612
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111
 Syndicator: MMA Financial, Miles M. Hapgood, (617) 772-9438
 Housing GC: NRP Contractors LLC, Chuck Holman, (210) 478-7878
 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Property Manager: NRP Management LLC, Dean Allison, (216) 475-8900
 Cost Estimator: NRP Contractors LLC, Chuck Holman, (210) 487-7878
 Engineer: Vickrey & Associate, Jeff Tondre, (210) 349-3271
 Accountant: TBD, ,
 Supp. Services: San Antonio Housing Authority, Henry A. Alvarez, III, (210) 477-6042

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/28/2006
 Second Review: Ben Sheppard, Reviewed on 4/1/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	1	1
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	165
				Total Points Awarded:	165

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

060067: San Juan Square II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/6/2020	Sharon Gamble	MFFP	Jim Plummer	Owner/Applicant/GP	Deficiencies
Description: Attorney of Applicant called to discuss deficiency item #5a and b. Sent K. Hamby memo to further explain and correct a. Withdrew b as it is incorrect, SLP is allowed.					
4/6/2020	Kevin Hamby	Executive	Jim Plummer	Consultant/Lobbyist	Deficiencies
Description: Discussed deficiency regarding 50.9(i)(14). Applicant was demolishing existing units and utilizing a Hope Capital Grant to reconstruct units in partnership with private developer. The confusion was a discussion of rehabilitation which would require rebuilding on the footprint. In this case it was a "small r" rehabilitation and did not fit the QAP definition. Applicant will send in confirming information to answer deficiency.					

060070: The Mansions at Briar Creek

A. General Project Information

Project Location: 2500 Block of E. Villa Maria City: Bryan County: Brazos Region: 8
 Total Units: 154 Total LI Units: 154 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,093,229
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mansions at Briar Creek, L.P.; Robert R. Burchfield, (713) 956-0555
 Applicant/Principals (Entity Name, Contact):
 Mansions at Briar Creek, L.L.C. Rob Burchfield

Development Team (Entity, Contact Name, Phone):

Developer: Robert R. Burchfield, Robert R. Burchfield, (713) 956-0555 Housing GC: Nations Construction Management, Inc., John Czapski, (713) 863-7547
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Buddy Trotter, 713 6869955
 Originator/UW: N/A, , Property Manager: Orion Real Estate Services, Inc., Kirk Tate, (713) 622-5844
 Architect: Mark S. Mucasey, AIA, Mark S. Mucasey, (713) 521-1233 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: Apollo Housing Capital, LLC, Michael Metzger, (312) 334-8215 Accountant: TBD, ,
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/23/2006
 Second Review: Emily Price, Reviewed on 3/27/2006

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

Total Points Requested:	157
Total Points Awarded:	157

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

060070: The Mansions at Briar Creek Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Rescinded Notice

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,103,712

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/31/2006	Audrey Martin	LIHTC	Paul Woodall	Owner/Applicant/GP	Deficiencies
Description: Called Paul to let him know that we received a blank fax with the caption "Lee Burchfield" on top. I advised him that if he or Robert Burchfield sent me a fax today that they need to resend it.					
4/3/2006	Audrey Martin	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: I received a deficiency package from Lee today, so I called to request a little more explanatin on his narrative describlng in-kind contributions for LPS points.					
4/3/2006	Audrey Martin	MFFP	Robert Burchfield	Owner/Applicant/GP	Deficiencies
Description: I called Robert to remind him that his deficiencies are due tomorrow. He said he just got the last item and will send an overnight. I told him he can also scan and email the package to me and that way I can start looking at it today instead of tomorrow.					
4/3/2006	Audrey Martin	LIHTC	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: Lee called in reference to my message Friday, in which I told him I received a blank fax. He mailed a hard copy already, but will resend the fax today.					
4/4/2006	Audrey Martin	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: Lee called to make sure I got his email this morning responding to my deficiency. I told him I had and that the deficiencies were resolved, but that I am about to send him a new one related to site control.					
4/11/2006	Audrey Martin	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: Called Lee to remind him that his deficiencies are due today. He said he will be sending them to me via email before lunch.					
4/11/2006	Audrey Martin	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: Called Lee to let him know the legal determination is that his deficiency responses for site control and pre app points are sufficient.					
4/11/2006	Audrey Martin	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
Description: Lee left me a message letting me know he sent his deficiency response. I told himl got it and I'll begin reviewing it now.					

060071: Retama Village

A. General Project Information

Project Location: 2301 Jasmine Ave. City: McAllen County: Hidalgo Region: 11
 Total Units: 128 Total LI Units: 128 Activity*: NC/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,075,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Retama Village, Ltd.; Joe Saenz, (956) 686-3951

Applicant/Principals (Entity Name, Contact):

Retama Village GP, LLC Joe Saenz
 McAllen Housing Facility Corporation Joe Saenz
 Brownstone Affordable Housing, Ltd. William W. Brown
 Three B Ventures, Inc. William W. Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. Brown, (713) 432-7727 Housing GC: Brownstone Construction, Ltd., William L. Brown, (713) 432-7727
 Appraiser: TBD, , Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713 4675858
 Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. Brown, (713) 432-7727 Cost Estimator: Brownstone Construction, Ltd., William L. Brown, (713) 432-7727
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/29/2006
 Second Review: Emily Price, Reviewed on 3/30/2006

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

Total Points Requested:	167
Total Points Awarded:	167

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

060071: Retama Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,095,913

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2020	/emily Price	MFFP	Doak Brown	Owner/Applicant/GP	Deficiencies

Description: Called about deficiency regarding new construction/rehabilitation. I faxed him Kevin's memo and explained to him that if he does not want to use the existing foundations then he is demolition and 100% new construction. He was concerned about the points for items #11 and #14 if he is not rehabilitation/new construction. I explained to him that demolition/100% new construction is OK for points as long as they meet the other requirements of the scoring item. He said that he will revise page 1 to be only new construction with the understanding that points are awarded for 11 and 14. He also questioned the joint venture interpretation for item #14. He said that the QAP does not state that it has to be a joint venture between a general partner and a special limited partner. He would like to be a joint venture between the applicant and the developer. I told him that is not our interpretation and that he would have to revise his org. chart in order to be eligible for the points.

060072: Easterling Village

A. General Project Information

Project Location: 1400 Block of Easterling Dr. **City:** Alice **County:** Jim Wells **Region:** 10
 Between Goliad St. and N. Johnson St.

Total Units: 48 **Total LI Units:** 48 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$427,000

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Easterling Village, Ltd.; Doak Brown, (713) 963-7568

Applicant/Principals (Entity Name, Contact):

Easterling Village GP, LLC Doak Brown
 Brownstone Affordable Housing, Ltd. William W. Brown
 Three B Ventures, Inc. William W. Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. Brown, (713) 432-7727 **Housing GC:** Brownstone Construction, Ltd., William L. Brown, (713) 432-7727
Appraiser: TBD, , **Market Analyst:** Mark C. Temple & Associates, Mark Temple, 210 4969499
Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 **Property Manager:** UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
Architect: Brownstone Architects & Planners, Inc., William L. Brown, (713) 432-7727 **Cost Estimator:** Brownstone Construction, Ltd., William L. Brown, (713) 432-7727
Attorney: TBD, , **Engineer:** TBD, ,
Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 **Accountant:** Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006

Second Review: Emily Price, Reviewed on 3/22/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060072: Easterling Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$386,170

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060073: Thomas Ninke Senior Village

A. General Project Information

Project Location: 1901 Lova Rd. City: Victoria County: Victoria Region: 10
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$470,000
 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, Ltd.; Debbie Gillespie, (361) 575-3682

Applicant/Principals (Entity Name, Contact):

Thomas Ninke Senior Village GP. LLC Debbie Gillespie
 Victoria Affordable Housing Corporation No. 2 Debbie Gillespie
 Brownstone Affordable Housing, Ltd. William W. Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. Brown, (713) 432-7727 Housing GC: Brownstone Construction, Ltd., William L. Brown, (713) 432-7727
 Appraiser: TBD, , Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713 4675858
 Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. Brown, (713) 432-7727 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/23/2006

Second Review: Emily Price, Reviewed on 3/27/2006

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

Total Points Requested:	156
Total Points Awarded:	156

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

060073: Thomas Ninke Senior Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$472,636

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/29/2006	Audrey Martin	LIHTC	Doak Brown and Leslie Holl	Owner/Applicant/GP	Deficiencies
Description: Doak and Leslie called to talk through the deficiency letter. They had questions about the requirements for the lease with the Housing Authority and whether a narrative explaining the link between all entities and the Housing Authority would suffice; I said I would check with Jen. The other question was if a funding amount for item 5 can change(increase) at a later time and be reevaluated for points; again, I said I would check with Jen.					
3/29/2006	Audrey Martin	LIHTC	Doak Brown and Leslie Holl	Owner/Applicant/GP	Deficiencies
Description: Emailed Doak and Leslie to followup with our phone conversation. I asked them to call Kevin Hamby regarding the lease (per Jennifer Joyce and Kevin Hamby). I also told them that the only time a funding amount can change is during the deficiency response period; a source will not be reevaluated for points t a later date.					
4/4/2006	Audrey Martin	MFFP	Doak Brown & Leslie Holle	Owner/Applicant/GP	Deficiencies
Description: Emailed Doak, Leslie and Debbie to let them know all deficiencies are resolved.					

060074: Amarillo Gardens Apts

A. General Project Information

Project Location: 1223 S. Roberts City: Amarillo County: Potter Region: 1
 Total Units: 100 Total LI Units: 100 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$444,768
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Amagard, Ltd.; George E. Sprock, (806) 584-9450

Applicant/Principals (Entity Name, Contact):

Amagard, Ltd. George E. Sprock
 FHF Amagard, Ltd. Paul Russell
 Family Housing Foundation Paul Russell
 Dsadi Holdings, Ltd. David DaPrato

Development Team (Entity, Contact Name, Phone):

Developer: FHF Amagard, Inc., Paul Russell, (806) 373-5820 Housing GC: Mid-Continent Community Development Corporation, Larry Bunn, (806) 349-4621
 Appraiser: Jeffrey S. Bradley & Associates, Jeffrey S. Bradley, (972) 390-2315 Market Analyst: Mark C. Temple, Mark C. Temple, 210 4969499
 Originator/UW: Greystone Servicing Corporation, Inc., Dana Colucci, (205) 822-7081 Property Manager: Walden Affordable Group, LLC, Pam Gomez, (817) 275-0681
 Architect: Architectura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: TBD, ,
 Attorney: Sprouse Shrader Smith, P.C., R. Wayne Moore, (806) 468-3300 Engineer: TBD, ,
 Syndicator: Paramount Financial Group, Lynn Sample, (830) 997-6960 Accountant: Brown Graham & Company, P.C., Kevin Kinder, (512) 257-8078
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/15/2006
 Second Review: Ben Sheppard, Reviewed on 3/16/2006

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

Total Points Requested:	141
Total Points Awarded:	122

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

060074: Amarillo Gardens Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$451,788

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/27/2006	Sharon Gamble	LIHTC	George E. Sprock	Owner/Applicant/GP	Deficiencies
Description: PC to Mr. Sprock regarding deficiencies not complete. He advised me to call Glenda Davis.					
3/27/2006	Sharon Gamble	LIHTC	Glenda Davis	Consultant/Lobbyist	Deficiencies
Description: PC to Ms. David re: deficiencies incomplete. Got voicemail, left a message to call me ASAP. Also sent a fax listing incomplete items.					
3/28/2006	Sharon Gamble	LIHTC	Glenda David	Owner/Applicant/GP	Deficiencies
Description: PC from Ms. David informing me that she was sick on 3/27/06 and did not receive my message or email until today. She asked if she could have a waiver of the deadline. I told her I could not make that decision and she should definitely get her response to me today before 5pm.					
5/9/2006	Ben Sheppard	MFFP	Glenda David	Owner/Applicant/GP	Deficiencies
Description:					

060076: 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/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$720,591
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): NHDC Apartments - Countryside Village, L.P.; Ivy Carter, (909) 291-1400

Applicant/Principals (Entity Name, Contact):

NHDC Apartments - Countryside Village, L.P. Ivy Carter
 TX Countryside Village GP, LLC Ivy Carter
 National Housing Development Corporation Ivy Carter

Development Team (Entity, Contact Name, Phone):

Developer: National Housing Development Corporation, Ivy Carter, (909) 291-1731 Housing GC: TBD, ,
 Appraiser: The Gerald A. Teel Company, Tim Treadway, (713) 467-5858 Market Analyst: Novogradac & Company, LLP, H. Blair Kincer, 301 7706310
 Originator/UW: N/A, , Property Manager: National Housing Development Corporation, Ivy Carter, (909) 291-1400
 Architect: Michael Gaertner Architects, Jenny Checkles, (409) 762-0500 Cost Estimator: N/A, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 Engineer: TBD, ,
 Syndicator: Boston Capital Corporation, Josh Gould, (617) 624-8900 Accountant: Reznick, Fedder & Silverman, Mary Beth Norwood, (916) 442-9100
 Supp. Services: National Housing Development Corporation, Ofelia Morales, (909) 291-1400

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/16/2006
 Second Review: Emily Price, Reviewed on 3/17/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	0	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	0	0	18	0	0
			19	2	0
6 (A)*		0	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	132
				Total Points Awarded:	130

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

060076: Countryside Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$716,703

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/18/2006	Barbara Skinner	Other	Ivy Carter	Owner/Applicant/GP	Deficiencies

Description: Called to inform applicant that a deficiency had been issued.

060077: Sphinx at Boston Living

A. General Project Information

Project Location: 3510 Boston Ave. City: Benbrook County: Tarrant Region: 3
 Total Units: 149 Total LI Units: 142 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$916,116
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sachse Senior Villas, LP; Jay Oji, (214) 342-1400

Applicant/Principals (Entity Name, Contact):

SDC SACHSE Senior Villas, LLC Jay O. Oji
 Development Corp Of Tarrant County Ken Devero

Development Team (Entity, Contact Name, Phone):

Developer: Sphinx Development Corporation, Jay O. Oji, (214) 342-1400

Appraiser: Butler Burgher, Inc, Dianne Butler, (214) 739-0700

Originator/UW: N/A, ,

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

Attorney: Shakelford, Melton & Mckingly, John Shakelford, (972) 490-1400

Syndicator: MMA Financial, Marie Keutmann, (617) 439-3911

Housing GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Property Manager: Crossroads Management Services, Inc., Jennifer Rodriguez, (817) 598-1919

Cost Estimator: Texas BBL, LLC, Jerry Wilson, (972) 869-1808

Engineer: Brokette, Davis, Drake, Inc., Jim Riley, (214) 824-3647

Accountant: Thomas Stephens and Associates, Thomas Katopody, (817) 552-3100

Supp. Services: Social Services Mgmt. Consultants, Inc, Pat Goates, (817) 373-2166

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/24/2006

Second Review: Shannon Roth, Reviewed on 3/29/2006

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

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

060077: Sphinx at Boston Living Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/23/2006	Audrey Martin	Other	Micky Ukoha	Owner/Applicant/GP	Deficiencies
Description: Micky Ukoha emailed a fully executed copy of the contract. Deficiency resolved.					
4/3/2006	Audrey Martin	LIHTC	Micky Ukoha	Owner/Applicant/GP	Deficiencies
Description: Micky called to let me know he would be faxing and emailing his deficiencies to me.					
4/3/2006	Audrey Martin	LIHTC	Micky Ukoha	Owner/Applicant/GP	Deficiencies
Description: Micky called to ask about the certification that the Applicant and Developer have not been removed by lender, ect. In past 5 Years. I told him a signed certification is what I needed.					

060078: Copper Square Estates

A. General Project Information

Project Location: 7376 Alameda Ave. City: El Paso County: El Paso Region: 13
 Total Units: 108 Total LI Units: 103 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$906,536
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Copper Square Estates, 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 Housing GC: Investment Builders, Inc., Ike J. Monty, (915) 599-1245
 Appraiser: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179272838
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0920 Property Manager: IBI Property Management, LLC, Mariann Alvarado, (915) 599-1220
 Architect: David J. Marquez, David J. Marquez, (915) 533-1418 Cost Estimator: Investment Builders, Inc., Antonio Gallardo, (915) 599-1245
 Attorney: Locke Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Roe Engineering, L.C., Hector Porras, (915) 599-1418
 Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8000 Accountant: Robert H. Woolley, Jr., CPA, Robert H. Woolley, Jr., (915) 599-1220
 Supp. Services: YWCA Consumer Credit Counseling Service, Maureen Hankins, (915) 577-2520

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/24/2006
 Second Review: Emily Price, Reviewed on 3/29/2006

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

Total Points Requested:	138
Total Points Awarded:	138

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

060078: Copper Square Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

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

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2006	Audrey Martin	LIHTC	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: Received deficiency response via fax from Maria in Ike Monty's office; deficiency resolved.					
4/5/2020	Audrey Martin	MFFP	Ike Monty	Owner/Applicant/GP	Deficiencies
Description: Ike called in response to my voicemail to let me know he's working on the deficiencies and will have them to me tomorrow. I told him that he can scan and email them to me so I can take a look at them sooner and get back to him with any necessary additional requests with more time to spare.					
4/6/2020	Audrey Martin	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: I called Maria to ask how the deficiency responses were sent. I had not received the responses and was concerned about the 5pm deadline. She said they planned to fax them to me and would do so before 5pm. I told her she is also welcome to email them to me.					
4/6/2020	Audrey Martin	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: Called Maria to see how the deficiency responses are coming. She said she would have them to me in the next 20 minutes. I told her I just wanted to make sure I have time to review all 3 before 5pm, in case there are any last minute requests.					

060080: Spanish Creek Townhomes

A. General Project Information

Project Location: 610 Lee Trevino Dr. City: El Paso County: El Paso Region: 13
 Total Units: 136 Total LI Units: 130 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,199,800
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Spanish Creek 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 Housing GC: Housing Builders, Inc., Ike J. Monty, (915) 599-1245
 Appraiser: Zacour & Associates, Inc., Paul Zacour, (915) 581-1141 Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179272838
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0920 Property Manager: IBI Property Management, LLC, Mariann Alvarado, (915) 590-1515
 Architect: David J. Marquez, David J. Marquez, (915) 532-7188 Cost Estimator: Investment Builders, Inc., Antonio Gallardo, (915) 599-1245
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: SLI Engineering, Inc., George Halloul, (915) 584-4457
 Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8000 Accountant: Robert H. Woolley, Jr., CPA, Robert H. Woolley, Jr., (915) 599-1220
 Supp. Services: YWCA Consumer Credit Counseling Service, Maureen Hankins, (915) 577-2590

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/25/2006
 Second Review: Shannon Roth, Reviewed on 3/30/2006

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

Total Points Requested:	138
Total Points Awarded:	138

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

060080: Spanish Creek Townhomes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$1,203,646

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/6/2006	Audrey	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: Called Maria to see how the deficiency responses are coming. She said she would have them to me in the next 20 minutes. I told her I just wanted to make sure I have time to review all 3 before 5pm, in case there are any last minute requests.					
4/5/2020	Audrey Martin	MFFP	Ike Monty	Owner/Applicant/GP	Deficiencies
Description: Ike called in response to my voicemail to let me know he's working on the deficiencies and will have them to me tomorrow. I told him that he can scan and email them to me so I can take a look at them sooner and get back to him with any necessary additional requests with more time to spare.					
4/6/2020	Audrey Martin	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: I called Maria to ask how the deficiency responses were sent. I had not received the responses and was concerned about the 5pm deadline. She said they planned to fax them to me and would do so before 5p.m. I told her she is also welcome to email them to me.					

060081: Woodchase Senior Community

A. General Project Information

Project Location: 8410 and 8411 Tigris Dr. City: El Paso County: El Paso Region: 13
 Total Units: 128 Total LI Units: 128 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$982,857
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Woodchase Senior Community, 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 Housing GC: Investment Builders, Inc., Ike J. Monty, (915) 599-1245
 Appraiser: Zacour and Associates, Paul Zacour, (915) 581-1141 Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179272838
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0920 Property Manager: IBI Property Management, LLC, Mariann Alvarado, (915) 590-1515
 Architect: David J. Marquez, David J. Marquez, (915) 532-7188 Cost Estimator: Investment Builders, Inc., Antonio Gallardo, (915) 599-1245
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Roe Engineering, L.C., Hector Porras, (915) 533-1418
 Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8000 Accountant: Robert H. Woolley, Jr., CPA, Robert H. Woolley, Jr., (915) 599-1220
 Supp. Services: YWCA Consumer Credit Counseling Service, Maureen Hankins, (915) 477-2590

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/25/2006

Second Review: Emily Price, Reviewed on 3/29/2006

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

Total Points Requested:	138
Total Points Awarded:	138

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

060081: Woodchase Senior Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/5/2020	Audrey Martin	MFFP	Ike Monty	Owner/Applicant/GP	Deficiencies
Description: Ike called in response to my voicemail to let me know he's working on the deficiencies and will have them to me tomorrow. I told him that he can scan and email them to me so I can take a look at them sooner and get back to him with any necessary additional requests with more time to spare.					
4/6/2020	Audrey Martin	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: I called Maria to ask how the deficiency responses were sent. I had not received the responses and was concerned about the 5pm deadline. She said they planned to fax them to me and would do so before 5pm. I told her she is also welcome to email them to me..					
4/6/2020	Audrey Martin	MFFP	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: Called Maria to see how the deficiency responses are coming. She said she would have them to me in the next 20 minutes. I told her I just wanted to make sure I have time to review all 3 before 5pm, in case there are any last minute requestss.					

060084: El Paraiso Apts

A. General Project Information

Project Location: 200 S. Mile 2W Rd. City: Edcouch County: Hidalgo Region: 11
 Total Units: 30 Total LI Units: 30 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$82,383
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Edcouch III, Ltd.; Dennis Hoover, (512) 756-6809
 Applicant/Principals (Entity Name, Contact):
 HVM Housing, LLC Dixie Farmer

Development Team (Entity, Contact Name, Phone):

Developer: HVM Housing, LLC, Dennis Hoover, (512) 756-6809 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Market Analyst: Ipser & Associates, Inc., Ed Ipser, 8179270032
 Originator/UW: N/A, , Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Cost Estimator: N/A, ,
 Attorney: Alvin Nored Law Offices, Alvin Nored, (512) 756-6141 Engineer: W.S. Allen and Associates, Harry Bostic, (979) 779-2398
 Syndicator: BHHH, Inc., John Hoover, (512) 756-6041 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/23/2006
 Second Review: Emily Price, Reviewed on 3/30/2006

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

Total Points Requested:	130
Total Points Awarded:	130

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

060084: El Paraiso Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: **USDA Set-Aside**

Comment Competitive in USDA Set-Aside.

Credit Amount Allocated by Board: \$82,781

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/18/2006	Shannon Roth	Other	Dennis Hoover	Owner/Applicant/GP	Deficiencies
Description: Called and told Dennis Hoover that a deficiency notice was on the way.					
4/10/2006	Barb Skinner	MFFP	Kim Trieber	Owner/Applicant/GP	Deficiencies
Description: eft a voicemail indicating that the deficiencies are due today by 5pm.					
4/10/2006	Barb Skinner	MFFP	Kim	Owner/Applicant/GP	Deficiencies
Description: Called Applicant to discuss the rent schedule issue. I informed the Applicant that they must change the rent schedule to reflect the most restrictive rent, per jj, they informed me that they would call jj to confirm.					

060085: La Estancia II Apts

A. General Project Information

Project Location: 366 E. 8th St. City: Sebastian County: Willacy Region: 11
 Total Units: 22 Total LI Units: 22 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$47,768
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Sebastian, Ltd.; Dennis Hoover, (512) 756-6809

Applicant/Principals (Entity Name, Contact):

HVM Housing, LLC Dixie Farmer

Development Team (Entity, Contact Name, Phone):

Developer: HVM Housing, LLC, Dixie Farmer, (512) 756-6809 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Market Analyst: Ipser & Associates, Inc., Ed Ipser, 8179270032
 Originator/UW: N/A, Property Manager: Hamilton Valley Management, Inc., Danna Hoover, (512) 756-6809
 Architect: TBD, Cost Estimator: N/A, Engineer: TBD,
 Attorney: Alvin Nored Law Offices, Alvin Nored, (512) 756-6141 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Supp. Services: N/A, ,

C. Scoring Information

First Review: Carolyn Kelly, Reviewed on 3/22/2006
 Second Review: Emily Price, Reviewed on 3/31/2006

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

Total Points Requested:	113
Total Points Awarded:	113

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

060085: La Estancia II Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: USDA Set-Aside

Comment Competitive in USDA Set-Aside.

Credit Amount Allocated by Board: \$49,933

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2006	Emily Price	MFFP	Dennis Hoover	Owner/Applicant/GP	Deficiencies

Description: Called about his deficiency notice (item #1).

060086: City Walk at Akard

A. General Project Information

Project Location: 511 N. Akard City: Dallas County: Dallas Region: 3
Total Units: 209 Total LI Units: 204 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Akard Walk, L.P.; John P. Greenan, 2148271000
Applicant/Principals (Entity Name, Contact):
Central Dallas CDC John Greenan

Development Team (Entity, Contact Name, Phone):

Developer: Central Dallas CDC/McCaslin Development Co., John P. Greenan, (214) 827-1000 Housing GC: TBD, ,
Appraiser: Novogradic & Company, LLP, John Cole, (512) 340-0420 Market Analyst: Novogradac & Company, LLP, John Cole, 512 340 0420
Originator/UW: TBD, , Property Manager: TBD, ,
Architect: WKMC Architects, Rob Colbum, (214) 528-6295 Cost Estimator: WKMC Architects, Rob Colbum, (214) 528-6295
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Antoinette Jackson, (713) 651-0111 Engineer: TBD, ,
Syndicator: Enterprise Community Investment, Tobias Washington, (410) 964-0552 Accountant: TBD, ,
Supp. Services: Central Dallas Ministries, Keith Ackerman, (214) 823-8710

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/27/2006
Second Review: Shannon Roth, Reviewed on 3/30/2006

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

Total Points Requested:	152
Total Points Awarded:	152

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

060086: City Walk at Akard Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Akard Walk, L. P.

2nd Underwriter: Central Dallas CDC

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,242,595

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2006	Audrey Martin	MFFP	Sarah Anderson	Owner/Applicant/GP	Deficiencies
Description: Sarah called about the cost per square foot deficiency. She asked if a development with some SRO can use the \$80 for the SRO units and the \$70 for the rest. I told her to submit the questin in writing to me and to Jen. I told her I would speak to Jen about it and get a determination for her.					
4/6/2006	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Called Sarah to remind her about the deadline for deficiency responses tomorrow.					
4/7/2006	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Left message for Sarah asking when I can expect the deficiency responses.					
4/6/2020	Audrey Martin	MFFP	John Greenan	Owner/Applicant/GP	Deficiencies
Description: Left message for John to remind him that deficiency responses are due tomorrow.					

060087: Sphinx at Alsbury Villas

A. General Project Information

Project Location: 755 N.E. Alsbury Blvd. City: Burleson County: Tarrant Region: 3
 Total Units: 150 Total LI Units: 143 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,080,307
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): DCTC-Sphinx Development, LP; Joseph Agumadu, (214) 342-1400

Applicant/Principals (Entity Name, Contact):

Alsbury Villas, LLC Joseph N. Agumadu
 Development Corp of Tarrant County Ken Devero

Development Team (Entity, Contact Name, Phone):

Developer: Sphinx Development Corporation, Joseph Agumadu, (214) 342-1400 Housing GC: Texas BBL, LLC, Jerry Wilson, (972) 869-1808
 Appraiser: Butler Burgher, Inc., Diane Butler, (241) 739-0700 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, Property Manager: Crossroads Management Services, Inc., Jennifer Rodriguez, (817) 552-3100
 Architect: James, Harwick & Partners, Ron Harwick, (214) 362-5687 Cost Estimator: Texas BBL, LLC, Jerry Wilson, (972) 869-1808
 Attorney: Shakelford, Melton, & McKingly, John Shakelford, (972) 490-1400 Engineer: Brokette, Davis, Drake, Inc., Jim Riley, (214) 824-3647
 Syndicator: MMA Financial, Marie Keutmann, (617) 439-3911 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 552-3100
 Supp. Services: Social Services Mgmt. Consultants, Inc., Pat Goates, (817) 373-2166

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/28/2006

Second Review: Shannon Roth, Reviewed on 3/31/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	1
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	1	0
9 (B)	6	6	24 (B)	0	0
10	6	5			
11	0	0			
12	6	6			
13	4	4			
App Deficiency Points Lost:					5
Total Points Requested:				156	
Total Points Awarded:				150	

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

060087: Sphinx at Alsbury Villas Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,116,881

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2006	Shannon Roth	MFFP	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description: Called to ask about his deficiency letter, item 1.					
5/9/2006	Sharon Gamble	MFFP	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description: PC to Applicant to check on progress of deficiencies as it was nearing 5p.m. He said he thought he had 2 more days. I reminded him that I had called him on 5/8 to remind him that his deficiencies were due on 5/9. He had misread the notice and thought he had 7 days instead of 5 workind days. Told him this was not the case and explained that he would lose 5 points if I did not have his response by 5p.m. He said he would fax the response but I did not have the full responses by 5p.m.					

060088: Red Oak II

A. General Project Information

Project Location: 920 Loop 340 S. City: Waco County: McLennan Region: 8
Total Units: 52 Total LI Units: 52 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$505,712
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): North Red Oak II Limited Partnership; Ronette Hodges, (512) 249-7468

Applicant/Principals (Entity Name, Contact):

North Red Oak II Limited Partnership Ronette Hodges
Newlife Housing Foundation Ronette Hodges

Development Team (Entity, Contact Name, Phone):

Developer: Newlife Housing Foundation, Ronette Hodges, (512) 258-9194

Appraiser: Novogradac & Company, Kevin Watkins, (512) 340-0420

Originator/UW: TBD, ,

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

Attorney: Kuperman, Orr & Albers P.C., Rick Albers, (512) 473-4106

Syndicator: TBD, ,

Housing GC: Charter Contractors LP, R.J. Collins, (512) 249-6240

Market Analyst: Novogradac & Company, LLP, John Cole, 512 3400420

Property Manager: Myan Management Group, Darla Miles, (817) 442-8200

Cost Estimator: Charter Contractors LP, R.J. Collins, (512) 249-6240

Engineer: TBD, ,

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Newlife Housing Foundation, Ronette Hodges, (512) 258-9194

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/28/2006

Second Review: Ben Sheppard, Reviewed on 3/31/2006

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

Total Points Requested:	147
Total Points Awarded:	147

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

060088: Red Oak II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

JJ: May 24

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Terminated

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

Date	Staff	Program	Contact With	Contact Type	Nature of Contact
4/4/2006	Audrey Martin	MFFP	Ronnie Hodges and Aaron	Owner/Applicant/GP	Deficiencies
Description: Ronnie and Aaron called regarding my deficiency requesting audited financials for the nonprofit. They wanted to know if there is any flexibility regarding the deadline and the requirement for the financials themselves. The argument was that there was very little activity (less than \$300k in revenue), so they thought the low activity level exempted them from the audit requirement. They asked if the deficiency deadline could be extended since an audit in 5 days is a challenging feat. I responded that TDHCA is not flexible regarding deficiency deadlines because deficiency requests are a chance to correct items that should have been submitted by 3/1; the deficiency period is all the extra time we allow. I told Ronnie and Aaron that I would double check the deadline question and audit requirement question for them anyway and would let them know the determination by this afternoon.					
4/7/2006	Audrey Martin	MFFP	Ronnie Hodges	Owner/Applicant/GP	Deficiencies
Description: Called Ronnie to ask when I can expect the balance of the deficiency items. She said she would have them to me before 3pm.					
4/4/2020	Audrey Maring	MFFP	Ronnie Hodges	Owner/Applicant/GP	Deficiencies
Description: Ronnie called me back and I gave her Jen's determination on the audited nonprofit financials. I told her the Friday deadline still stands. If they can't meet it, they need to give a detailed explanation of why not in the deficiency response, as well as a timeline for having it complete. If they don't meet the deadline, at that time we'll make a determination of eligibility for the Nonprofit Set-Aside. I will call her with the determination, and if it's a no, she'll get an official notice when the scoring notice goes out. She can appeal a "no" decision as soon as she receives the scoring notice.					
4/6/2020	Audrey Martin	MFFP	Teresa	Owner/Applicant/GP	Deficiencies
Description: Called to remind Ronnie Hodges about the deficiency deadline tomorrow, but she wasn't, in so I spoke with Teresa. I let her know that I sent Ronnie an additional deficiency email today when I received her responses. The request was in reference to the substitution of sources for item 22.					
4/6/2020	Audrey Martin	MFFP	Ronnie Hodges	Owner/Applicant/GP	Deficiencies
Description: Ronnie sent deficiency responses. I reviewed them and then emailed her requesting additional information.					

060089: Estrella del Sol Estates

A. General Project Information

Project Location: Canyon St. City: Rio Grande City County: Starr Region: 11
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$890,779
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Estrella del Sol Estates, Ltd.; Elmo Moreno, (956) 487-3216

Applicant/Principals (Entity Name, Contact):

Estrella del Sol, LLC Elmo Moreno
 CDHM Group GP, LLC Donald Pace

Development Team (Entity, Contact Name, Phone):

Developer: CDHM Group GP, LLC, Donald Pace, (321) 453-3127 Housing GC: Charter Contractors, LP, R.J. Collins, (512) 249-6240
 Appraiser: TBD, , Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: TBD, , Property Manager: Pinnacle Property Management, Jeannie Swindle, (956) 423-2170
 Architect: LK Travis and Associates, LK Travis, (210) 732-2828 Cost Estimator: TBD, ,
 Attorney: Broad and Cassel, Janice Myers, (407) 839-4200 Engineer: Melden and Hunt, Inc., Fred Kurth, (956) 381-0981
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 Accountant: Novogradac & Company LLP, Phong Tran, (512) 340-0042
 Supp. Services: Pinnacle Property Management, Jeannie Swindle, (956) 423-2170

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2006
 Second Review: Ben Sheppard, Reviewed on 3/23/2006

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

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

060089: Estrella del Sol Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
3/23/2006	Ben Sheppard	LIHTC	Cathy Dixon	Owner/Applicant/GP	Deficiencies
Description:					
3/23/2006	Ben Sheppard	LIHTC	Don Pace	Owner/Applicant/GP	Deficiencies
Description:					
3/24/2006	Kevin Hamby		Eric Opiella	Consultant/Lobbyist	Deficiencies
Description: Discussed tax abatements regarding application.					

060091: North Manor Estates Apts

A. General Project Information

Project Location: E. Side of Mile 4 1/2 Rd., 1,600 ft. N. of Sugar Cane Rd. **City:** Weslaco **County:** Hidalgo **Region:** 11

Total Units: 132 **Total LI Units:** 128 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,093,221

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): North Manor Estates, Ltd.; Mike Lopez, (956) 969-5865

Applicant/Principals (Entity Name, Contact):

The Housing Authority of the County of Hidalgo Mike Lopez

Development Team (Entity, Contact Name, Phone):

Developer: South Texas Economic Development Corp., Francisco Perez, (956) 969-3024 **Housing GC:** Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550

Appraiser: Triple R Realty & Appraisal, Ramon R. Ramos, (956) 380-0397

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 9272838

Originator/UW: N/A, ,

Property Manager: Pinnacle Realty Management Co., Jeannie Swindle, (956) 423-2170

Architect: Mata, Villarreal & Garcia Design Group, Fernando Mata, (956) 631-1945

Cost Estimator: N/A, ,

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Engineer: AGH Consultants, PLLC, Fred Hernandez, P.E., (956) 574-8300

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

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Housing Authority of the County of Hidalgo, Mike Lopez, (956) 969-5865

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/29/2006

Second Review: Shannon Roth, Reviewed on 3/31/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
App Deficiency Points Lost:					0
Total Points Requested:				156	
Total Points Awarded:				156	

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

060091: North Manor Estates Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/18/2006	Barbara Skinner	Other	Mike Lopez	Owner/Applicant/GP	Deficiencies
Description: Called to inform applicant that a deficiency had been issued.					
4/10/2006	Audrey Martin	MFFP	Dora Moreno	Owner/Applicant/GP	Deficiencies
Description: I called for Mike Lopez, but he was out, so I spoke with Dora (2nd contact). I told her there was 1 item outstanding on the deficiency responses submitted this morning. I need evidence of nonprofit status for the Housing Authority of the County of Hidalgo. She said she would have Juan Patlan, their consultant, call me about that item.					

060092: Twelve Oaks Apts

A. General Project Information

Project Location: 2405 Hwy. 12 City: Vidor County: Orange Region: 5
 Total Units: 70 Total LI Units: 70 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$626,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Vidor Twelve Oaks, L.P.; Ike Akbari, (409) 724-0020
 Applicant/Principals (Entity Name, Contact):
 Vidor Twelve Oaks GP, LLC Ike Akbari

Development Team (Entity, Contact Name, Phone):

Developer: Itex Developers, LLC, K.T. (Ike) Akbari, (409) 724-0020 Housing GC: TBD, ,
 Appraiser: Gerald Teel, Tim Treadway, (713) 467-5858 Market Analyst: Gerald Teel, Tim Treadway, 713 467 5858
 Originator/UW: MMA Financial, Inc., Marie Keufmann, (617) 439-3911 Property Manager: Itex Property Management, LLC, Ike Akbari, (409) 724-0020
 Architect: TBD, , Cost Estimator: TBD, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 Engineer: TBD, ,
 Syndicator: MMA Financial, Marie Keufmann, (617) 439-3911 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/29/2006
 Second Review: Ben Sheppard, Reviewed on 3/30/2006

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

Total Points Requested:	148
Total Points Awarded:	148

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

060092: Twelve Oaks Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$498,816

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2006	Lisa Vecchietti	REA	Tim Treadway	Market Analyst/Appraiser	Deficiencies
Description: The market study utilized a PMA boundary based on a radius; this is strictly prohibited in the 2006 rules. He called to say there is no other appropriate boundary. I told him that he will have to come up with one because we cannot accept a radius.					
<hr/>					
4/5/2006					
Description:					
4/12/2006	Audrey Martin	MFFP	Ike Akbari	Owner/Applicant/GP	Other
Description: Called Mr. Akbari and left a message asking him to call me back about the outstanding compliance fee.					
4/12/2006	Audrey Martin	MFFP	Ike Akbari	Owner/Applicant/GP	Other
Description: Mr. Akbari has an outstanding compliance fee associated with this application. Per Jennifer Joyce's instructions, I emailed Ike notifying him of the fee and giving payment instructions and a deadline of 4/14/06					
4/12/2006	Audrey Martin	LIHTC	Ike Akbari	Owner/Applicant/GP	Other
Description: Ike called back about the outstanding compliance fees. He is sending a FedEx out to Melissa Whitehead today, for delivery tomorrow.					
4/6/2020	Lisa Vecchietti	REA	Ik Akbari	Owner/Applicant/GP	Deficiencies
Description: We discussed an underwriting request for terms of City HOME loan and the direct construction costs for the development. He indicated he will talk to the City to get a term sheet. I indicated that the direct construction costs appeared to be overstated. I will be in touch with him again about the direct construction costs.					

060095: La Villa De Alton

A. General Project Information

Project Location: The east side of Eagle Pass Street, 660 feet north of the corner of Mile 5 Road
City: Alton **County:** Hidalgo **Region:** 11

Total Units: 76 **Total LI Units:** 76 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$660,152

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Fortuna Enterprises, Ltd.; Gilberto de los Santos, (956) 383-3033

Applicant/Principals (Entity Name, Contact):

Fortuna Enterprises, LTD Gilberto de los Santos
 Art-Gil Management, LLC Gilberto de los Santos
 Madhouse Development Services, Inc Enrique Flores

Development Team (Entity, Contact Name, Phone):

Developer: Art-Gil Management, LLC, Gilberto de Los Santos, (956) 383-3033 **Housing GC:** KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200
Appraiser: N/A, , **Market Analyst:** The Siegel Group, Monica Washington, 512 6633696
Originator/UW: N/A, , **Property Manager:** TBD, ,
Architect: Art Ayala Architects, Inc., Art Ayala, (713) 224-7390 **Cost Estimator:** N/A, ,
Attorney: TBD, , **Engineer:** R. E. Garcia & Associates, Raul Garcia, (956) 981-1061
Syndicator: PNC Multifamily Capital, Janna Cormier, (512) 391-9216 **Accountant:** Everhard & Company, Noelia Trevino, (956) 687-8341
Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2006
Second Review: Shannon Roth, Reviewed on 4/4/2006

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

Total Points Requested:	143
Total Points Awarded:	143

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

060095: La Villa De Alton Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$669,126

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/18/2006	Barbara Skinner	Other	Gilbert Santon	Owner/Applicant/GP	Deficiencies
Description: Called to inform applicant that a deficiency had been issued.					
1/30/2006	Ben Sheppard	LIHTC	Henry Flores	Consultant/Lobbyist	Pre-App General
Description: Applicant asked about buying a larger tract that used for the development.					
4/4/2006	Shannon Roth	MFFP	Gilberto de los Santon	Owner/Applicant/GP	Deficiencies
Description: Called to confirm that the fax I sent was only 2 pages. I told him yes.					

060096: Pleasant View Apts

A. General Project Information

Project Location: 811 S. Pleasant View Dr. **City:** Weslaco **County:** Hidalgo **Region:** 11
Total Units: 104 **Total LI Units:** 104 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$738,120
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Hinojosa-Phillips Investments, LP; Leticia Hinojosa, 9566388881

Applicant/Principals (Entity Name, Contact):

Hinojosa Phillips Investments, LP	Leticia Hinojosa
Hinojosa Phillips Investments, LP	Joe Phillips
Hinojosa Phillips Investments, LP	John Phillips
Pleasant View Apartments, LLC	Leticia Hinojosa

Development Team (Entity, Contact Name, Phone):

Developer: Hinojosa Phillips Investments, LP, Leticia Hinojosa, (956) 638-8881	Housing GC: Ruben Rodriguez, Inc., Ellie Lopez, (956) 504-1101
Appraiser: Pat Ahumada, Pat Ahumada, (956) 504-2423	Market Analyst: Novogradac & Company, LLP, John Cole, 512 3400420
Originator/UW: Wachovia Securities, Tim McCann, (704) 374-3468	Property Manager: TBD, ,
Architect: Gilbert Gallegos , AIA, Celeste Cardenas-Leas, (956) 686-1266	Cost Estimator: N/A, ,
Attorney: Barry Jones, Barry Jones, (956) 661-1800	Engineer: Vicente Mendez, Engineer, Ellie Lopez, (956) 453-3591
Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468	Accountant: Novogradac & Company LLP, John Cole, (512) 340-0420
	Supp. Services: A New Beginning Educational Center, Xochitl Llamas, (956) 266-2942

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/30/2006

Second Review: Ben Sheppard, Reviewed on 3/31/2006

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

Total Points Requested:	144
Total Points Awarded:	144

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

060096: Pleasant View Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/7/2006	Audrey Martin	MFFP	Leticia Hinojosa and Elia L	Owner/Applicant/GP	Deficiencies
Description: Emailed Leticia and Elia to let them know all administrative deficiencies are resolved.					
4/7/2006	Audrey Martin	MFFP	Leticia Hinojosa and Elia L	Owner/Applicant/GP	Deficiencies
Description: Emailed Leticia and Elia to ask how they are sending the deficiency responses and when I can receive them.					
4/6/2020	Audrey Martin	MFFP	Leticia Hinojosa	Owner/Applicant/GP	Deficiencies
Description: Left a message for Leticia at both of the numbers listed above to remind her that the deficiency deadline is tomorrow.					

060098: The Canyons Retirement Community

A. General Project Information

Project Location: 2200 W. 7th Ave. City: Amarillo County: Potter Region: 1
 Total Units: 111 Total LI Units: 101 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$806,343
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Canyon Senior Living, L.P.; John B. Irons, Jr., 3256915519

Applicant/Principals (Entity Name, Contact):

Canyons Senior Living, L.P. (to be formed) John B. Irons, Jr.
 Sears Methodist Senior Housing, LLC (to be formed) John B. Irons, Jr.
 Sears Methodist Retirement Systems, Inc. John B. Irons, Jr.

Development Team (Entity, Contact Name, Phone):

Developer: Sears Methodist Retirement Systems, Inc., John B. Irons, Jr., (325) 691-5519 Housing GC: Western Builders of Amarillo, Inc., Mike Robertson, (806) 376-4321
 Appraiser: The Steve Rogers Company, Travis Lowe, (806) 358-7611 Market Analyst: Integra Realty Resources, Charles A. Bissell, 806 3587611
 Originator/UW: JP Morgan Chase Bank, David H. Salling, (512) 479-2218 Property Manager: Sears Methodist Retirement Systems, Inc., John B. Irons, Jr., (325) 691-5519
 Architect: Dekker/Perich/Sabatini, Herb Bohanan, (505) 761-9700 Cost Estimator: Western Builders of Amarillo, Inc., Mike Robertson, (806) 376-4321
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: CharterMac Capital, Justin Ginsberg, (212) 588-2100 Accountant: Condley and Company, L.L.P., Jeff Graham, (325) 677-6251
 Supp. Services: Sears Panhandle Retirement Corporation, Charles Shelton, (806) 352-7244

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/30/2006

Second Review: Ben Sheppard, Reviewed on 3/31/2006

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

Total Points Requested:	160
Total Points Awarded:	160

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

060098: The Canyons Retirement Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/10/2006	Audrey Martin	MFFP	JoEllen Smith	Consultant/Lobbyist	Deficiencies
Description: JoEllen had questions about the two community revitalization plan deficiencies. We talked through them and I let her know what I need in order for the items to be resolved.					
4/5/2020	Audrey Martin	MFFP	JoEllen Smith	Owner/Applicant/GP	Deficiencies
Description: JoEllen called for clarification on 2 deficiency items. I provided an additional explanation of the documentation we require, which answered her questions.					

060099: Oakcreek Apartments

A. General Project Information

Project Location: 2213 N. Frazier St. City: Conroe County: Montgomery Region: 6
 Total Units: 176 Total LI Units: 168 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Oakcreek Apartments, L.P.; Richard Bowe, (713) 290-0933

Applicant/Principals (Entity Name, Contact):

Oakcreek Apartments, L.P. (to be formed) Richard Bowe
 Oakcreek Advisors, LLC (to be formed) Richard Bowe
 Apartments Advisors, Inc. Richard Bowe

Development Team (Entity, Contact Name, Phone):

Developer: OCD, LLC, Richard Bowie, (713) 290-0933 Housing GC: Parkcrest Builders, Inc., Bill Austin, (713) 266-0414
 Appraiser: TBD, Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: D. Ansley Company, Inc., Randy Mason, (210) 366-3344 Property Manager: Greystone Asset Management, Mac Armstrong, (713) 284-5000
 Architect: Stogsdill Architects, Inc., Russell Stodsill, (281) 375-6454 Cost Estimator: Parkcrest Builders, Inc., Bill Austin, (713) 266-0414
 Attorney: McWhorter, Cobb & Johnson, LLP, Jack Driskell, (806) 762-0214 Engineer: TBD, ,
 Syndicator: CharterMac Capital, Justin Ginsberg, (212) 588-2100 Accountant: Evans and Chastain, Rob Chastain, (713) 334-1200
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/30/2006
 Second Review: Shannon Roth, Reviewed on 4/3/2006

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

Total Points Requested:	156
Total Points Awarded:	156

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

060099: Oakcreek Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,077,186

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/18/2006	Barbara Skinner	Other	Richard Bowe	Owner/Applicant/GP	Deficiencies

Description: Called to inform applicant that a deficiency had been faxed.

060100: Estates of Boyd

A. General Project Information

Project Location: 425 S. Allen St. City: Boyd County: Wise Region: 3
Total Units: 40 Total LI Units: 40 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$329,336
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Estates of Boyd, L.P.; A. G. Swan, (817) 220-5585

Applicant/Principals (Entity Name, Contact):

Estates of Boyd, L.P. (to be formed) A.G. Swan
Boyd Estates, LLC (to be formed) A.G. Swan
Affordable Housing of Parker County, Inc. A.G. Swan

Development Team (Entity, Contact Name, Phone):

Developer: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5585 Housing GC: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5585
Appraiser: N/A, , Market Analyst: Ipser & Associates, Inc, Ed Ipser, 817 927 2838
Originator/UW: N/A, , Property Manager: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 220-5585
Architect: DMG Associates, Amir Ghalibaf, (817) 457-9704 Cost Estimator: N/A, ,
Attorney: Zellers & Zellers, Ed Zellers, (817) 599-9401 Engineer: DMG Associates, Amir Ghalibaf, (817) 457-9704
Syndicator: N/A, , Accountant: Charles Paul, Charles Paul, (817) 937-1236
Supp. Services: Affordable Housing of Parker County, Inc., A.G. Swan, (817) 722-0558

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2006
Second Review: Emily Price, Reviewed on 4/3/2006

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

Total Points Requested:	148
Total Points Awarded:	148

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

060100: Estates of Boyd Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Not Competitive in Region/ Set-Aside**

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060101: La Vista de Guadalupe

A. General Project Information

Project Location: 813 E. 8th St. City: Austin County: Travis Region: 7
 Total Units: 22 Total LI Units: 22 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$371,357
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Guadalupe Family Community, L.P.; Mark Rogers, (512) 479-6275

Applicant/Principals (Entity Name, Contact):

Guadalupe Family Community, L.P. (to be formed) Mark Rogers
 La Vista de Guadalupe, LLC (to be formed) Mark Rogers
 Guadalupe Neighborhood Development Corporation Mark Rogers

Development Team (Entity, Contact Name, Phone):

Developer: Guadalupe Neighborhood Development Corporation, Mark Rogers, (512) 479-6275 Housing GC: Global Construction Company, Sherri Swope, (713) 975-8990
 Appraiser: Novogradac & Company, George Littlejohn, (512) 340-0420 Market Analyst: Butler Burgher, Inc., L. Kyle Lewellen, 5123910850
 Originator/UW: N/A, , Property Manager: Guadalupe Neighborhood Development Corporation, Mark Rogers, (512) 479-6275
 Architect: Hatch Partnership Architects, Tom Hatch, (512) 474-8548 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: Apollo Housing Capital, LLC, Bryan Kilbane, (216) 875-2624 Accountant: TBD, ,
 Supp. Services: Guadalupe Neighborhood Development Corporation, Mark Rogers, (512) 479-6275

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/30/2006
 Second Review: Ben Sheppard, Reviewed on 4/1/2006

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

Total Points Requested:	163
Total Points Awarded:	163

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

060101: La Vista de Guadalupe Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$329,689

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/1942	Audrey Martin	WFFP	Camile Pahwa	Owner/Applicant/GP	Deficiencies
Description: Camile called to discuss the deficiency item for QCT with Revitalization. She said she did not think there is a requirement to specify that the plan targets demo with new construction. I said that the requirement that the development "contributes to a concerted Community Revitalization Plan" is met by proving that the activity proposed by the applicant, in this case demo with new construction, is mentioned explicitly in the plan. I told her I would double check in the review team meeting this afternoon.					
1/31/2006	Barbara Skinner	LIHTC	Mark Roger	Owner/Applicant/GP	Deficiencies
Description: Called to remind Mark that his deficiencies are due today by 5pm.					
1/31/2006	Barbara Skinner	LIHTC	Camile Pahwa	Consultant/Lobbyist	Deficiencies
Description: Called to remind Camile that the deficiencies are due today by 5pm.					
2/6/2006	Tom Gouris	LIHTC	Mark Rodgers	Owner/Applicant/GP	Pre-App General
Description: La Vista De Guadalupe with Scott Marks of DMA also on the line as a consultant. Wants to charge rents lower than the maximum tax credit rents but was unsure of how to show in the application and how we would underwrite them. I suggested that he could volunteer to restrict rents to a lower rent limit so that we could guarantee those lower rents would be maintained. We also talked about the possibility of having higher income limits that rent limits in order to provide more flexibility in demand. In either case the underwriting recommendation would reflect the lower restrictions as would LURA. I also suggested that compliance would prefer not to have separated rents and incomes but that is not prohibited.					
2/22/2006	Tom Gouris	Other	Bob Ward	Market Analyst/Appraiser	Application General
Description: Wanted information on how to appraise existing duplexes and a lot for an application being made by a non-profit in Austin through DMG. They are going to talk to a commercial appraiser to evaluate the property.					
2/24/2006	Tom Gouris	Other	Mark Fugina	Market Analyst/Appraiser	Application General
Description: Called to ask about the appraisal requirements for this transaction and if it or the Foundations communities deals were considered transitional housing. I said I do not know about this one but if the Foundations communities is the same target population as their Hearthiside, then it would be a special needs population.					
4/4/2006	Audrey Martin	MFFP	Camile Pahwa & Mark Rog	Owner/Applicant/GP	Deficiencies
Description: I emailed Mark and Camile to let them know that they can consider deficiency items 3 and 4 resolved.					
4/7/2006	Audrey Martin	MFFP	Camile Paahwa and Mark	Owner/Applicant/GP	Deficiencies
Description: Emailed Camile and Mark to let them know that administrative deficiencies have been resolved.					

5/8/2006	Emily Price	MFFP	Camile Pahwa	Consultant/Lobbyist	Deficiencies
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Description: Camile called to go over deficiency item #5

4/4/2020	Audrey Martin	MFFP	Camile Pahwa	Owner/Applicant/GP	Deficiencies
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Description: I called Camile to let her know that she can consider deficiency items 3 and 4 resolved.

060102: Prospect Point

A. General Project Information

Project Location: 201 Premier Dr. City: Jasper County: Jasper Region: 5
 Total Units: 72 Total LI Units: 69 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$712,378
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): BETCO-Jasper Housing, L.P.; Eric Hartzell, (512) 420-0303

Applicant/Principals (Entity Name, Contact):

BETCO-Jasper Housing, L.P. (to be formed) Eric Hartzell
 Prospect Point, LLC (to be formed) Eric Hartnell
 DMA Community Ventures, LLC Diana McIver
 BETCO Affordable Housing, LLC Eric Hartzell

Development Team (Entity, Contact Name, Phone):

Developer: DMA Development Company, LLC, Diane McIver, (512) 328-3232 Housing GC: Global Construction Company, Sherri Swope, (713) 975-8990
 Appraiser: N/A, Market Analyst: Integra Realty Resources, Charles A. Bissell, 800 3888162
 Originator/UW: N/A, Property Manager: DMA Properties, LLC, Diane McIver, (512) 328-3232
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Clark, Thomas and Winters, Kay Taylor, (512) 472-8800 Engineer: TBD, ,
 Syndicator: CharterMac Capital, Justin Ginsberg, (212) 521-6369 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: DMA Properties, LLC, Diane McIver, (512) 328-3232

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2006
 Second Review: Shannon Roth, Reviewed on 4/3/2006

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

Total Points Requested:	148
Total Points Awarded:	148

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

060102: Prospect Point Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded 2007 Forward Commitment

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$722,842

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/2006	Shannon Roth	MFFP	left voicemail for Eric Hartz	Owner/Applicant/GP	Deficiencies
Description: Called and left voicemail tomorrow is the 5th day					
4/11/2020	Shannon Roth	MFFP	Camile Pahwa voicemail	Consultant/Lobbyist	Deficiencies
Description: Left a message, today is the 5th day.					

060103: Wild Horse Commons

A. General Project Information

Project Location: 3500-3700 Block of South Brahma Boulevard City: Kingsville County: Kleberg Region: 10
Total Units: 76 **Total LI Units:** 73 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$675,519
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Kingsville DMA Housing, L.P.; Diana Mclver, (512) 328-3232

Applicant/Principals (Entity Name, Contact):

Kingsville DMA Housing, L.P. Diane Mclver
 Wild Horse Commons, LLC Diane Mclver
 DMA Community Partners II, Inc. Diane Mclver

Development Team (Entity, Contact Name, Phone):

Developer: DMA Development Company, LLC, Diane Mclver, (512) 328-3232

Appraiser: TBD, ,

Originator/UW: JP Morgan Chase Bank, David H. Salling, (512) 479-2218

Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397

Attorney: Clark, Thomas and Winters, Kay Taylor, (512) 472-8800

Syndicator: Apollo Housing Capital, LLC, Bryan Kilbane, (216) 875-2624

Housing GC: Global Construction Company, Sherri Swope, (713) 975-8990

Market Analyst: Integra Realty Resource, Charles A. Bissell, 972 9601222

Property Manager: DMA Properties, LLC, Sergio Amaya, (512) 328-3232

Cost Estimator: Global Construction Company, Sherri Swope, (713) 975-8990

Engineer: TBD, ,

Accountant: Novogradac & Company, LLC, George F. Littlejohn, (512) 340-0420

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/7/2006

Second Review: emily Price, Reviewed on 2/21/2006

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

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

060103: Wild Horse Commons Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
3/9/2006	Barbara Skinner	LIHTC	Camile Pahwa/Ann	Consultant/Lobbyist	Deficiencies

Description: Called to remind Applicant that deficiencies are due 3/10/06 by 5:00pm.

060104: The Grove at Brushy Creek

A. General Project Information

Project Location: N.E. Corner of El dorado and Patterson **City:** Bowie **County:** Montague **Region:** 2
Total Units: 54 **Total LI Units:** 52 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$490,347
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): BETCO-Bowie Housing, L.P.; Eric Hartzell, (512) 420-0303
Applicant/Principals (Entity Name, Contact):
 BETCO-Bowie Housing, L.P. (to be formed) Eric Hartzell
 The Grove at Brushy Creek, 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: DMA Development Company, LLC, Diana McIver, (512) 328-3232 **Housing GC:** Global Construction Company, Sherri Swope, (713) 975-8990
Appraiser: Sorge Appraisal Company, John Barnhart, (940) 696-9209 **Market Analyst:** Integra Realty Resources, Charles A. Bissell, 972 960 1222
Originator/UW: N/A, , **Property Manager:** DMA Properties, LLC, Sergio Amaya, (512) 328-3232
Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 **Cost Estimator:** N/A, ,
Attorney: Clark, Thomas and Winters, Kay Taylor, (512) 472-8800 **Engineer:** TBD, ,
Syndicator: CharterMac Capital, Justin Ginsberg, (212) 521-6369 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: DMA Properties, LLC, Sergio Amaya, (512) 328-3232

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2006
Second Review: Shannon Roth, Reviewed on 4/3/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060104: The Grove at Brushy Creek Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/4/2006	Shannon Roth	MFFP	Camile Pahwa	Owner/Applicant/GP	Deficiencies

Description: Camile called to ask a question regarding item 2 on the deficiency notice.

060105: Cypresswood Crossing

A. General Project Information

Project Location: Hwy. 87 @ Hwy. 105 City: Orange County: Orange Region: 5
Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$689,500
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cypresswood Crossing, L.P.; Ike Akbari, (409) 724-0020

Applicant/Principals (Entity Name, Contact):

Cypresswood Crossing GP, LLC Ike Akbari

Development Team (Entity, Contact Name, Phone):

Developer: Itex Developers, LLC, K.T. (Ike) Akbari, (409) 724-0020

Housing GC: TBD, ,

Appraiser: Gerald Teel, Tim Treadway, (713) 467-5858

Market Analyst: Gerald Teel & Company, Tim Treadway, 713-467-5858

Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0906

Property Manager: Itex Property Management, LLC, Ike Akbari, (409) 724-0020

Architect: TBD, ,

Cost Estimator: TBD, ,

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111

Engineer: TBD, ,

Syndicator: MMA Financial, Marie Keutmann, (617) 439-3911

Accountant: TBD, ,

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/23/2006

Second Review: Emily Price, Reviewed on 2/28/2006

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

Total Points Requested:	150
Total Points Awarded:	149

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

060105: Cypresswood Crossing Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded 2007 Forward Commitment

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$636,962

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/30/2006	Emily Price	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
Description: I returned his call. Told him that he did not have to submit any evidence to us to satisfy the incorrect official. He just must make proper notification at this time.					
3/21/2006	Barbara Skinner	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies
Description: Called to confirm that deficiencies are due 3/22/06					

060107: Zion Village

A. General Project Information

Project Location: 3154 Gray and 2214 Tiewester City: Houston County: Harris Region: 6
 Total Units: 54 Total LI Units: 54 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$579,622
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Zion Village Ltd.; Rev. L. David Punch, 7136597735
 Applicant/Principals (Entity Name, Contact):
 ReWard Third Ward L. David Punch

Development Team (Entity, Contact Name, Phone):

Developer: ReWard Third Ward, L David Punch, (713) 659-7735 Housing GC: KRR Construction, Joseph Kemp, (972) 224-1096
 Appraiser: O'Connor and Associates, Craig Young, (713) 686-9955 Market Analyst: O'Connor & Associates, Carl Thornton, 713 6869955
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: SIR Inc., Shafik I. Rofaat, (713) 520-0631 Cost Estimator: TBD, ,
 Attorney: Nicolas & Jones, LLP, Nelson M. Jones, (713) 224-5323 Engineer: SIR Inc., ,
 Syndicator: Boston Capital Corporation, Ben Jarvis, (617) 624-8900 Accountant: Nicolas & Jones, LLP, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/30/2006
 Second Review: Ben Sheppard, Reviewed on 3/31/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	152
				Total Points Awarded:	150

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

060107: Zion Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

JJ: To be terminated

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Terminated

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

Date	Staff	Program	Contact With	Contact Type	Nature of Contact
1/24/2006	Audrey Martin	LIHTC	Rev. David Punch	Owner/Applicant/GP	Deficiencies
Description: Pastor Punch submitted his second deficiency response via fax; deficiency resolved.					
1/24/2006	Audrey Martin	LIHTC	Rev. David Punch	Owner/Applicant/GP	Deficiencies
Description: Rev. Punch faxed deficiency responses, then called to confirm receipt. I told him I received fax.					
4/10/2006	Ben	LIHTC	Rev. David Punch	Owner/Applicant/GP	Deficiencies
Description:					
4/10/2006	Ben Sheppard	MFFP	Rev. David Punch	Owner/Applicant/GP	Deficiencies
Description: Called Rev. Punch twice from 475-3933 about 4:00 and 4:50 regarding changes still needed to satisfy deficiency notice. This on the 5th day.					
4/10/2006	Sharon Gamble	MFFP	Rev David Punch	Owner/Applicant/GP	Deficiencies
Description: PC from Rev. Punch asking where he could find the correct form for V4, T14. I returned his call to find that he had located the form. He then asked if a letter of congratulations from the lender would be acceptable proof for item #15. He read the letter to me and it was just a letter of congratulations that did not contain the required language re: the funds not first being provided by the Applicant to the lender, that he would need to get a certification from the lender. He said that he would get it and that he would submit his response via email today.					
4/11/2020	Sharon Gamble	MFFP	Rev L David Punch	Owner/Applicant/GP	Deficiencies
Description: PC to Rev Punch to discuss outstanding issues with application. We talked through item #13 and discovered that their response is sufficient. Rev Punch stated that he would be unable to provide the needed map to support points for item #14, so he conceded those points. He stated that if the documentation he had submitted for item #12 is not sufficient for points, he would concede those points as well. I asked him to please send me an email stating that.					

060108: Evergreen at Murphy

A. General Project Information

Project Location: N.W. Quadrant of 14th St. and McCreary Rd. **City:** Murphy **County:** Collin **Region:** 3
Total Units: 120 **Total LI Units:** 120 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$875,140
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Murphy Senior Community, L.P.; Brad Forslund, (972) 550-7800

Applicant/Principals (Entity Name, Contact):

LifeNet Community Behavioral Healthcare Betts Hoover
 Churchill Residential, Inc. Brad Forslund
 LifeNet-Murphy GP, L.L.C. Betts Hoover

Development Team (Entity, Contact Name, Phone):

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 **Housing GC:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000
Appraiser: TBD, , **Market Analyst:** Integra Realty Resources, Charles A. Bissell, 972 960 1222
Originator/UW: SunAmerica Affordable Housing Partners, Inc, Robert Johnston, (972) 238-7645 **Property Manager:** Churchill Residential Management, L.P., Bradley E. Forslund, (972) 550-7800
Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 **Cost Estimator:** ICI Construction, Chris Sidwa, (972) 387-8000
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Engineer:** Kimley Horn, James Hall, (972) 770-1300
Syndicator: SunAmerica Affordable Housing Partners, Inc, Robert Johnston, (972) 238-7645 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 221-5433

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/29/2006
Second Review: Ben Sheppard, Reviewed on 4/1/2006

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

Total Points Requested:	157
Total Points Awarded:	155

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

060108: Evergreen at Murphy Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Anthony Sisk withdrew his 9% and HOME application on April 10, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/3/2006	Barbara Skinner	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies
Description: Called to inform applicant a deficiency notice has been issued for 060108.					
4/10/2006	Barb Skinner	MFFP	Brad Forslund	Owner/Applicant/GP	Deficiencies
Description: Applicant indicated that this deal would be put off for a year. I asked the Applicant to send a letter withdrawing the application if that is his intent.					

060110: Evergreen at Farmers Branch

A. General Project Information

Project Location: 11600 Block of Future Lago Vista W. **City:** Farmers Branch **County:** Dallas **Region:** 3

Total Units: 126 **Total LI Units:** 126 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,188,516

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Farmers Branch Senior Community, L.P.; Brad Forslund, (972) 550-7800

Applicant/Principals (Entity Name, Contact):

LifeNet Community Behavioral Healthcare Betts Hoover
 Churchill Residential, Inc. Brad Forslund
 lifeNet-Farmers Branch GP, L.L.C. Betts Hoover

Development Team (Entity, Contact Name, Phone):

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 **Housing GC:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000
Appraiser: TBD, , **Market Analyst:** Integra Realty Resources, Charles A. Bissell, 972 960 1222
Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 **Property Manager:** Churchill Residential Management, L.P., Bradley E. Forslund, (972) 550-7800
Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 **Cost Estimator:** ICI Construction, Chris Sidwa, (972) 387-8000
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Engineer:** Kimley Horn, James Hall, (972) 770-1300
Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 221-5433

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/30/2006
Second Review: Emily Price, Reviewed on 4/3/2006

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

Total Points Requested:	158
Total Points Awarded:	156

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

060110: Evergreen at Farmers Branch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/3/2006	Barbara Skinner	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies

Description: Called to inform applicant a deficiency notice has been issued for 060110.

060111: Evergreen at Rockwall

A. General Project Information

Project Location: 1200 Block of South Goliad St. **City:** Rockwall **County:** Rockwall **Region:** 3
Total Units: 141 **Total LI Units:** 141 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,001,170
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Rockwall Senior Community, L.P.; Brad Forslund, 9725507800

Applicant/Principals (Entity Name, Contact):

LifeNet Community Behavioral Healthcare Betts Hoover
 Churchill Residential, Inc. Brad Forslund
 LifeNet-Rockwall GP., L.L.C. Betts Hoover

Development Team (Entity, Contact Name, Phone):

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 **Housing GC:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000
Appraiser: TBD, , **Market Analyst:** Integra Realty Resources, Charles A. Bissell, 972 960 1222
Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 **Property Manager:** Churchill Residential Management, L.P., Bradley E. Forslund, (972) 550-7800
Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 **Cost Estimator:** ICI Construction, Chris Sidwa, (972) 387-8000
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 **Engineer:** Kimley Horn, James Hall, (972) 770-1300
Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 221-5433

C. Scoring Information

First Review: Carolyn Kelly, Reviewed on 4/6/2006
Second Review: Ben Sheppard, Reviewed on 4/12/2006

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

Total Points Requested:	155
Total Points Awarded:	155

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

060111: Evergreen at Rockwall Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,042,433

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060112: Evergreen at Tyler

A. General Project Information

Project Location: 3200 Block of W. Front St. City: Tyler County: Smith Region: 4
 Total Units: 100 Total LI Units: 100 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$967,409
 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. Brad Forslund
 LifeNet-Tyler GP, L.L.C. Betts Hoover

Development Team (Entity, Contact Name, Phone):

Developer: Churchill Residential, Inc., Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000
 Appraiser: TBD, , Market Analyst: Integra Realty Resources, Charles A. Bissell, 972 960 1222
 Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 Property Manager: Churchill Residential Management, L.P., Bradley E. Forslund, (972) 550-7800
 Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 Cost Estimator: ICI Construction, Chris Sidwa, (972) 387-8000
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Engineer: Kimley Horn, James Hall, (972) 770-1300
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: LifeNet Community Behavioral Healthcare, Betts Hoover, (214) 221-5433

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/12/2006

Second Review: Ben Sheppard, Reviewed on 4/13/2006

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

Total Points Requested:	156
Total Points Awarded:	155

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

060112: Evergreen at Tyler Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/24/2006	Barbara Skinner	LIHTC	Brad Forslund	Owner/Applicant/GP	Deficiencies

Description: Called to remind Brad that his deficiencies were due today by 5pm.

060117: Mesquite Terrace

A. General Project Information

Project Location: 400 Block E. Thomas Rd. **City:** Pharr **County:** Hidalgo **Region:** 11
Total Units: 106 **Total LI Units:** 106 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$590,170
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mesquite Terrace, Ltd.; Roy Navarro, (956) 783-1316

Applicant/Principals (Entity Name, Contact):

Mesquite Terrace GP, LLC	Roy Navarro
Pharr Housing development Corporation	Ricardo Cuellar
Tekoa Partners Ltd.	William J. Lee
Tekoa Interest, LLC	William C. Skeen

Development Team (Entity, Contact Name, Phone):

Developer: Tekoa Partners, Ltd., William J. Lee, (512) 328-0487

Appraiser: Gerald Teel & Company, Tim Treadway, (713) 467-5858

Originator/UW: TBD, ,

Architect: Chiles Architects, Allan Beason, (512) 327-3397

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: Pharr Housing Development Corporation, Ricardo Cuellar,

Market Analyst: Gerald Teel & Company, Tim Treadway, 7134675858

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

Cost Estimator: Tekoa Partners Ltd., William J. Lee, (512) 328-0487

Engineer: TBD, ,

Accountant: Reznick, Fedder & Silverman, James Martinko, (301) 652-9100

Supp. Services: Pharr Housing Authority, Roy Navarro, (956) 783-1316

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/31/2006

Second Review: Emily Price, Reviewed on 4/3/2006

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

Total Points Requested: 157

Total Points Awarded: 157

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

060117: Mesquite Terrace Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$594,048

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060118: Sunset Haven

A. General Project Information

Project Location: 300 Block of Horizon Lane **City:** Brownsville **County:** Cameron **Region:** 11
Total Units: 100 **Total LI Units:** 100 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$565,957
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sunset Haven, Ltd.; Bill Lee, 5123280487

Applicant/Principals (Entity Name, Contact):

Brownsville Housing Authority	Remberto Arteaga
Tekoa Partners Ltd.	William (Bill) J. Lee
Sunset Haven GP, LLC	Remberto Arteaga
Tellepsen Builders, L.P.	Charles Sommer

Development Team (Entity, Contact Name, Phone):

Developer: Tekoa Partners, Ltd., William J. Lee, (512) 328-0487	Housing GC: Brownsville Housing Authority, Remberto G. Arteaga, (956) 541-8315
Appraiser: Gerald Teel & Company, Tim Treadway, (713) 467-5858	Market Analyst: Gerald Teel & Company, Tim Treadway, 7134675858
Originator/UW: TBD, ,	Property Manager: Capstone Real Estate Services, Inc, Matt Lutz, (512) 646-6700
Architect: Chiles Architects, Allan Beason, (512) 327-3397	Cost Estimator: Tekoa Partners Ltd., William J. Lee, (512) 328-0487
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700	Engineer: TBD, ,
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084	Accountant: Reznick, Fedder & Silverman, James Martinko, (301) 652-9100
	Supp. Services: Brownsville Housing Authority, Remberto G. Arteaga, (956) 541-8315

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/31/2006

Second Review: Emily Price, Reviewed on 4/3/2006

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

Total Points Requested:	157
Total Points Awarded:	157

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

060118: Sunset Haven Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$565,048

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/11/2006	Audrey Martins	MFFP	Margaret Shaw	Other	Deficiencies
Description: I called Margaret back to request some additional evidence of the proposed HUD capital grant funds used for Exurban/Reconstruction points.					
4/11/2006	Audrey Martin	MFFP	Margaret Shaw	Other	Deficiencies
Description: Margaret called to discuss the HUD capital grant funds and the response she intends to send me. In addition, we spoke again about the transportation. I told her I would discuss that issue with Jennifer Joyce and get back to her. I called Margaret back immediately after speaking with Jen so I can get Margaret's email address and send her a notice that the application is receiving site amenity points based on "on demand" transportation from the Brownsville Housing Authority, and that the amenity will be a requirement of the LURA.					
4/11/2006	Audrey Martin	MFFP	Margaret Shaw (copy to Bill	Other	Deficiencies
Description: I emailed Margaret to let her known that all administrative deficiencies are now resolved.					
4/11/2020	Audrey Martin	MFFP	Margaret Shaw	Other	Deficiencies
Description: Margaret returned my call and I told her I need more information about the "on demand" transportation from Brownsville HA. I told her a certification from the Housing Authority saying that they will service the development and that transportation will be available to all tenants will satisfy the deficiency.					
4/11/2020	Audey Martin	MFFP	Bill Lee	Other	Deficiencies
Description: Called Bill to get additional information on the public transportation deficiency. He asked for my number and said that he would have his partner, Margaret Shaw, return my call, as she has been more involved in this development.					
4/11/2020	Audrey Martin	MFFP	Margaret Shaw	Other	Deficiencies
Description: Margaret left me a message giving me her email address and letting me know she will have all the letters and certifications to me today.					

060121: LULAC Amistad Apts

A. General Project Information

Project Location: Scattered Sites on Avenue I, Avenue A, Avenue B, Avenue F, Laredo & Flores
City: Sinton **County:** San Patricio **Region:** 10

Total Units: 48 **Total LI Units:** 48 **Activity*:** ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$294,157

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TX LULAC Amistad Housing, L.P.; David Marquez, (210) 228-0560

Applicant/Principals (Entity Name, Contact):

TX LULAC Amistad Housing, L.P. David Marquez
 TX LULAC Amistad Development, LLC David Marquerz
 LULAC Amistad Apartments, A Trust Lou Villagomez

Development Team (Entity, Contact Name, Phone):

Developer: LULAC Amistad Apartments, A Trust, Lou Villagomez, (361) 992-3432 **Housing GC:** Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353
Appraiser: Multi-Housing Appraisal Associates, Thomas Doctor, (210) 493-3132 **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: KeyBank Real Estate Capital, Jeff Rogers, (214) 696-0386 **Property Manager:** Domicile Property Management, Steve Cotella, (210) 220-1908
Architect: Gonzalez, Newell, Bender Architects, Francisco D. Gonzalez, (210) 692-0331 **Cost Estimator:** Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353
Attorney: Shackelford, Melton & McKinley, John Shackelford, (214) 780-1400 **Engineer:** TBD, ,
Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 **Accountant:** Novogradac & Company, LLP, David Rogers, (512) 340-0420
Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/19/2006
Second Review: Emily Price, Reviewed on 4/4/2006

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

Total Points Requested:	158
Total Points Awarded:	157

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

060121: LULAC Amistad Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region and At-Risk Set-Aside

Comment Has a competitive in At-Risk Set-Aside and a competitive **Credit Amount Allocated by Board:** \$323,130 score within its allocation type and region.

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/28/2006	Ben Sheppard	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
Description:					
4/11/2006	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
Description: He returned my call concerning his deficiency letter. I need him to answer #2 still. I also told him that he can increase his credit request for 30% boost because he is in an area that was recently named a DDA.					
4/12/2006	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
Description: David Marquez called twice about his remaining deficiencies (the org chart and Trust Agreement.) He said he would e-mail it to me this morning.					

060122: Las Palmas Gardens Apts

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*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$728,581
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TX Las Palmas Gardens Housing L.P.; David Marquez, 2102165611

Applicant/Principals (Entity Name, Contact):

TX Las Palmas Gardens Housing, L.P. David Marquez
 TX Las Palmas Gardens Housing, L.L.C. David Marquez

Development Team (Entity, Contact Name, Phone):

Developer: Urban Progress Corporation, Valdemar Perez, (210) 601-9360 Housing GC: Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diane Butler, 214 739 0700
 Originator/UW: KeyBank Real Estate Capital, Jeff Rogers, (214) 696-0386 Property Manager: Wedge Management, Inc., Steve Henderson, (210) 270-4600
 Architect: LK Travis & Associates, LK Travis, (210) 732-2828 Cost Estimator: Northwest Construction Services, L.P., Ken Plemons, (972) 494-3353
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (972) 490-1400 Engineer: TBD, ,
 Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 Accountant: Novogradac & Company, LLP, David Rogers, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/17/2006
 Second Review: Ben Sheppard, Reviewed on 3/18/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	7			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	159
				Total Points Awarded:	159

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

060122: Las Palmas Gardens Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$696,936

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/17/2006	Tom Gouris	Other	David Marquez	Consultant/Lobbyist	Application General
Description: The contract price is greater than the just completed appraised value but the application has been submitted he asked if this would cause a deficiency. I suggested that I did not think it would cause a deficiency but that he should prepare to reduce the identity of interest acquisition price not to exceed the appraised value as that is how we would underwrite the transaction.					
3/24/2006	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
Description:					
3/24/2006	Audrey Martin	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
Description: David called to ask if instead of an Asbestos O&M he can submit a letter from his engineer stating that all lead based paint and asbestos will be removed according to all applicable rules and guidelines. I said I thought that would suffice.					

060123: LULAC West Park Apts

A. General Project Information

Project Location: 10702 IH 37 City: Corpus Christi County: Nueces Region: 10
 Total Units: 124 Total LI Units: 124 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,012,337
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TX LULAC West Park Housing, L.P.; David Marquez, (210) 228-0560

Applicant/Principals (Entity Name, Contact):

TX LULAC West Park Housing, L.P. David Marquez
 TX LULAC West Park Development, LLC David Marquez
 LULAC West Park Apartments, a Trust Rodolfo Medina

Development Team (Entity, Contact Name, Phone):

Developer: LULAC West Park Apartments, Rodolfo Medina, (361) 991-0326 Housing GC: Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353
 Appraiser: Multi-Housing appraisal Associates, Thomas Doctor, (210) 493-3132 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: KeyBank Real Estate Capital, Jeff Rogers, (214) 696-0386 Property Manager: Domicile Property Management, Steve Colella, (210) 220-1908
 Architect: Gonzalez, Newell, Bender Architects, Francisco D. Gonzalez, (210) 692-0331 Cost Estimator: Northwest Construction Services, L.P., Kent Plemons, (972) 594-3353
 Attorney: Shackelford, Melton & McKinley, John Shackelford, (214) 780-1400 Engineer: TBD, ,
 Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 Accountant: Novogradac & Company, LLP, David Rogers, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/17/2006

Second Review: Ben Sheppard, Reviewed on 3/20/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060123: LULAC West Park Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region and At-Risk Set-Aside

Comment Has a competitive in At-Risk Set-Aside and a competitive **Credit Amount Allocated by Board:** \$1,042,289 score within its allocation type and region.

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/21/2006	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
Description:					
3/23/2006	Ben Sheppard	LIHTC	Cindy Marquez	Consultant/Lobbyist	Deficiencies
Description:					

060124: Fenner Square

A. General Project Information

Project Location: 555 S. Burke City: Goliad County: Goliad Region: 10
 Total Units: 32 Total LI Units: 32 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$41,080
 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, LLC Gary M. Driggers
 Merced Housing Texas Edgar Sandoval
 Gant's Land Maintenance George Gant

Development Team (Entity, Contact Name, Phone):

Developer: Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679 Housing GC: Hoover Construction, Inc., Roger Sanders, (512) 756-6041
 Appraiser: N/A, Market Analyst: Novogradac & Company, LLP, John Cole, 512 3400420
 Originator/UW: Centennial Mortgage, Inc., Karl Edmondson, (574) 233-6773 Property Manager: Hamilton Valley Management, Inc., Dana Hoover, (512) 756-6809
 Architect: MSA of San Antonio, Brent Anderson, (210) 408-7553 Cost Estimator: Brad Winkler, Brad Winkler, (830) 217-4244
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: A.A. Gonzalez Engineering, Inc., Tony Gonzalez, (210) 494-9200
 Syndicator: WNC & Associates, Inc., Greg Hang, (714) 662-5565 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Hamilton Valley Management, Inc., Dana Hoover, (512) 756-6809

C. Scoring Information

First Review: Jerald Ferguson, Reviewed on 3/18/2006
 Second Review: Shannon Roth, Reviewed on 4/4/2006

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

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

060124: Fenner Square Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

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

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/3/2006	Shannon Roth	MFFP	Gary Driggers	Owner/Applicant/GP	Deficiencies

Description: Called to remind today is the 4th day for his deficiency items.

060125: Country Club Apts

A. General Project Information

Project Location: Country Club Dr., S. of IH-20 City: Pecos County: Reeves Region: 12
 Total Units: 44 Total LI Units: 44 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$413,008
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pecos Country Club Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Pecos County Club Housing, LLC Justin Zimmerman
 Zimmerman Properties, LLC Justin Zimmerman
 CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, , Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4774 Engineer: Kaw Valley Engineers, Mike Osbourn, (913) 894-5150
 Syndicator: CharterMac Capital, Justin Ginsberg, (212) 588-2100 Accountant: Reznick Group PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Inter-faith Housing Corporation, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2006
 Second Review: Emily Price, Reviewed on 4/4/2006

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

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

060125: Country Club Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$401,128

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060126: Park Place Apts

A. General Project Information

Project Location: S.E. Corner of Park St. and Tower Rd. **City:** Nacogdoches **County:** Nacogdoches **Region:** 5
Total Units: 60 **Total LI Units:** 60 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$539,289
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Nacogdoches Park Place Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Nacogdoches Park Place Housing, LLC Justin Zimmerman
 Zimmerman Properties, LLC Justin Zimmerman
 CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 **Housing GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632
Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844 **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210 530 0040
Originator/UW: N/A, **Property Manager:** Wilhoit Properties, Inc., Robert Williams, (417) 883-1632
Architect: Parker & Associates, Jim Parker, (918) 742-2485 **Cost Estimator:** N/A, **Engineer:** Kaw Valley Engineers, Mike Osbourn, (913) 894-5150
Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Accountant:** Reznick Group PC, Kirk T. Rogers, (301) 657-7715
Syndicator: CharterMac Capital, Justin Ginsberg, (212) 588-2100 **Supp. Services:** Texas Inter-faith Housing Corporation, Cynthia Boutineau, (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	0	14	0	0
2*		0	15	4	0
3	22	0	16	4	0
4 (A)	0	0	17 (A)	4	0
4 (B)	0	0	17 (B)	0	0
5 (A)	18	0	18	0	0
			19	2	0
6 (A)*		0	20	2	0
6 (B)*		0	21	1	0
7	12	0	22	1	0
8	10	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	6	0			
11	0	0			
12	6	0			
13	4	0			
			App Deficiency Points Lost:		0
				Total Points Requested:	124
				Total Points Awarded:	0

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

060126: Park Place Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Paul Holden withdrew the 9% application on April 17, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/23/2006	Shannon Roth	Other	Sara at Justin Zimmerman'	Owner/Applicant/GP	Deficiencies

Description: Called and spoke with Sara. Tokd her I am faxing over a deficiency letter for both 060126 and 060127.

060127: Mill Creek South Apts

A. General Project Information

Project Location: S.E. of Green St. and Millie St. City: Longview County: Gregg Region: 4
 Total Units: 60 Total LI Units: 60 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$537,872
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Longview Mill Creek South Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Longview Mill Creek South Housing, LLC Justin Zimmerman
 Zimmerman Properties, LLC Justin Zimmerman
 CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: Kaw Valley Engineers, Mike Osbourn, (918) 742-2485
 Syndicator: CharterMac Capital, Justin Ginseng, (212) 588-2100 Accountant: Reznick Group PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Inter-faith Housing Corporation, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 4/7/2006
 Second Review: Shannon Roth, Reviewed on 4/10/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	159
				Total Points Awarded:	159

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

060127: Mill Creek South Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/23/2006	Shannon Roth	Other	Sara at Justin Zimmerman'	Owner/Applicant/GP	Deficiencies

Description: Called and spoke with Sara. Tokd her I am faxing over a deficiency letter for both 060126 and 060127.

060128: Jacksonville Pines Apartments

A. General Project Information

Project Location: Talley Nichols Dr., 1-block W. of Hwy. 69 **City:** Jacksonville **County:** Cherokee **Region:** 4
Total Units: 68 **Total LI Units:** 68 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$613,852
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Jacksonville Pines Apartments, LP; Justin Zimmerman, (417) 883-1632
Applicant/Principals (Entity Name, Contact):
 Jacksonville Pines Housing, LLC Justin Zimmerman
 Zimmerman Properties, LLC Justin Zimmerman
 CharterMac Capital Justin Capital

Development Team (Entity, Contact Name, Phone):
Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 **Housing GC:** Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632
Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844 **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: N/A, , **Property Manager:** Wilhoit Properties, Inc., Robert Williams, (417) 883-1632
Architect: Parker & Associates, Jim Parker, (918) 742-2485 **Cost Estimator:** N/A, ,
Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 **Engineer:** Kaw Valley Engineers, Mike Osbourn, (918) 742-2485
Syndicator: CharterMac Capital, Justin Ginseng, (212) 588-2100 **Accountant:** Reznick Group PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Inter-faith Housing Corporation, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/17/2006
Second Review: Shannon Roth, Reviewed on 3/20/2006

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

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

060128: Jacksonville Pines Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: David Burrell

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$551,924

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>
3/23/2006	Audrey Martin	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul called to find out where the Intergenerational Policy is on our website. I pointed him to it.					
3/28/2006	Audrey Martin	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul left a message after I left yesterday to ask about the deficiency email I sent. I called him back and he said he figured out what I needed and that he will have the response to me by noon.					
3/28/2006	Audrey Martin	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: I called Paul to tell him I received the additional deficiency responses, and all deficiencies are resolved.					
3/30/2006	Audrey Martin	LIHTC	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
Description: Justin called to double check that I had gotten everything I need, which I confirmed that I have, and to check I have his correct email address, which I do.					
6/24/2006	Audrey Martin	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul called and asked about the LPS deficiency and what kind of evidence we need that SETH is a governmental instrumentality.					

060129: Campus View Apts

A. General Project Information

Project Location: S.E. Corner of Stadium Dr. and College Dr. City: Vernon County: Wilbarger Region: 2

Total Units: 44 Total LI Units: 44 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$413,008

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Vernon Campus View Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Vernon Campus View Housing, LLC Justin Zimmerman
Zimmerman Properties, LLC Justin Zimmerman
CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632

Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632

Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Originator/UW: N/A, ,

Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632

Architect: Parker & Associates, Jim Parker, (918) 742-2485

Cost Estimator: N/A, ,

Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700

Engineer: Kaw Valley Engineers, Mike Osbourn, (918) 742-2485

Syndicator: CharterMac Capital, Justin Ginseng, (212) 588-2100

Accountant: Reznick Group PC, Kirk T. Rogers, (301) 657-7715

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

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006

Second Review: Ben Sheppard, Reviewed on 4/3/2006

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

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

060129: Campus View Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$396,725

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060130: Deer Creek Apts

A. General Project Information

Project Location: S.E. Corner of MLK St. and E. Ellis St. **City:** Levelland **County:** Hockley **Region:** 1

Total Units: 60 **Total LI Units:** 60 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$534,756

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Levelland Deer Creek Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Leveland Deer Creek Housing, LLC Justin Zimmerman
Zimmerman Properties, LLC Justin Zimmerman
CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632

Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632

Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Originator/UW: N/A, ,

Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632

Architect: Parker & Associates, Jim Parker, (918) 742-2485

Cost Estimator: N/A, ,

Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700

Engineer: Kaw Valley Engineers, Mike Osbourn, (918) 742-2485

Syndicator: CharterMac Capital, Justin Ginseng, (212) 588-2100

Accountant: Reznick Group PC, Kirk T. Rogers, (301) 657-7715

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

C. Scoring Information

First Review: Jerald Ferguson, Reviewed on 3/19/2006

Second Review: Emily Price, Reviewed on 4/4/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	0
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
			Total Points Requested:	152	
			Total Points Awarded:	148	

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

060130: Deer Creek Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060131: Canyon View Apts

A. General Project Information

Project Location: W. 10th St. at Whittenburg St. City: Borger County: Hutchinson Region: 1
 Total Units: 44 Total LI Units: 44 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$408,585
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Borger Canyon View Apartment, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Borger Canyon View Housing, LLC Justin Zimmerman
 Zimmerman Properties Justin Zimmerman
 CharterMac Capital Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chip Ard, (918) 492-4844 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, , Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: Kaw Valley Engineers, Mike Osbourn, (913) 894-5150
 Syndicator: CharterMac Capital, Justin Ginsberg, (212) 588-2100 Accountant: Reznick Group PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Jerald Ferguson, Reviewed on 3/19/2006
 Second Review: Emily Price, Reviewed on 4/5/2006

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

Total Points Requested:	151
Total Points Awarded:	145

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

060131: Canyon View Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/12/2006	Emily Price	MFFP	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: I call Paul HOLDEN again to remind him that one of his deficiencies is due by 5pm. He said that he would not be submitting evidence and acknowledged the loss of 2 points.					
4/12/2006	Emily Price	MFFP	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: Left a message for Paul reminding him that his deficiency is due by 5pm today.					

060132: Vista Pines Apartment Homes

A. General Project Information

Project Location: 2400 Block of Park St. City: Nacogdoches County: Nacogdoches Region: 5
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$802,394
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Nacogdoches Vista Pines Apartment Homes, LP; Michael Lankford, (713) 626-9655

Applicant/Principals (Entity Name, Contact):

Nacogdoches Vista Pines Apartment Homes, LP Michael Lankford
 Nacogdoches Vista Pines Apartment Homes I, LLC Michael Lankford
 Lankford Interests, LLC Michael Lankford

Development Team (Entity, Contact Name, Phone):

Developer: Lankford Interests, LLC, Michael Lankford, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Property Manager: Lankford Property Management, LLC, Jennifer Gaytan, (713) 626-9655
 Architect: Hill & Frank Architects, George Frank, (713) 877-1274 Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Accountant: The Reznick Group, Tim Kemper, (404) 874-9447
 Supp. Services: Texas Post Oak Residential Resources, LLC, Jennifer Gaytan, (713) 626-9655

C. Scoring Information

First Review: Jerald Ferguson, Reviewed on 3/19/2006
 Second Review: Shannon Roth, Reviewed on 4/4/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
				Total Points Requested:	151
				Total Points Awarded:	150

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

060132: Vista Pines Apartment Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$793,915

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2006	Shannon Roth	MFFP	Mike Lankford and Marc C	Owner/Applicant/GP	Deficiencies
Description: Mr. Lankford called to go over his deficiency notice.					
4/6/2020	Shannon Roth	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
Description: Called to go over the information he is submitting to verify DETCOG is a LPS.					

060133: Las Fresas Apartments

A. General Project Information

Project Location: Corner of Church Dr. and Ave. C **City:** Poteet **County:** Atascosa **Region:** 9
Total Units: 36 **Total LI Units:** 36 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$355,409
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): School and Avenue C, Ltd.; Gary Driggers, (210) 684-0679
Applicant/Principals (Entity Name, Contact):
 HVM Housing, LLC Dennis Hoover
 Legacy Renewal, Inc. Gary M. Driggers

Development Team (Entity, Contact Name, Phone):

Developer: Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679 **Housing GC:** Hoover Construction, Inc., Roger Sanders, (512) 756-6041
Appraiser: N/A, **Market Analyst:** Novogradic & Company, LLP, John Cole, 512 340 0420
Originator/UW: Centennial Mortgage, Inc., Karl Edmondson, (574) 233-6773 **Property Manager:** Hamilton Valley Management, Inc., Dana Hoover, (512) 756-6809
Architect: A. Epstein and Sons International, Inc., Andrew Douglas, **Cost Estimator:** Brad Winkler, Brad Winkler, (830) 217-4244
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** A.A. Gonzalez Engineering, Inc., Tony Gonzalez, (210) 494-9200
Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: Hamilton Valley Management, Inc., Dana Hoover, (512) 756-6809

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006
Second Review: Shannon Roth, Reviewed on 4/5/2006

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

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

060133: Las Fresas Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$340,771

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>
4/8/2006	Barbara Skinner	MFFP	Gary Driggers	Owner/Applicant/GP	Deficiencies
Description: Gary called to say that he can't find the receipt that shows he submitted an electronic copy of the ESA.					
4/11/2006	Shannon Roth	MFFP	Gary Driggers	Owner/Applicant/GP	Deficiencies
Description: Called to remind him that tomorrow is the 5th day and all outstanding deficiency items are due in by 5pm. He indicated he thought he had 7 days. I directed his attention to the bottom of the letter which addresses the number of days/points loss associated with each. He then said OK.					
5/8/2006	Barb Skinner	MFFP	Gary Driggers	Owner/Applicant/GP	Deficiencies
Description: Called to inform Gary his deficiency is due May 15th. He expressed some concern regarding the tax assessment. I informed him that he could submit a letter from the assessor stating that the development was not on the tax roll.					
4/5/2020	Shannon Roth	MFFP	Gary driggers	Owner/Applicant/GP	Deficiencies
Description: Called to go over items #2 and 3 on the deficiency letters.					

060136: Pinnacle of Pleasant Humble

A. General Project Information

Project Location: 1200 Block of 1st St. E. City: Humble County: Harris Region: 6
 Total Units: 168 Total LI Units: 168 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pinnacle of Pleasant Humble, LP; Richard E. Simmons, (817) 742-1851

Applicant/Principals (Entity Name, Contact):

Integrated Pleasant Humble, LLC Richard E. Simmons
 Developing Hope, LLC Carla A. Simmons
 Integrated Pleasant Humble, L.P. Richard E. Simmons

Development Team (Entity, Contact Name, Phone):

Developer: Integrated Pleasant Humble, LP, Richard E. Simmons, (817) 742-1851 Housing GC: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: Red Capital Group, David Martin, (614) 857-1428 Property Manager: Integrated Property Management, Rory Johnson, (214) 869-3170
 Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 Cost Estimator: N/A, ,
 Attorney: Eaton, Deaquero & Bishop, LLC, Michael Eaton, (214) 638-0020 Engineer: Brown & Gay Engineers, Inc, Ronnie Harris, (281) 552-8700
 Syndicator: Red Capital Markets, Inc., David Martin, (614) 857-1428 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (214) 869-3170
 Supp. Services: Crosswords In Life, Jennifer Rodriguez, (817) 735-4989

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/23/2006
 Second Review: Emily Price, Reviewed on 3/27/2006

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

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

060136: Pinnacle of Pleasant Humble Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: 1-Mile 1-Year Violation with 060076

Comment 1-Mile 1-Year Violation with 060076, an At-Risk application. The At-Risk application must be awarded as required by the QAP. **Credit Amount Allocated by Board:** \$1,200,000

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2020	Barbara Skinner	MFFP	Kenneth Fambro	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant that I still need a letter from Harris County regarding the source of the leveraging funds and a copy of the application submitted to Harris County. I left my name and number the the Applicant.					
4/4/2020	Barb Skinner	MFFP	Kenneth Fambro	Owner/Applicant/GP	Deficiencies
Description: Called to confirm that Kenneth received fax regarding the deficiencies and which items need to be submitted by 5pm today. A copy of the fax is with the deficiency response.					

060138: Residences at Eastland

A. General Project Information

Project Location: 5500 Eastland St. City: Fort Worth County: Tarrant Region: 3
 Total Units: 146 Total LI Units: 140 Activity*: NC/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FW-Eastland Housing Partners, Ltd.; Dan Allgeier, (972) 745-0756

Applicant/Principals (Entity Name, Contact):

NDG-Eastland, LLC Daniel Allgeier
 Provident Tax Credit Fund IX, LLC David C. Martin

Development Team (Entity, Contact Name, Phone):

Developer: NuRock Development Group, Inc., Robert G. Hoskins, (678) 397-3400 Housing GC: NuRock Construction, LLC, Robert G. Hoskins, (678) 397-3400
 Appraiser: N/A, Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179272838
 Originator/UW: TBD, Property Manager: NuRock Management, Inc., Robert G. Hoskins, (678) 297-3400
 Architect: Gailer, Tolsen & French Design, LLC, Marc Tolson, (817) 514-0584 Cost Estimator: TBD, ,
 Attorney: Arnall, Golden & Gregory, Alison Drummond, (404) 873-8152 Engineer: TBD, ,
 Syndicator: Provident Tax Credit Funds, LLC, David C. Martin, (614) 857-1400 Accountant: TBD, ,
 Supp. Services: NuRock Housing Foundation I, Inc., Robert G. Hoskins, (678) 297-3400

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/24/2006
 Second Review: Emily Price, Reviewed on 3/28/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	7	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
				Total Points Requested:	158
				Total Points Awarded:	151

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

060138: Residences at Eastland Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/24/2006	Barbara Skinner	LIHTC	Dan Allgeier	Owner/Applicant/GP	Deficiencies
Description: I called Dan to inform him that I was not given a reason for the point loss, he would have to speak with Jen or Kevin. Dan wanted to know if he could appeal this issue. I informed him that I was waiting to speak with Robbye, once I found had an answer I would contact him.					
4/27/2020	Barbara Skinner	MFFP	Brad Bell	Owner/Applicant/GP	Deficiencies
Description: I retured Brad's call regarding the deficiency response. I informed him that points were not awarded based on Kevins determination. He stated that the Department allowed his transaction last year, and he did not understand why it was not allowed this year. I explained that he would have to follow the appeal process after he received his scoring notice.					

060140: Key West Village Phase II

A. General Project Information

Project Location: 1600 W. Clements City: Odessa County: Ector Region: 12
 Total Units: 36 Total LI Units: 32 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$215,376
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Odessa Senior Housing Partnership II, Ltd; Bernadine Spears, (432) 333-1088
 Applicant/Principals (Entity Name, Contact):
 Rocky Ridge Developer, LP Randy Stevenson
 RR Developer GP, LLC Randy Stevenson

Development Team (Entity, Contact Name, Phone):

Developer: Rocky Road Developers, LP, Randy Stevenson, (817) 261-5088 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179270032
 Originator/UW: N/A, , Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest, Owens Architects, L.P., Buzz Owen, (214) 520-8878 Cost Estimator: TBD, ,
 Attorney: Rush, Kelly, Morgan, Dennis, Corzine & Hansen, Blake Hanson, (432) 367-7271 Engineer: TBD, ,
 Accountant: TBD, ,
 Syndicator: TBD, ,
 Supp. Services: Odessa Housing Authority, Bernadine Spears, (432) 333-8712

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/24/2006
 Second Review: Shannon Roth, Reviewed on 4/3/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	3	4
4 (B)	14	14	17 (B)	1	1
5 (A)	12	12	18	3	3
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
				Total Points Requested:	151
				Total Points Awarded:	152

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

060140: Key West Village Phase II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/25/2006	Audrey Martin	LIHTC	Bernadine Spears	Owner/Applicant/GP	Deficiencies
Description: Bernadine called and emailed to tell me she received the deficiency letter.					
1/25/2006	Audrey Martin	LIHTC	Bernadine Spears	Owner/Applicant/GP	Deficiencies
Description: I emailed Bernie to tell her I am faxing the deficiency letter and asked her to call me when she receives it.					
1/25/2006	Audrey Martin	LIHTC	Bernadine Spears	Owner/Applicant/GP	Deficiencies
Description: Bernie emailed me to say Randy Stevenson did not forward a copy of the deficiency letter and she would like me to refax it.					
1/25/2006	Ausrey Martin	LIHTC	Bernadine Spears	Owner/Applicant/GP	Deficiencies
Description: I emailed Bernie back and said that receipt of the deficiency letter was confirmed yesterday by Sharon Lawrence in Randy Stevenson's (second contact) office. I asked if he forwarded the notice.					
1/25/2006	Audrey Martin	LIHTC	Bernadine Spears	Owner/Applicant/GP	Deficiencies
Description: Bernie emailed me to say she didn't receive the deficiency letter I sent yesterday.					
1/26/2006	Audrey Martin	LIHTC	Sharon Lawrence	Owner/Applicant/GP	Deficiencies
Description: Received faxed deficiency response from Sharon Lawrence; deficiency resolved.					
4/10/2006	Barbara Skinner	MFFP	Terri/Mary Magel	Owner/Applicant/GP	Deficiencies
Description: Left a message with Terri to inform her that the deficiency items are due today by 5pm. Spoke with Mary regarding the item due today.					

060141: Buena Vida Senior Village

A. General Project Information

Project Location: 4650 Old Brownsville Rd. City: Corpus Christi County: Nueces Region: 10
 Total Units: 120 Total LI Units: 120 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,006,938
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): RRAH Corpus Christi, LP; Randy Stevenson, (817) 261-5088
 Applicant/Principals (Entity Name, Contact):
 RRAH Corpus Christi, LP Randy Stevenson
 Rocky Ridge Affordable Housing, LLC Randy Stevenson
 Rocky Ridge Developer, LP Randy Stevenson
 RR Developer GP, LLC Randy Stevenson
 Development Team (Entity, Contact Name, Phone):
 Developer: Rocky Ridge Developer, LP, Randy Stevenson, (817) 261-5088 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: Mark C. Temple & Associates, Mark Temple, 210 4969499
 Originator/UW: N/A, , Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest, Owens Architects, L.P., Buzz Owens, (214) 520-8878 Cost Estimator: N/A, ,
 Attorney: McWhorter, Cobb & Johnson, LLP, Gwynn Key, (806) 762-0214 Engineer: TBD, ,
 Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557 Accountant: Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/28/2006
 Second Review: Emily Price, Reviewed on 4/3/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060141: Buena Vida Senior Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

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

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/24/2006	Shannon Roth	Other	Sharon Laurence	Owner/Applicant/GP	Deficiencies

Description: Called to let Randy Stevenson know a deficiency was being faxed over for Buena Vida Senior Village.

060143: Sun Valley Homes

A. General Project Information

Project Location: Mile 2 West and Mile 8.5 North City: Mercedes County: Hidalgo Region: 11
 Total Units: 36 Total LI Units: 36 Activity*: NC/AC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$521,691
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Chicory Court Rose Hill II, LP; Saleem Jafar, (972) 701-5550

Applicant/Principals (Entity Name, Contact):

Chicory GP-Rose Hill II Saleem Jafar
 Chicory Court Rose Hill II, L.P. Saleem Jafar
 Hidalgo County Housing Authority Mike Lopez

Development Team (Entity, Contact Name, Phone):

Developer: ORH Development II, LLC, Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Appraiser: Gerald Teel and Company, Gerald A. Teel, (713) 467-5858 Market Analyst: Gerald Teel & Company, Gerald A. Teel, 7134675858
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: Stanford Knowles Architects and Planners, Stanford Knowles, (956) 542-7660 Cost Estimator: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Attorney: Shackelford Melton and McKinley, John Shackelford, (214) 780-1414 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Reznick Group PC, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006
 Second Review: Ben Sheppard, Reviewed on 4/5/2006

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

Total Points Requested:	149
Total Points Awarded:	147

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

060143: Sun Valley Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

JJ: Pre-App withdrawn

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/30/2006	Audrey Martin	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies

Description: Saleem sent deficiency responses via mail. Deficiencies resolved.

060144: Centerpointe Home Ownership

A. General Project Information

Project Location: Ruby Ave. and Mile 8 N. City: Weslaco County: Hidalgo Region: 11
 Total Units: 36 Total LI Units: 36 Activity*: NC/AC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$538,018
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Riverdale, L.P.; Saleem Jafar, (972) 701-5550

Applicant/Principals (Entity Name, Contact):

Riverdale, LLC Saleem Jafar
 Riverdale, L.P. Saleem Jafar
 Housing Authority of the City of Weslaco Ruben Sepulvada, Executive Director

Development Team (Entity, Contact Name, Phone):

Developer: ORH Development II, LLC, Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Appraiser: Gerald Teel and Company, Gerald A. Teel, (713) 467-5858 Market Analyst: Gerald Teel & Company, Gerald A. Teel, 7134675858
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: Stanford Knowles Architects and Planners, Stanford Knowles, (956) 542-7660 Cost Estimator: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Attorney: Shackelford Melton and McKinley, John Shackelford, (214) 780-1414 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Reznick Group PC, Sondra Woods, (404) 847-7756
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/30/2006
 Second Review: Ben Sheppard, Reviewed on 4/4/2006

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

Total Points Requested:	160
Total Points Awarded:	160

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

060144: Centerpointe Home Ownership Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$527,676

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/2006	B Skinner	MFFP	Brent Yeldell	Consultant/Lobbyist	Deficiencies
Description: Applicant called to confirm the deficiency due date.					
4/11/2006	Barb Skinner	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: Called Bill to discuss the ssue with the response submitted. I informaed him that he could only submit one source for Tab 19 Leveraging. He agreed to change the form and submit one source.					
4/11/2020	Barbara Skinner	MFFP	Saleem Jafar	Owner/Applicant/GP	Deficiencies
Description: Left a voice mail with Applicant reminding her that deficiencies are due today by 5 pm.					

060147: Orchard Valley Homes

A. General Project Information

Project Location: Mile 2 W. at Mile 8 1/2 N. City: Mercedes County: Hidalgo Region: 11
 Total Units: 36 Total LI Units: 36 Activity*: NC/AC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$521,691
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Bennington, LP; Saleem Jafar, (972) 701-5550

Applicant/Principals (Entity Name, Contact):

Bennington X, Inc. Saleem Jafar
 Bennington, L.P. Saleem Jafar
 South Texas Economic Development Corporation Mike Lopez

Development Team (Entity, Contact Name, Phone):

Developer: ORH Development II, LLC, Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Appraiser: Gerald Teel and Company, Gerald A. Teel, (713) 467-5858 Market Analyst: Gerald Teel & Company, Gerald A. Teel, 7134675858
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: Stanford Knowles Architects and Planners, Stanford Knowles, (956) 542-7660 Cost Estimator: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Attorney: Shackelford Melton and McKinley, John Shackelford, (214) 780-1414 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Reznick Group PC, Sondra Weeks, (404) 847-7756
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006
 Second Review: Ben Sheppard, Reviewed on 4/5/2006

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

Total Points Requested:	147
Total Points Awarded:	147

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

060147: Orchard Valley Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

JJ: Pre-App withdrawn

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/25/2006	Shannon Roth	LIHTC	Left voicemail for Saleem J	Owner/Applicant/GP	Deficiencies
Description: Called and left a voicemail for Saleem that I was faxing over a deficiency notice for 060147.					
1/25/2006	Shannon Roth	LIHTC	Left voicemail for Saleem J	Owner/Applicant/GP	Deficiencies
Description: Called and left a voicemail for Saleem that I was faxing over a deficiency notice for 060147.					
1/25/2006	Shannon Roth	LIHTC	Brent Yelidale	Owner/Applicant/GP	Deficiencies
Description: Called me to let me know the fax I sent was received and they are working on it.					

060148: Pinewoods Orange Development

A. General Project Information

Project Location: Scattered Sites City: Orange County: Orange Region: 5
 Total Units: 50 Total LI Units: 50 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$564,049
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pinewoods Old Town, Ltd; Doug Dowler, (936) 559-9615
 Applicant/Principals (Entity Name, Contact):
 Pinewoods Home Team Affordable Hsg., Inc. Douglas R. Dowler
 Douglas R. Dowler Douglas R. Dowler

Development Team (Entity, Contact Name, Phone):

Developer: Pinewoods HOME Team Affordable Hsg., Inc., Douglas R. Dowler, (936) 559-9615
 Appraiser: , ,
 Originator/UW: , ,
 Architect: Camp Design Group, Harold Kaemmerling, (936) 699-2960
 Attorney: John D. Stover, John D Stover, (936) 632-3130
 Syndicator: National Equity Fund, Sharon Baranofsky, (707) 937-6299
 Housing GC: Moore Building Associates LLP, Jerry D. Moore, (936) 699-2960
 Market Analyst: Mark C. Temple & Associates, Mark Temple, 210 4969499
 Property Manager: Shelby Asset Mgmt, Doris Dowler, (936) 654-9615
 Cost Estimator: Moore Bldg. Associates, LLP, Jerry D. Moore, (936) 669-2960
 Engineer: Camp Design Group, Harold Kaemmerling, (936) 699-2960
 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Pinewoods HOME Team Affordable Hsg., Inc., Douglas R. Dowler, (936) 559-9615

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/23/2006
 Second Review: Ben Sheppard, Reviewed on 2/24/2006

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

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

060148: Pineywoods Orange Development Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter: Brenda Hull

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$547,817

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/25/2006	Audrey Martin	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: I called and left message for Doug with the receptionist to let him know deficiencies have been resolved.					
3/3/2006	Sharon Gamble	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Wanted guidance on answering deficiency #6.					
3/22/2006	Emily Price	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Called to tell him I sent him an 3-mail with his outstanding deficiencies. I also told him that his deficiencies are due by 5pm today.					
3/22/2006	Emily Price	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: He called about the site control deficiency. He is closing on several of the properties on Mark 31st. We told him that we would except the recorded deeds by April 5th, but they must be dated Mark 31st to show no lapsing of the site control.					
3/22/2006	Emily Price	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: He called to go over his deficiency letter. Reminded him all due by 5 pm.					
4/12/2006	Audrey Martin	MFFP	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Mr. Dowler has outstanding compliance fees associated with these applications. Per Jennifer Joyce's instructions, I emailed Doug notifying him of the fees and giving payment instructions and a deadline of 4/14/06.					

060149: The Women's Shelter of East Texas

A. General Project Information

Project Location: 1835 Sayers City: Lufkin County: Angelina Region: 5
 Total Units: 26 Total LI Units: 25 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$354,139
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pineywoods Lufkin Home Team, Ltd.; Doug Dowler, 9365599615

Applicant/Principals (Entity Name, Contact):

Women's Shelter of East Texas Margi Preston
 Pineywoods CDFI Charlotte Bennett
 Charlotte R. Bennett Charlotte Bennett

Development Team (Entity, Contact Name, Phone):

Developer: Pineywoods CDFI, Charlotte Bennett, (936) 559-9615 Housing GC: Moore Building Associates LLP, Jerry D. Moore, (936) 699-2960
 Appraiser: , , Market Analyst: Mark C. Temple & Associates, Mark Temple, 210 4969499
 Originator/UW: , , Property Manager: Shelby Asset Management, Doris Dowler, (936) 560-9860
 Architect: Camp Design Group, Matt Camp, (936) 699-2960 Cost Estimator: Moore Bldg. Associates, LLP, Jerry D. Moore, (936) 699-2960
 Attorney: John D Stover, John D Stover, (936) 632-3130 Engineer: Camp Design Group, Mat Camp, (936) 699-2960
 Syndicator: National Equity Fund, Sharon Baranofsky, (707) 937-6299 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Women's Shelter East Texas, Margi Preston, (936) 569-1018

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/24/2006

Second Review: Ben Sheppard, Reviewed on 2/24/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		24	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	2	2
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	0	0
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	0	0	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:	0	
			Total Points Requested:	137	
			Total Points Awarded:	137	

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

060149: The Women's Shelter of East Texas Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Brenda Hull

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$351,954

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2006	Audrey Martin	MFFP	Doug Dowler	Owner/Applicant/GP	Deficiencies

Description: Mr. Dowler has outstanding compliance fees associated with these applications. Per Jennifer Joyce's instructions, I emailed Doug notifying him of the fees and giving payment instructions and a deadline of 4/14/06.

060150: Waterford Park Place

A. General Project Information

Project Location: 1400 N. Eastman Rd. City: Longview County: Gregg Region: 4
 Total Units: 92 Total LI Units: 92 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$907,651
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pineywoods Longview Home Team, Ltd.; Doug Dowler, (936) 559-9615

Applicant/Principals (Entity Name, Contact):

Pineywoods HOME Team Douglas R. Dowler
 Douglas R Dowler Doug Dowler

Development Team (Entity, Contact Name, Phone):

Developer: Pineywoods HOME Team, Doug Dowler, (936) 559-9615 Housing GC: Moore Building Associates LLP, Jerry D. Moore, (936) 699-2960
 Appraiser: N/A, , Market Analyst: Mark C. Temple & Associates, Mark Temple, 210 496 9499
 Originator/UW: N/A, , Property Manager: Shelby Asset Management, Doris Dowler, (936) 559-9615
 Architect: Camp Design Group, Matt Camp, (936) 699-2960 Cost Estimator: N/A, ,
 Attorney: John D Stover, John D Stover, (936) 632-3130 Engineer: Camp Design Group, Matt Camp, (936) 599-2960
 Syndicator: NEF, Inc, Sharon Baranofsky, (707) 937-6299 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Pineywoods HOME Team, Douglas R. Dowler, (936) 559-9615

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006

Second Review: Emily Price, Reviewed on 4/5/2006

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

Total Points Requested:	126
Total Points Awarded:	0

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

060150: Waterford Park Place Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Doug Dowler withdrew the 9% application on April 12, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/1/2006	Audrey Martin	LIHTC	Doug Dowler, Charlotte Be	Owner/Applicant/GP	Deficiencies
Description: Emailed Charlotte and Doug to ask for a signed certification that the contract was in effect 1/9/06. This is an additional request as a followup to my original deficiency letter dated 1/25/06.					
2/1/2006	Audrey Martin	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Faxed (to Doug) a copy of the email I sent to Charlotte and Doug at 1:54pm to ask for a signed certification that the contract was in effect on 1/9/06. This is an additional request as a follow up to my original deficiency letter dated 1/25/06.					
2/2/2006	Audrey Martin	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Doug faxed his deficiency response. Per Emily, I asked for a certification saying that the contract with a 11/1/06 closing date was in effect on 1/09/06. Deficiency resolved.					
2/2/2006	Audrey Martin	LIHTC	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Emailed Doug and Charlotte Bennett to get confirmation that they received my email yesterday requesting additional information. I restated that the deadline for response is today at 5pm.					
4/11/2006	Audrey Martin	MFFP	Charlotte Bennett	Owner/Applicant/GP	Deficiencies
Description: Called to let Charlotte and Doug know the deficiencies are due today. I asked Charlotte to call me back and let me know how they sent the package, so I can keep an eye out for it.					
4/11/2006	Audrey Martin	MFFP	Doug Dowler	Owner/Applicant/GP	Deficiencies
Description: Doug returned my call about the deficiency deadline today. He gave me verbal confirmation that he is withdrawing this application form consideratin for award. He said he will send me a formal email tomorrow morning.					
4/12/2006	Audrey Martin	MFFP	Doug Dowler and Charlotte	Owner/Applicant/GP	Deficiencies
Description: Emailed Doug and Charlotte requesting written confirmatin of the decision to withdraw this applicatin. Doug notified me verbally yesterday afternoon and said he would sent a formal email this morning.					

060151: Bluffs Landing

A. General Project Information

Project Location: N.E. Corner of CR 151 and North Austin Ave. **City:** Georgetown **County:** Williamson **Region:** 7

Total Units: 152 **Total LI Units:** 152 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): DDC Bluffs Landing, Ltd.; Colby W. Denison, (512) 732-1226

Applicant/Principals (Entity Name, Contact):

DDC Operations, LLC Colby W. Denison
 SCD Housing Group, LLC Susanne Denison
 DDC Residential, Ltd. Colby W. Denison
 DDC Affordable Housing, LLC Colby W. Denison

Development Team (Entity, Contact Name, Phone):

Developer: DDC Residential, Ltd., Colby Denison, (512) 732-1226 **Housing GC:** TBD, ,
Appraiser: TBD, , **Market Analyst:** O'Connor & Associates, Bob Coe, 713 6869955
Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 **Property Manager:** UAH Property Management, L.P., Michael V. Clark, (214) 265-7227
Architect: Architecttura, Inc., Frank W. Pollacia, (972) 509-0088 **Cost Estimator:** N/A, ,
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** TBD, ,
Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557 **Accountant:** Thomas Stephen & Company, LLP, Thomas Katopody, (817) 424-2437
Supp. Services: TBD, ,

C. Scoring Information

First Review: Ben Sheppard, Reviewed on 3/31/2006

Second Review: Emily Price, Reviewed on 4/4/2006

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

Total Points Requested:	156
Total Points Awarded:	156

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

060151: Bluffs Landing Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/11/2006	Barb Skinner	MFFP	Colby Denison	Owner/Applicant/GP	Deficiencies
Description: Called Colby to inform him that the fax submitted is blank.					
4/11/2006	Barb Skinner	MFFP	Colby Denison	Owner/Applicant/GP	Deficiencies
Description: Called Colby to inform him that the fax submitted is blank.					
4/11/2020	Barbara Skinner	MFFP	Colby Denison	Owner/Applicant/GP	Deficiencies
Description: Called to remind Applicant that deficiencies are due today by 5pm.					

060158: Alta Vista Senior Towers

A. General Project Information

Project Location: 303 West 6th St. City: Weslaco County: Hidalgo Region: 11
 Total Units: 100 Total LI Units: 100 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$493,950
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Chicory Court -Alta Vista, L.P.; Saleem Jafar, (972) 701-5550

Applicant/Principals (Entity Name, Contact):

Chicory GP--Alta Vista, LLC Saleem Jafar
 Chicory Court--Alta Vista, L.P. Saleem Jafar
 Housing Authority of the City of Weslaco Ruben Sepulvada, Executive Director

Development Team (Entity, Contact Name, Phone):

Developer: ORH Development II, LLC, Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Appraiser: Gerald Teel and Company, Gerald A. Teel, (713) 467-5858 Market Analyst: Gerald Teel and Company, Gerald A. Teel, 713 467 5858
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: Stanford Knowles Architects and Planners, Stanford Knowles, (956) 542-7660 Cost Estimator: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552
 Attorney: Shackelford Melton and Mckinley, John Shackelford, (214) 780-1414 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Reznick Group PC, Sondra Weeks, (404) 847-7756
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/5/2006
 Second Review: Ben Sheppard, Reviewed on 4/6/2006

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

Total Points Requested:	164
Total Points Awarded:	164

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

060158: Alta Vista Senior Towers Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$539,204

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/13/2006	Audrey Martin	LIHTC	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: Called Bill to remind him that the deficiency responses are due Monday. I also told him that I will be out of the office tomorrow, but that we will have a skeleton crew for any time sensitive issues. He said he has 2/3 of the responses complete right now; I told him he is welcome to send what he has and I will begin reviewing the items today.					
4/13/2006	Audrey Martin	LIHTC	Saleem Jafar	Owner/Applicant/GP	Deficiencies
Description: Left message for Saleem reminding him that the deficiency responses are due Monday. I also told him that I will be out of the office tomorrow, but that we will have a skeleton crew for anytime sensitive issues.					
4/17/2006	Audrey Martin	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: Called Bill to ask when I can expect the deficiency responses. He said I should see them here in a little while.					
4/25/2006	Audrey Martin	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: I called Bill to let him know the TDHCA is accepting his deficiency submission, which was received after 5pm on 4/17/06, because the evidence he provided that the email was sent before 5pm and was bounced back was found to be sufficient. I also told him that his response to the second deficiency letter is sufficient and that all deficiencies are resolved.					
4/18/2020	Barbara Skinner	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: Applicant called to confirm receipt of the deficiency notice and to confirm that item 20 is only eligible for 1 point.					
4/18/2020	Barbara Skinner	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
Description: Applicant called to confirm receipt of the deficiency notice and to confirm that item 20 is only eligible for 1 point.					

060159: Victoria Place Phase II

A. General Project Information

Project Location: 1000 Barbara St. City: Athens County: Henderson Region: 4
 Total Units: 48 Total LI Units: 48 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$466,498
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Victoria Place Phase II, Ltd.; Emanuel Glockzin, Jr., (979) 846-8878

Applicant/Principals (Entity Name, Contact):

Affordable Caring Housing, Inc. Jason bienski
 Longmire Investments Limited Elaina D. Glockzin

Development Team (Entity, Contact Name, Phone):

Developer: Ponderosa Plaza, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878
 Appraiser: The Gerald A. Teel Company, Inc., Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713 4675858
 Originator/UW: N/A, Property Manager: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878
 Architect: Myriad Designs, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Cost Estimator: N/A, ,
 Attorney: Christopher J. Smitherman, Christopher J. Smitherman, (979) 260-2800 Engineer: Ash & Brown Engineering, Inc., Dale Browne, (979) 846-6914
 Syndicator: Boston Capital Corporation, Thomas W. Dixon, (617) 624-8673 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Supp. Services: Affordable Caring Housing, Inc., Jason Bienski, (979) 485-0567

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/20/2006

Second Review: Ben Sheppard, Reviewed on 3/20/2006

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

Total Points Requested:	151
Total Points Awarded:	93

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

060159: Victoria Place Phase II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$436,940

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/28/2006	Kevin Hamby		Emanuel Glockzin	Owner/Applicant/GP	Deficiencies
Description: Discussed Local Political Subdivision Points and how t apply to receive these points. Referred to Texas Gov't Code 2306.671 (1) (b) (E). Was going to call Jennifer Joyce to discuss the need for these points in the application process.					
3/31/2006	Barbara Skinner	LIHTC	Jo Laster	Owner/Applicant/GP	Deficiencies
Description: Called to inform Applicant that a few items submitted need to be clarified.					
5/9/2006	Tom Gouris	REA	Emanuel Glockzin	Owner/Applicant/GP	Deficiencies
Description: Diamond Thompson and I called the applicant to discuss his assertion that costs have increase 11% over his estimate for his 2004 project in Kilgore (04194). We explained that unlike the Kilgore development, the subject development has no common area and is not anticipated additional site work. In addition we indicated to the applicant that the reserves included in the budget supplied in the application were quite a bit higher than we would expect or could justify based upon the commitments in the application. We asked that he reconsider his development cost budget with these issues in mind and gave him until Friday to do so. If we do not hear back from him by then we will follow up with him in writing.					

060160: Pembroke Court

A. General Project Information

Project Location: Old Osage Rd. City: Gatesville County: Coryell Region: 8
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$622,416
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Pembroke Court, Ltd.: Emanuel Glockzin, (979) 846-8878

Applicant/Principals (Entity Name, Contact):

ShelterThe Homeless International Projects Maria Louisa Martinez
 Cambridge Interests, Inc. Elaina D. Glockzin

Development Team (Entity, Contact Name, Phone):

Developer: Ponderosa Plaza, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878
 Appraiser: Allen & Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen & Associates Consulting, Jeff Carroll, 704 9052276
 Originator/UW: N/A, , Property Manager: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878
 Architect: Myriad Designs, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Cost Estimator: N/A, ,
 Attorney: Christopher J. Smitherman, Christopher J. Smitherman, (979) 260-2800 Engineer: Ash & Brown Engineering, Inc., Dale Browne, (979) 846-6914
 Syndicator: Boston Capital Corporation, Thomas W. Dixon, (617) 624-8673 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/20/2006

Second Review: Emily Price, Reviewed on 4/5/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	0	0
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
App Deficiency Points Lost:					0
Total Points Requested:				151	
Total Points Awarded:				150	

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

060160: Pembroke Court Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of its total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$645,247

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/6/2020	Emily Price	MFFP	Pixie Stracener	Owner/Applicant/GP	Deficiencies
Description: I called Pixie to tell her that we will not be deducting 5 points since Mr. Glockzin was just a developer in the 2005 application that received a carryover extension.					
4/6/2020	Emily Price	MFFP	Emanuel Glockzin	Owner/Applicant/GP	Deficiencies
Description: He called to question the deduction of 5 points for the carryover extension for #05189. He stated that he was only a developer in that application, not an owner. I told him I would check on it and call back.					
4/11/2020	Emily Price	MFFP	Pixie Stacener	Owner/Applicant/GP	Deficiencies
Description: She called about her deficiency notice. She mentioned that we didn't issue a deficiency on some of the HOME items. I explained that we did not do the HOME review yet.					

060162: Picadilly Estates

A. General Project Information

Project Location: 1300 Grand Ave. Pkwy. City: Pflugerville County: Travis Region: 7
 Total Units: 168 Total LI Units: 168 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Picadilly Estates, L.P.; Paul Inameti, (512) 924-4410

Applicant/Principals (Entity Name, Contact):

Picadilly Estates, LLC Paul Inameti
 Austin Revitalization Authorization Herman Lessard
 Inameti Realty Group Paul Inameti

Development Team (Entity, Contact Name, Phone):

Developer: First Care Picadilly Estates, LP, Paul Inameti, (512) 990-4410 Housing GC: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210 530 0040
 Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 Property Manager: Integrated Property Management, Rory Johnson, (817) 742-1851
 Architect: Architectura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Attorney: Law Office of Mark Foster, Mark Foster, (214) 363-9599 Engineer: GSWW, Inc., Joseph Reue, (817) 306-1444
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Austin Revitalization Authority, Herman Lessard, (512) 469-1705

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/12/2006
 Second Review: Ben Sheppard, Reviewed on 4/12/2006

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

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

060162: Picadilly Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Shauntel Taylor

2nd Underwriter: Cameron Dorsey

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,242,595

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/8/2006	Babara Skinner	MFFP	Paul Inameti	Owner/Applicant/GP	Deficiencies

Description: Called to inform Applicant that a deficiency was issued; the applicant was sent a fax and email. The telephone number is constantly busy and I was not able to get through.

060163: Villas of Karnes City

A. General Project Information

Project Location: N.W. Corner of State Hwy 123 and Helena Hwy. **City:** Karnes City **County:** Karnes **Region:** 9
Total Units: 76 **Total LI Units:** 76 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$500,892
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Karnes City Villas, LP; Les Kilday, (713) 914-9400

Applicant/Principals (Entity Name, Contact):

Karnes City Partners LLC Les Kilday
 Kilday Partners LLC Les Kilday
 LP Kilday LLC Les Kilday
 Kilday Realty Corp. Les Kilday

Development Team (Entity, Contact Name, Phone):

Developer: Kilday Partners LLC, Les Kilday, (713) 914-9400

Appraiser: TBD, ,

Originator/UW: TBD, ,

Architect: Jim Gwin Architects, Jim Gwin, (713) 529-6262

Attorney: Eric Opiela, Eric Opiela, (512) 879-1192

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: TBD, ,

Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210 530 0040

Property Manager: TBD, ,

Cost Estimator: TBD, ,

Engineer: TBD, ,

Accountant: Reznick Group PC, Dan Worrall, (404) 847-7640

Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/21/2006

Second Review: Shannon Roth, Reviewed on 4/5/2006

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

Total Points Requested: 149

Total Points Awarded: 149

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

060163: Villas of Karnes City Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/17/2006	Shannon Rth	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies
Description: I called him to remind him the 5th day for his outstanding items is Monday the 17th					
4/17/2006	Shannon Roth	MFFP	Les Kilday	Ower/Applicant/GP	Deficiencies
Description: Called to remind him all his outstanding items are due by 5pm today. He said he knew and would be sending them over in about an hour					

060168: Birdsong Place Villas

A. General Project Information

Project Location: 1000 to 1100 block of Birdsong Dr. **City:** Baytown **County:** Harris **Region:** 6
Total Units: 96 **Total LI Units:** 96 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$861,563
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Birdsong Place Villas LP; Les Kilday, (713) 914-9400

Applicant/Principals (Entity Name, Contact):

Birbsong Place Villas LP Tom F. Lord
 Birdsong Place Partners LLC Tom F. Lord
 The Housing Corporation Tom F. Lord
 Jacinto Real Estate Ltd. Siraj Jiwani

Development Team (Entity, Contact Name, Phone):

Developer: Kilday Partners LLC, R.R. Kilday, (713) 914-9400

Housing GC: TBD, ,

Appraiser: O'Connor & Associates, Carl Thornton, (713) 680-9955

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Originator/UW: TBD, ,

Property Manager: TBD, ,

Architect: Jim Gwin Architects, Jim Gwin, (713) 829-6262

Cost Estimator: TBD, ,

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111

Engineer: TBD, ,

Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557

Accountant: Reznick Group PC, Linda Sleighter, (404) 847-9447

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/5/2006

Second Review: Ben Sheppard, Reviewed on 4/6/2006

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

Total Points Requested:	157
Total Points Awarded:	157

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

060168: Birdsong Place Villas Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$797,035

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/24/2006	Barbara Skinner	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies

Description: Called to discuss deficiency with the Applicant.

060170: Orchard Park at Willowbrook

A. General Project Information

Project Location: 9701 Grant Rd. City: Houston County: Harris Region: 6
 Total Units: 195 Total LI Units: 187 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Orchard Willowbrook L.P.; Stephan Fairfield, (832) 223-1864
 Applicant/Principals (Entity Name, Contact):
 Orchard Willowbrook GP LLC Stephanie Fairfield
 Orchard Communities, Inc. Stephanie Fairfield

Development Team (Entity, Contact Name, Phone):

Developer: Orchard Willowbrook Development LLC, Stephan Fairfield, (832) 725-8855 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Bob Coe, 713 6869955
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Insite Architecture Inc., Antonio Flamenco, (281) 955-5504 Cost Estimator: N/A, ,
 Attorney: Cochran & Baker LLP, John Cochran, (713) 888-3550 Engineer: TBD, ,
 Syndicator: National Equity Fund, Sharon Baranofsky, (707) 937-6299 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/3/2006
 Second Review: Shannon Roth, Reviewed on 4/4/2006

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

Total Points Requested:	151
Total Points Awarded:	151

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

060170: Orchard Park at Willowbrook Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,200,120

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/25/2006	Ben Sheppard	LIHTC	Stephen Fairfield	Owner/Applicant/GP	Deficiencies
Description:					
4/11/2006	Audrey Martin	MFFP	Stephen Fairfield and Key	Owner/Applicant/GP	Deficiencies
Description: Emailed Kelly and Stephan to let them know the deficiencies are due tomorrow by 5pm. I also told them that items #1 and #7 are resolved.					
4/12/2006	Audrey Martin	MFFP	Stephen Fairfield	Owner/Applicant/GP	Deficiencies
Description: Stephan called to ask about LPS points (specifically, amending amount requested) (asking if letter from applicant explaining what type of entity the funding source is will suffice). I told him I would ask Jennifer Joyce and call back with an answer.					
4/12/2006	Audrey Martin	MFFP	Stephen Fairfield	Owner/Applicant/GP	Deficiencies
Description: I called Stephan back (left voicemail) to let him know that he can amend the amount of funding requested for Volume 4 Tab 5 and that a certification explaining what type of entity NEOF, Inc. is will suffice for Volume 4 Tab 20.					

060171: Ebony Estates

A. General Project Information

Project Location: 1005 S. Washington City: Mercedes County: Hidalgo Region: 11
 Total Units: 60 Total LI Units: 60 Activity*: NC/AC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$456,076
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mercedes Partners, Ltd.; Kelly Elizondo, (512) 394-1200

Applicant/Principals (Entity Name, Contact):

Mercedes Housing Authority Horacio Pequeno
 Mercedes Partners II, L.L.C. Horacio Pequeno
 Mertex Housing Solutions Horacio Pequeno

Development Team (Entity, Contact Name, Phone):

Developer: KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200 Housing GC: KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200
 Appraiser: Rio Grande Appraisals, Tony Gutierrez, (956) 428-9595 Market Analyst: TBD, ,
 Originator/UW: N/A, , Property Manager: WLS Interest, Inc., Stacy Meza, (713) 355-5519
 Architect: Dykema Architects, Inc., Bibi Dykema, (361) 882-8171 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Guzman & Munoz Engineering & Surveying Co., Jose Munoz, (956) 425-1330
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Mercedes Housing Authority, Horacio Pequeno, (956) 565-3139

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/21/2006
 Second Review: Shannon Roth, Reviewed on 4/5/2006

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

Total Points Requested:	143
Total Points Awarded:	143

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

060171: Ebony Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/31/2006	Ben Sheppard	LIHTC	Kelly Elizondo	Owner/Applicant/GP	Deficiencies
Description: Called back to correct a misstatement in the immediately prior call.					
1/31/2006	Ben Sheppard	LIHTC	Kelly Elizondo	Owner/Applicant/GP	Deficiencies
Description: 5th day call required an immediate call back to correct statement I made about the time to correct the deficiency.					

060174: Villa del Arroyo Apts

A. General Project Information

Project Location: 1200 Block of Elm St. City: Midland County: Midland Region: 12
 Total Units: 52 Total LI Units: 50 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$456,466
 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
 Midland Community Development Corporation David Diaz
 Carcon Industries & Construction, LLC Arcilia Acosta

Development Team (Entity, Contact Name, Phone):

Developer: Midland Community Development Corporation, David Diaz, (432) 682-2520 Housing GC: TBD, ,
 Appraiser: Barlow Appraisal Associates, Keith Barlow, (432) 689-9878 Market Analyst: Mark Temple Real Estate Services, Mark Temple, 210 4969499
 Originator/UW: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Property Manager: TBD, ,
 Architect: Architectura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: TBD, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: TBD, ,
 Supp. Services: Midland Community Development Corporation, David Diaz, (432) 682-2520

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	0	14	7	0
2*		0	15	0	0
3	22	0	16	4	0
4 (A)	0	0	17 (A)	3	0
4 (B)	0	0	17 (B)	0	0
5 (A)	18	0	18	0	0
			19	2	0
6 (A)*		7	20	2	0
6 (B)*		0	21	1	0
7	12	0	22	1	0
8	10	0	23	0	0
9 (A)	0	0	24 (A)	0	0
9 (B)	0	0	24 (B)	0	0
10	7	0			
11	0	0			
12	6	0			
13	4	0			
			App Deficiency Points Lost:		0
				Total Points Requested:	127
				Total Points Awarded:	0

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

060174: Villa del Arroyo Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: David Diaz withdrew the 9% application on April 17, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
Description:					
1/30/2006	Ben Sheppard	LIHTC	Kelly Hunt	Consultant/Lobbyist	Deficiencies
Description: Called Kelly back from a message left this morning then had to find out the answer to her question and call her back again at 2:15pm.					
1/31/2006	Ben Sheppard	LIHTC	David Diaz	Owner/Applicant/GP	Deficiencies
Description: Applicant called to confirm an overnight delivery.					
1/31/2006	Ben Sheppard	LIHTC	David Diaz	Owner/Applicant/GP	Deficiencies
Description: 5th day notice. Left voice mail.					
4/12/2006	Audrey Martin	MFFP	Melanie Cordero	Owner/Applicant/GP	Deficiencies
Description: I called for David Diaz, but spoke to Melanie (2nd contact). I called to remind her that the deficiency deadline is tomorrow at 5pm.					
4/13/2006	Audrey Martin	MFFP	Melanie Cordero	Owner/Applicant/GP	Deficiencies
Description: Melanie called to tell me that the consultant, Kelly Hunt, will be faxing the deficiency responses shortly.					
4/13/2006	Audrey Martin	LIHTC	David Diaz	Owner/Applicant/GP	Deficiencies
Description: I called David in response to the deficiency response for land donation. I asked him to send a site plan. I mentioned that the acreage under control is 4.5 acres, while the boundary survey shows approximately 5.5. I asked if that was due to the proposed donation of Elm Street by the City; David replied that he assumed it was.					
4/13/2006	Audrey Martin	LIHTC	David Diaz	Owner/Applicant/GP	Deficiencies
Description: I e-mailed David telling him for the land donation deficiency, I still need the appraisal and possibly an updated Commitment of Development Funding form and intent to request.					
4/17/2006	Audrey Martin	MFFP	David Diaz	Owner/Applicant/GP	Deficiencies
Description: I spoke to David; I asked what he intends to do regarding this application. I let him know that after 5pm on the date the deficiency responses are due 5 points are lost. If all items are not received by 5pm on the 6th day, an additional 5 points are lost. If all deficiencies are not resolved by 5pm on the 7th day, which is today, the application will be terminated. He told me that he will look at where they are before 5pm and will let me know if he intends to withdraw the application, or if he will be submitting the balance of the responses.					

Description: I spoke with David; I asked what he intends to do regarding this application. I let him know that after 5pm on the date the deficiency responses are due 5 points are lost. If all ite

060176: The Residences on Anderson Ltd

A. General Project Information

Project Location: 3600 Block of Anderson City: Houston County: Harris Region: 6
 Total Units: 92 Total LI Units: 88 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,157,744
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): The Residences on Anderson; H. Elizabeth Young, (713) 626-1400

Applicant/Principals (Entity Name, Contact):

The Residences on Anderson Partners, LLC H Elizabeth Young
 Artisan American Corp. H Elizabeth Young
 Inland General Construction Co. Vernon Young

Development Team (Entity, Contact Name, Phone):

Developer: Artisan American Corp, H Elizabeth Young, (713) 626-1400 Housing GC: Inland General Construction Company, Vernon Young, (713) 626-1400
 Appraiser: O'Connor and Associates, Richard Ziglar, (713) 686-9955 Market Analyst: O'Connor & Associates, Richard Ziglar, 713 6869955
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0906 Property Manager: Investors Management Group, LLC, Darlene Smith Guidry, (713) 871-0063
 Architect: Stogsdill Architects, Inc., Russell Stogsdill, (281) 375-6454 Cost Estimator: TBD, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Benchmark Engineering, Benny Puente, (713) 266-9030
 Syndicator: MMA Financial, Marie Keutmann, (617) 439-3911 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/5/2006
 Second Review: Shannon Roth, Reviewed on 4/6/2006

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

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

060176: The Residences on Anderson Ltd Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,157,744

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2006	Audrey Martin	LIHTC	Jeff Gannon and Elizabeth	Owner/Applicant/GP	Deficiencies
Description: Jeff e-mailed me to tell me he faxed the deficiency responses. I reviewed them immediately, and then emailed Elizabeth and Jeff telling them that all administrative deficiencies are resolved.					
4/12/2006	Audrey Martin	LIHTC	Elizabeth Young	Owner/Applicant/GP	Deficiencies
Description: Left voice mail for Elizabeth to let her know that the deficiency responses are due tomorrow by 5 pm.					
4/12/2006	Audrey Martin	LIHTC	Jeff Gannon and Elizabeth	Owner/Applicant/GP	Deficiencies
Description: E-mailed Jeff and Elizabeth to remind them that the deficiency responses are due by 5pm tomorrow.					

060177: Casa Edcouch

A. General Project Information

Project Location: N.E. Corner Mile 16 N. Rd. & 4 Mile W. **City:** Edcouch **County:** Hidalgo **Region:** 11
Total Units: 76 **Total LI Units:** 73 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$587,445
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Edcouch Housing Development, L. P.; Monica Poss, (512) 474-5003

Applicant/Principals (Entity Name, Contact):

Rufino Contreras Affordable Housing Corporation Monica Poss
 National Farm Workers Service Center Monica Poss

Development Team (Entity, Contact Name, Phone):

Developer: Rufino Contreras Affordable Housing Corp., Inc., Monica Poss, (512) 474-5003 **Housing GC:** Pacesetter Multi-family Construction LLC, Don Griffin, (817) 882-8800
Appraiser: N/A, , **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 817 627 2838
Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 **Property Manager:** National Farm Workers Service Center, Kimberli Smith, (213) 362-0260
Architect: Rodriguez & Associates Architects and Planners, Carlos Rodriguez, (519) 544-8951 **Cost Estimator:** N/A, ,
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 318-1116
Syndicator: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507 **Accountant:** Novogradac & Company, LLP, Alberto Cohen, (512) 340-0240
Supp. Services: La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/21/2006
Second Review: Emily Price, Reviewed on 4/5/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060177: Casa Edcouch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$589,102

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/13/2006	Emily Price	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies

Description: She called to ask a question about her deficiency letter.

060181: Crescent Village II Apts

A. General Project Information

Project Location: 13817 County Line Rd. City: Elgin County: Bastrop Region: 7
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$524,877
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Crescent Village II, Ltd.; Rick Deyoe, (512) 306-9206

Applicant/Principals (Entity Name, Contact):

Crescent Village III, LLC Rick J. Deyoe
 Realtex Development Corporation Rick J. Deyoe

Development Team (Entity, Contact Name, Phone):

Developer: Crescent Village II Development LLC, Rick J. Deyoe, (512) 306-9206

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

Originator/UW: TBD, ,

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

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Syndicator: TBD, ,

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

Market Analyst: O'Connor & Associates, Craig Young, 713 6869955

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

Cost Estimator: Safari Construction Inc., Mike Parr, (512) 858-2819

Engineer: Carney Engineering Company, Craig Carney, (469) 443-0861

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

Supp. Services: Texas Inter-faith Housing Corporation, J.O.T. Couch, Jr., (713) 526-6634

C. Scoring Information

First Review: Travis Brown, Reviewed on 3/21/2006

Second Review: Ben Sheppard, Reviewed on 4/7/2006

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

Total Points Requested:	129
Total Points Awarded:	129

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

060181: Crescent Village II Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$522,568

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060185: Treemont Meadows

A. General Project Information

Project Location: W. Side of Hwy. 83 at Alex St. City: La Joya County: Hidalgo Region: 11
 Total Units: 76 Total LI Units: 76 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$521,375
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Treemont Meadows, Ltd.; Rick Deyoe, (512) 306-9206

Applicant/Principals (Entity Name, Contact):

Treemont Meadows I, LLC Juan Garza
 La Joya Public Housing Authority Juan Garza
 PNC Bank Nicole Flores
 Rick J. Deyoe Rick J. Deyoe

Development Team (Entity, Contact Name, Phone):

Developer: Treemont Meadows Development LLC, Rick J. Deyoe, (512) 306-9206 Housing GC: Safari Construction Inc., Mike Parr, (512) 858-2819
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Market Analyst: O'Connor & Associates, Craig Young, 713 8689955
 Originator/UW: TBD, , Property Manager: Capstone Real Estate Services, Inc, Matt Lutz, (512) 646-6700
 Architect: Northfield Design Associates, Don Smith, (512) 302-1458 Cost Estimator: Safari Construction Inc., Mike Parr, (512) 858-2819
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Carney Engineering Company, Craig Carney, (469) 443-0861
 Syndicator: TBD, , Accountant: Reznick, Fedder & Silverman, Thomas Fassett, (704) 332-9100
 Supp. Services: Texas Inter-faith Housing Corporation, J.O.T. Couch, Jr., (713) 526-6634

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/21/2006
 Second Review: Shannon Roth, Reviewed on 4/7/2006

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

Total Points Requested:	132
Total Points Awarded:	132

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

060185: Treemont Meadows Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
5/1/2006	Sharon Gamble	MFFP	Henry Flores	Owner/Applicant/GP	Deficiencies

Description: Mr. Flores informed me that the Walker Lake Homeowners, Inc. neighborhood association said that they did submit a QCP letter on behalf of the development. I told him again that the Department did not receive a letter from this organization. He said they have not proof of delivery and asked if they could re-submit and sign a certification. I told him they could do that if they want but that there was no guarantee the the submission would be accepted.

060186: Sunset Way Apts

A. General Project Information

Project Location: Central Mall Dr. and Oakmont Dr. City: Port Arthur County: Jefferson Region: 5
 Total Units: 96 Total LI Units: 96 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$887,753
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sunset Way, Ltd.; Rick Deyoe, (512) 306-9206

Applicant/Principals (Entity Name, Contact):

Sunset Way I, LLC Rick J. Deyoe
 Realtex Development Corporation Rick J. Deyoe

Development Team (Entity, Contact Name, Phone):

Developer: Sunset Way Development, LLC, Rick J. Deyoe, (512) 306-9206

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

Originator/UW: TBD, ,

Architect: Northfield Design Associates, Don Smith, (512) 302-1456

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Syndicator: TBD, ,

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

Market Analyst: O'Connor & Associates, Craig Young, 713 8689955

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

Cost Estimator: Safari Construction Inc., Mike Parr, (512) 858-2819

Engineer: Carney Engineering Company, Craig Carney, (469) 443-0861

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

Supp. Services: Texas Inter-faith Housing Corporation, J.O.T. Couch, Jr., (713) 526-6634

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/24/2006

Second Review: Ben Sheppard, Reviewed on 2/28/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	7	7
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		7	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	5	5			
11	0	0			
12	0	0			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	151
				Total Points Awarded:	151

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

060186: Sunset Way Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$825,066

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/1/2006	Sharon D. Gambrell	LIHTC	Rick Deyoe	Owner/Applicant/GP	Deficiencies
Description: Called for clarity on deficiency #4. He feels that the plan and the city letter he submitted should be sufficient. I told him I will present to management and see if okay. He will submit all else requested.					
4/12/2006	Audrey Martin	MFFP	Rick Deyoe	Owner/Applicant/GP	Deficiencies
Description: Called Mr. Deyoe about outstanding compliance fee. He said we would have it in the next couple of hours.					
4/12/2006	Audrey Martin	MFFP	Rick Deyoe	Owner/Applicant/GP	Other
Description: Mr. Deyoe has an outstanding compliance fee associated with this application. Per Jennifer Joyce's instructions, I emailed Rick notifying him of the fee and giving payment instructions and a deadline of 4/14/06.					

060189: Concho Village Apts

A. General Project Information

Project Location: 1173 Benedict Dr. **City:** San Angelo **County:** Tom Green **Region:** 12
Total Units: 204 **Total LI Units:** 204 **Activity*:** ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,073,440
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CV Affordable Housing, L.P.; Daniel F. O'Dea, (512) 494-8200

Applicant/Principals (Entity Name, Contact):

CV Affordable Housing, L.P. Dan O'Dea
 Delphi Housing of San Angelo, LLC Dan O'Dea
 Delphi Community Housing 206, LLC Dan O'Dea

Development Team (Entity, Contact Name, Phone):

Developer: Delphi community Housing 2006, L.P., Daniel F. O'Dea, (512) 494-8200 **Housing GC:** Penco Construction, Inc., Todd Pirtle, (512) 264-9264
Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 **Market Analyst:** O'Connor & Associates, Craig Young, 713 6869955
Originator/UW: PNC Multifamily Capital, Gayle Manganello, (877) 462-0563 **Property Manager:** Marcrum Management, Brody Black, (205) 933-2585
Architect: The Hill Firm, Inc., Paul Hill, (479) 494-1808 **Cost Estimator:** Penco Construction, Inc., Todd Pirtle, (512) 264-9264
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** TBD, ,
Syndicator: PNC Multifamily Capital, Gayle Manganello, (377) 462-0563 **Accountant:** The Reznick Group, Tim Kemper, (404) 847-9447
Supp. Services: Texas Inter-Faith Management Company, J.O.T. couch, Jr., (719) 526-6634

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/19/2006
Second Review: Ben Sheppard, Reviewed on 3/20/2006

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

Total Points Requested:	120
Total Points Awarded:	124

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

060189: Concho Village Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: tom Gouris

3. Allocation Decision by Board: Competitive in Region and At-Risk Set-Aside

Comment Has a competitive in At-Risk Set-Aside and a competitive **Credit Amount Allocated by Board:** \$1,058,680 score within its allocation type and region.

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060190: Rockwell Manor Apts

A. General Project Information

Project Location: 2735 Rockwell Dr. City: Brownsville County: Cameron Region: 11
 Total Units: 125 Total LI Units: 125 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$731,884
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): RM Affordable Housing, LP; Daniel F. O'Dea, (512) 494-8200

Applicant/Principals (Entity Name, Contact):

RM Affordable Housing, L.P. Dan O'Dea
 Delphi Housing of Brownsville, LLC Dan O'Dea
 Delphi Community Housing 2006, L.P. Dan O'Dea

Development Team (Entity, Contact Name, Phone):

Developer: Delphi Community Housing 2006, L.P., Daniel F. O'Dea, (512) 494-8200 Housing GC: Penco Construction, Inc., Todd Pirtle, (512) 264-9264
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: PNC Multifamily Capital, Gayle Manganello, (877) 462-0563 Property Manager: Marcrum Management, Brody Black, (205) 933-2585
 Architect: The Hill Firm, Inc., Paul Hill, (479) 494-1808 Cost Estimator: Penco Construction, Inc., Todd Pirtle, (512) 264-9264
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Gayle Manganello, (877) 462-0563 Accountant: The Reznick Group, Wes Hudson, (404) 847-9447
 Supp. Services: Texas Inter-Faith Management Company, J.O.T. Couch, Jr., (713) 526-6634

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/5/2006
 Second Review: Emily Price, Reviewed on 4/11/2006

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

Total Points Requested:	118
Total Points Awarded:	120

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

060190: Rockwell Manor Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/17/2006	Audrey Martin	MFFP	Dan O'Dea	Owner/Applicant/GP	Deficiencies
Description: Left Dan a message letting him know his deficiencies are due tomorrow at 5pm. I also told him that I will be in a training tomorrow, and asked if he could call me when he will be submitting the deficiencies so I can give the responses my immediate attention.					
4/17/2006	Audrey Martin	MFFP	Michelle Grandt	Owner/Applicant/GP	Deficiencies
Description: Called Michelle to let her know the deficiencies are due tomorrow at 5pm. I also told her that I will be in a training tomorrow, and asked if she could call me when she will be submitting the deficiencies so I can give the responses my immediate attention.					
4/19/2020	Kevin Hamby	Executive	Dan O'Dea	Owner/Applicant/GP	Deficiencies
Description: Regarding Part 248 of 236 Loan for the at risk set-aside points. Followed up with e-mail.					

060192: Skyline Terrace

A. General Project Information

Project Location: 1212 W. Ben White Blvd. City: Austin County: Travis Region: 7
 Total Units: 100 Total LI Units: 100 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$405,339
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Skyline Terrace Housing, L.P.; Walter Moreau, (512) 447-2026

Applicant/Principals (Entity Name, Contact):

Skyline Terrace Housing, L.P. Walter Moreau
 F C Skyline terrace Housing, LLC Walter Moreau
 Foundation Communities, Inc. Walter Moreau

Development Team (Entity, Contact Name, Phone):

Developer: Foundation Communities, Inc., Walter Moreau, (512) 447-2026

Appraiser: Butler Burgher, Inc., Mark Fugina, (512) 391-0850

Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218

Architect: Pi Architects, Inc., John Rickard, (512) 231-1910

Attorney: A. Richard Hightower, A. Richard Hightower, (512) 480-8882

Syndicator: Apollo Housing Capital, LLC, Bryan Kilbane, (216) 875-2624

Housing GC: Olicon, Inc., David Oliver, (214) 358-7100

Market Analyst: Butler Burgher, Inc., Mark Fugina, 512 391 0850

Property Manager: Foundation Communities, Inc., Walter Moreau, (512) 447-2026

Cost Estimator: Foundation Communities, Inc., Ken Haulotte, (512) 447-2026

Engineer: Baker-Aicklen & Associates, John Morrey, (512) 260-7474

Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: Foundation Communities, Inc., Walter Moreau, (512) 447-2026

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/11/2006

Second Review: Ben Sheppard, Reviewed on 4/12/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060192: Skyline Terrace Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$405,339

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>
2/6/2006	Tom Gouris	LIHTC	Scott Marks	Consultant/Lobbyist	Pre-App General

Description: Asked about Foundation communities proposed supportive housing development targeting homeless populations and wanted to know if they had a deal with no debt service could they use an operating agreement that provided a set rent amount in year one that escalated by 4% annually to resolve the underwriting feasibility issue that occurs in latter years of the proforma. I indicated that they could but that they might also want to consider setting up a reserve to capture any excess net income for future year deficits.

060193: Villa Main Apts

A. General Project Information

Project Location: 901 Main Ave. City: Port Arthur County: Jefferson Region: 5
 Total Units: 140 Total LI Units: 140 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$467,128
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Villa Main Housing Associates, Ltd.; Enrique Flores, (512) 633-4037
 Applicant/Principals (Entity Name, Contact):
 Madhouse Development Services, Inc. Enrique Flores

Development Team (Entity, Contact Name, Phone):

Developer: Madhouse Development Services, Inc., Enrique Flores, (512) 633-4037 Housing GC: KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200
 Appraiser: N/A, , Market Analyst: Vogt, Williams & Bowen, L.L.C., Davonne Lewis, 512 3514781
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Dykema Architects, Inc., Bibi Dykema, (361) 882-8171 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Janna Cormier, (512) 391-9216 Accountant: Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 3/18/2006
 Second Review: Ben Sheppard, Reviewed on 3/19/2006

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

Total Points Requested:	126
Total Points Awarded:	126

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

060193: Villa Main Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Bert Murray

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$440,440

4. Records of Contact

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

Date	Staff	Program	Contact With	Contact Type	Nature of Contact
3/21/2006	Audrey Martin	LIHTC	Henry Flores	Owner/Applicant/GP	Deficiencies
Description: Henry called to say that he received the deficiency notice. He asked about the deficiency that he needed an appraisal, and said he thought he only needed it if he requested credits and had an identity of interest. I said I would get back to him with an answer.					
3/21/2006	Audrey Martin	LIHTC	Henry Flores	Owner/Applicant/GP	Deficiencies
Description: I called Henry to tell him that he needs an appraisal if he's requesting acquisition credits; the deal does not have to be an identity of interest.					
3/28/2006	Ausrey Martin	LIHTC	Henry Flores	Owner/Applicant/GP	Deficiencies
Description: I called Henry to tell h im that he still had some deficiencies outstanding because he changed his credit request amount, but didn't update the other applicable exhibits. I told him I would call him back with exactly what I need, but that I wanted to give him the heads up since there's just over an hour until the deficiency deadline.					
3/28/2006	Audrey Martin	LIHTC	Henry Flores	Owner/Applicant/GP	Deficiencies
Description: I called Henry to tell h im I need Funding Request, Sources and Uses, Financing Participants, Financing Narrative and Syndicator letter. He said the updates were already in progress and that I would get them soon. I also told him I need a new amenities map.					
3/28/2006	Audrey Martin	LIHTC	Henry Flores and Rosie Fr	Owner/Applicant/GP	Deficiencies
Description: Sent email requesting additional deficiency documentation to follow up my phone conversation with Henry.					
3/28/2006	Audrey Martin	LIHTC	Rosie Franco	Owner/Applicant/GP	Deficiencies
Description: Rosie emailed me the remaining deficiencies. I reviewed them immediately and sent her a reply email at 5:02pm telling her that deficiencies are resolved.					
5/2/2006	Bert Murray	REA	Henry Flores	Owner/Applicant/GP	Application General
Description: Talked to Henry Flores and requested additional information: (1) Renewal of the HAP contract that expired on 3-31-06 (2) Purchase Contract for the property (3) 2004 Income and Expense Historical information. Mr. Flores is going to try to get me as much of the information as possible. He doubts that a HAP contract has been renewed and he does not think that he can get the 2004 Income and Expense infromation. He will get back to me.					

060194: La Vista Apts

A. General Project Information

Project Location: 2401 La Vista City: McAllen County: Hidalgo Region: 11
 Total Units: 49 Total LI Units: 49 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$138,309
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): La Vista Housing Associates, Ltd.; Enrique Flores, (512) 633-4037
 Applicant/Principals (Entity Name, Contact):
 Madhouse Development Services, Inc. Enrique Flores

Development Team (Entity, Contact Name, Phone):

Developer: Madhouse Development Services, Inc., Enrique Flores, (512) 633-4037 Housing GC: KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200
 Appraiser: N/A, , Market Analyst: Vogt, Williams & Bowen, L.L.C., Davonne Lewis, 512 3514781
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Dykema Architects, Inc., Bibi Dykema, (361) 882-8171 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Janna Cormier, (512) 391-9216 Accountant: Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/19/2006
 Second Review: Ben Sheppard, Reviewed on 3/21/2006

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

Total Points Requested:	132
Total Points Awarded:	132

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

060194: La Vista Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$132,870

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060195: Cedarwood Apts

A. General Project Information

Project Location: 2201 Bobby K. Marks Dr. City: Huntsville County: Walker Region: 6
 Total Units: 68 Total LI Units: 68 Activity*: ACQ/R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$287,397
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cedarwood Housing Associates, Ltd.; Enrique Flores, (512) 633-4037
 Applicant/Principals (Entity Name, Contact):
 Madhouse Development Services, Inc. Enrique Flores

Development Team (Entity, Contact Name, Phone):

Developer: Madhouse Development Services, Inc., Enrique Flores, (512) 633-4037 Housing GC: KPE Development, L.L.C., Kelly Elizondo, (512) 394-1200
 Appraiser: N/A, , Market Analyst: Vogt, Williams & Bowen, L.L.C., Devon Lewis, 512 3514781
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Dykema Architects, Inc., Bibi Dykema, (361) 882-8171 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Janna Cormier, (512) 391-9216 Accountant: Reznick, Fedder & Silverman, Tom Fassett, (704) 332-9100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 3/21/2006
 Second Review: Ben Sheppard, Reviewed on 3/21/2006

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

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

060195: Cedarwood Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: At-Risk Set-Aside

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$255,962

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060197: Rivermont Place Apartment Homes

A. General Project Information

Project Location: S.W. Corner E. Riverside Dr. & Montopolis Dr. City: Austin County: Travis Region: 7

Total Units: 126 Total LI Units: 120 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,086,987

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Rivermont Place Associates Limited Partnership; David G. Rae, (425) 455-3879

Applicant/Principals (Entity Name, Contact):

Rivermont Place General, LLC David G. Rae
Campbell-Hogue Financial Services, LLC David G. Rae

Development Team (Entity, Contact Name, Phone):

Developer: CHA Development Limited Partnership, David G. Rae, (425) 455-3879 Housing GC: Campbell-Hogue Construction Associates, LLC, Doug Harrison, (512) 794-9378
Appraiser: Sayers & Associates, Inc., Glen Sanders, (512) 472-6100 Market Analyst: Capitol Markets Research, Inc., Charles Heimsath, 512 476 5000
Originator/UW: N/A, Property Manager: Capstone Real Estate Services, Inc., Matt Lutz, (512) 646-6700
Architect: Chiles Architects, inc., Gary Chiles, (512) 327-3397 Cost Estimator: N/A, ,
Attorney: Locke Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: Bury + Partners TX, Inc., Joseph Isaja, (512) 328-0011
Syndicator: MMA Financial, Suzanne Pixley, (813) 868-8062 Accountant: Reznick Group PC, Eddie Lusk, (404) 847-7654
Supp. Services: YMCA - Austin, Thom Parker, (512) 236-9622

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/25/2006

Second Review: Shannon Roth, Reviewed on 4/6/2006

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

Total Points Requested: 149

Total Points Awarded: 148

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

060197: Rivermont Place Apartment Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/10/2006	Barb Skinner	MFFP	David Rae voicemail	Owner/Applicant/GP	Deficiencies
Description: Called to inform Applicant that a deficiency has been issued.					
5/1/2006	Sharon Gamble	MFFP	David Rae	Owner/Applicant/GP	Deficiencies
Description: Phone from Mr. Rae. Asked why organization documents still needed if registration letter was received prior to March 1. Directed him to the QAP and explained that registration letter put them on record only, org docs needed for points. He said the neighborhood organization may not have org docs. I told him that they would not be eligible if they do not.					

060199: Legacy Senior Housing of Port Arthur

A. General Project Information

Project Location: 3400 Block - Lake Arthur Dr. City: Port Arthur County: Jefferson Region: 5
 Total Units: 126 Total LI Units: 120 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$999,761
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): LRG Legacy Senior Housing of Port Arthur, L.P.; Huelon A. Harrison, (214) 941-6885

Applicant/Principals (Entity Name, Contact):

LRG Development LP (To Be Formed) Huelon A. Harrison
 LRG Legacy Senior Housing of Port Arthur LLC (To Be Huelon A. Harrison
 LRG Legacy Senior Housing of Port Arthur LP Huelon A. Harrison

Development Team (Entity, Contact Name, Phone):

Developer: LRG Development LP, Huelon A. Harrison, (214) 941-6885
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700
 Originator/UW: Collateral Mortgage Capital, LLC, Phil Melton, (972) 385-6005
 Architect: Architectura, Inc., Frank W. Pollacia, (972) 509-0088
 Attorney: David, Goodman & Madole, Mac B. Viscuso, (972) 991-0889
 Syndicator: Hudson Housing Capital LLC, Orlando Alfaro, (310) 242-5509
 Housing GC: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Market Analyst: Ipser & Associates, Inc, Ed Ipser, 817 927 2838
 Property Manager: Integrity Management, Star Rhodes, (972) 881-9052
 Cost Estimator: Integrated Construction and Development, L.P., Richard Simmons, (817) 742-1851
 Engineer: Dikita Enterprises, Inc., Lucious Williams, (409) 729-8300
 Accountant: Reznick, Fedder & Silverman, Thomas Fassett, (704) 332-9100
 Supp. Services: Hou-dal Affordable Housing Corporation, Constance Mixon, (972) 298-9162

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/23/2006

Second Review: Emily Price, Reviewed on 2/28/2006

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

Total Points Requested:	155
Total Points Awarded:	155

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

060199: Legacy Senior Housing of Port Arthur Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Significant Regional Shortfall

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$961,150

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/26/2006	Emily Price	LIHTC	Hugh Harrison	Owner/Applicant/GP	Deficiencies
Description: He called regarding the deficiency notice for the incorrect officials. He said he has notified the correct officials and that he has the letter and certified mail receipt. I told him to keep a copy for his records but that he did not need to submit it to us.					
3/21/2006	Barbara Skinner	LIHTC	Hugh Harrison	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant deficiencies are due 3/22/06					
3/22/2006	Barbara Skinner	LIHTC	Hugh Harrison	Owner/Applicant/GP	Deficiencies
Description: Called to discuss deficiency.					
3/29/2006	Carl Hoover		Huelon Harrison	Owner/Applicant/GP	Deficiencies
Description: Discussed the following with Mr. Harrison, 1). The rent shedule submitted shows much lower max. net rents than are available. Mr. Harrison will submit a new rent schedule reflecting the max. net rents available. 2). Discussed the Grant Letter from the City of Port Arthur and the max. \$38K contribution per year.					

060200: BERT'S Senior Housing of Waxahachie

A. General Project Information

Project Location: US Hwy. 287 and I-H35 City: Waxahachie County: Ellis Region: 3
 Total Units: 130 Total LI Units: 124 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$839,207
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Bert's Senior Housing of Waxahachie LP; Joseph Kemp, (972) 224-1096

Applicant/Principals (Entity Name, Contact):

KRR Construction, Inc Joseph Kemp
 Berts Senior Housing of Waxahachie LLC To Be Forme Joseph Kemp
 Berts Senior Housing of Waxahachie LP Joseph Kemp

Development Team (Entity, Contact Name, Phone):

Developer: KRR Development LP, Joseph Kemp, (972) 224-1096 Housing GC: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Appraiser: Butler Burgher, Inc, Diane Butler, (214) 739-0700 Market Analyst: Ipser & Associates, Inc, Ed Ipser, 8179272838
 Originator/UW: Collateral Mortgage Capital LLC, Phil Melton, (972) 385-6005 Property Manager: Integrity Management, Star Rhodes, (972) 881-9052
 Architect: Architectura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: Integrated Construction and Development, L.P., Richard E. Simmons, (817) 742-1851
 Attorney: David, Goodman & Madole, Mac B. Viscuso, (972) 991-0889 Engineer: Dikita Enterprises, Inc., Lucious Williams, (21) 463-4884
 Syndicator: Hudson Housing Capital LLC, Orlando Alfaro, (310) 242-5509 Accountant: Reznick, Fedder & Silverman, Thomas Fassett, (704) 332-9100
 Supp. Services: Hou-dal Affordable Housing Corporation, Constance Mixon, (310) 242-5509

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/6/2006

Second Review: Shannon Roth, Reviewed on 4/10/2006

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

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

060200: BERT'S Senior Housing of Waxahachie Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
4/10/2006	Audrey Martin	MFFP	Terri Anderson	Consultant/Lobbyist	Deficiencies
Description: Terri called to confirm receipt and to talk through the deficiency requests.					
4/12/2006	Audrey Martin	MFFP	Terri Anderson	Consultant/Lobbyist	Deficiencies
Description: I emailed Terry to remind her that I still need the breakdown of in-kind contributions.					
4/12/2006	Audrey Martin	MFFP	Terri Anderson	Consultant/Lobbyist	Deficiencies
Description: I called Terry to make sure she got my email yesterday, in which I asked for one more deficiency item. She received the email and is in the process of getting the final item.					
4/13/2006	Audrey Martin	LIHTC	Terri Anderson and Joseph	Owner/Applicant/GP	Deficiencies
Description: I e-mailed Terri and Joseph to tell them that all administrative deficiencies are resolved.					

060201: Moore Grocery Lofts

A. General Project Information

Project Location: 408 & 410 N. Broadway **City:** Tyler **County:** Smith **Region:** 4
Total Units: 88 **Total LI Units:** 88 **Activity*:** NC/R/A * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$801,237
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Moore Grocery Lofts, Ltd. Partnership; Jim Sari, (336) 722-9871

Applicant/Principals (Entity Name, Contact):

Landmark Asset Services, Inc. Jim Sari
Sari & Company Jim Sari
Fitch Development Group, Inc. Hollis Fitch

Development Team (Entity, Contact Name, Phone):

Developer: Archetypes, LLC, Dewayne H. Anderson, Sr., (336) 722-9871 **Housing GC:** Rehab Builders, Inc., Ed Lipsky, (336) 722-9871
Appraiser: N/A, , **Market Analyst:** Novogradic & Company, LLP, John Cole, 512 3400420
Originator/UW: CBRE/Melody Capital Markets, Jeff Crozier, (512) 449-4948 **Property Manager:** Landmark Property Management Company, John Sari, (336) 722-9871
Architect: Martin Riley & Associates, Jackie Martin, (404) 373-2800 **Cost Estimator:** Rehab Builders, Inc., Ed Lipsky, (336) 722-9871
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** Leap Engineering, Robert C. Hickman, (409) 813-1862
Syndicator: Alliant Capital, Ryne Johnson, (804) 320-0585 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/7/2006
Second Review: Shannon Roth, Reviewed on 4/10/2006

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

Total Points Requested:	158
Total Points Awarded:	158

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

060201: Moore Grocery Lofts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Brenda Hull

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$748,845

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/27/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Hollis sent me an emailed deficiency response. No reponse was necessary since it was a notification issue, but he provided an explanation anyway. Deficiency resolved.					
2/24/2006	Tom Gouris		Jeff Crozier	Consultant/Lobbyist	Application General
Description: Asked if a gut rehab required a PCA? Answer was yes.					
4/12/2006	Audrey Martin	MFFP	Bill Scantland	Owner/Applicant/GP	Appeals
Description: Bill called to ask who the Executive Director is so he can address an appeal letter. I told him our Acting Executive Director is Bill Dally.					
4/12/2006	Audrey Martin	MFFP	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: I emailed Bill to let him know that his deficiency response for public transportation resolves the deficiency request for that item.					
4/12/2006	Audrey Martin	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Hollis call about the revitalization plan. The plan targets the neighborhood that the development is in, he will give me an additional letter from the city verifying that, and he is working on the map that goes along with it. He thinks he should be able to have it to me Monday.					
4/13/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Hollis returned my call. He said that he will send the deficiency responses in today.					
4/13/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Left message for Hollis reminding him that the deficiency responses are due Monday. I also told him that I will be out of the office tomorrow, but that we will have a skeleton crew for any time sensitive issues.					
4/13/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Left message for Hollis reminding him that the deficiency responses are due Monday. I also told him that I will be out of the office tomorrow, but that we will have a skeleton crew for any time sensitive issues.					
4/17/2006	Audrey Martin	MFFP	Hollis Fitch and Bill Scantla	Owner/Applicant/GP	Deficiencies
Description: Left message for Hollis asking for additional information regarding the City of Tyler Consolidated Plan. Called back and spoke with Hollis and Bill; told them to disregard the additional information, as further research on my part revealed that their previous submission satisfied the deficiency. I told them that all administrative deficiencies are resolved, and that I will send them an email to that effect later this morning.					

Description: Hollis called to talk through the deficiency items. I told him what we're looking for, he understood, and said he would have the responses to me tomorrow.

060202: Beaumont Downtown Lofts

A. General Project Information

Project Location: 527 Forsythe St. and 620 Pearl St. **City:** Beaumont **County:** Jefferson **Region:** 5
Total Units: 36 **Total LI Units:** 36 **Activity*:** R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$402,869
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Beaumont Downtown Lofts, Ltd. Partnership; Jim Sari, (336) 722-9871

Applicant/Principals (Entity Name, Contact):

Landmark Asset Services, Inc. Jim Sari
 Sari & Company Jim Sari
 Fitch Development Group, Inc. Hollis Fitch

Development Team (Entity, Contact Name, Phone):

Developer: Archetypes, LLC, Dwayne H. Anderson, Sr., (336) 722-9871 **Housing GC:** Rehab Builders, Inc., Ed Lipsky, (336) 722-9871
Appraiser: N/A, **Market Analyst:** Novogradic & Company, LLP, John Cole, 512 3400420
Originator/UW: CBRE/Melody Capital Markets, Jeff Crozier, (512) 499-4948 **Property Manager:** Landmark Property Management Company, John Sari, (336) 722-9871
Architect: Martin Riley & Associates, Jackie Martin, (404) 373-2800 **Cost Estimator:** Rehab Builders, Inc., Ed Lipsky, (336) 722-9871
Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 **Engineer:** Leap Engineering, Robert C. Hickman, (409) 813-1862
Syndicator: Alliant Capital, Ryne Johnson, (804) 320-0585 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 2/23/2006
Second Review: Ben Sheppard, Reviewed on 2/28/2006

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

Total Points Requested:	155
Total Points Awarded:	153

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

060202: Beaumont Downtown Lofts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$390,053

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/3/2006	Audrey Martin	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: Bill emailed QCT map in connection with Rita deficiency letter. I emailed back at 12:16pm thanking him for responding so quickly.					
3/3/2006	Audrey Martin	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: I emailed Bill asking for the QCT map associated with documentation he submitted with his first email.					
3/3/2006	Audrey Martin	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: Bill emailed documentation to clear the OCT deficiency.					
3/3/2006	Audrey Martin	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: Bill called me to discuss the deficiency item related to QCT. He explained the discrepancy that evidence was forthcoming.					
3/21/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Hoolis called to confirm that the additional deficiency was received, and to say that he will fax the response to my attention.					
3/21/2006	Audrey Martin	LIHTC	Jim Sari	Owner/Applicant/GP	Deficiencies
Description: I faxed an additional deficiency letter to Jim Sari, Bill Scantland, and Hollis Fitch. Jim called me about it to verify he received it, ask about his deadline and ask if the signatures have to be original. I told him we don't need original and that his responses are due 3/28.					
3/21/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Called Hollis to let him know I received his deficiency responses and they fulfilled the request. I did find 3 new items, however, so I spoke with him about the new deficiencies (not originally asked for). I told him I would be sending him a new deficiency letter so he has additional time to satisfy the new request. I notified JJ about the situation , as well, and got clearance to issue another deficiency letter.					
3/22/2006	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Other
Description: Hollis called to see if the market sudy has come in for this deal. It isn't in the file, so I checked with Misael and she hasn't gotten it either. I called Hillis back at 10:23 am to tell him we don't have it.					

3/24/2006	Lisa Vecchietti		Jeff Crozier	Consultant/Lobbyist	Deficiencies
Description: Mr. Crozier called to discuss the following request for additional information: Volume I, Tab 3, Part A: If the direct construction costs/hard costs of \$2,609,000 includes costs for renovating the proposed retail space, provide a letter from a certified public accountant indicating the eligible basis attributed to direct					
3/31/2006	Audrey Martin	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: Bill called to confirm that his PCA, ESA, and neighborhood items have been received. I told him I would forward his request to Misael, who is handling a volume of similar requests.					
4/11/2020	Audrey Martin	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
Description: Hollis called to talk through the deficiency items. I told him what we're looking for he understood, and said he would have the responses to me tomorrow.					

060206: Gardens of Mabank

A. General Project Information

Project Location: 801 South Second St. City: Mabank County: Kaufman Region: 3
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$302,324
 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, LP; George Hopper, (785) 266-6133
 Applicant/Principals (Entity Name, Contact):

Development Team (Entity, Contact Name, Phone):

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133
 Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (90) 387-7422 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, , Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133
 Architect: Schwerdt Design Group Haugh and Associates, Mike Stormer, (785) 273-7540 Cost Estimator: N/A, , Engineer: TBD, ,
 Attorney: David Holstead P.A., David Holstead, (785) 228-1901 Accountant: Mayer, Hoffman, and McCann, Doug Glenn, (785) 272-3176
 Syndicator: Boston Capital Holdings, L.L.C., Olga Winner, (617) 624-8816 Supp. Services: TBD, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/8/2006
 Second Review: Ben Sheppard, Reviewed on 2/21/2006

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

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

060206: Gardens of Mabank Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: **Significant Regional Shortfall**

Comment Recommended because without this award included, this sub-region's allocation shortfall would have been a significant portion of their total targeted sub-regional allocation. **Credit Amount Allocated by Board:** \$296,206

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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060207: Gardens of Burkburnett

A. General Project Information

Project Location: 1012 Arthur St City: Burkburnett County: Wichita Region: 2
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$295,917
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Gardens of Burkburnett, LP; George Hopper, (785) 266-6133

Applicant/Principals (Entity Name, Contact):

N/A

Development Team (Entity, Contact Name, Phone):

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133

Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133

Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Originator/UW: N/A, ,

Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 526-6613

Architect: Schwerdt Design Group Haugh and Associates, Mike Stormer, (785) 273-7540

Cost Estimator: N/A, ,

Engineer: TBD, ,

Attorney: David Holstead P.A., David Holstead, (785) 228-1901

Syndicator: Boston Capital Holdings, L.L.C., Olga Winner, (617) 624-8816

Accountant: Mayer, Hoffman, and McCann, Doug Glenn, (785) 272-3176

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/10/2006

Second Review: Emily Price, Reviewed on 3/20/2006

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

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

060207: Gardens of Burkburnet Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: George Hopper withdrew the 9% and HOME application on May 8, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/19/2006	Shannon Roth	Other	Mark Fiester	Owner/Applicant/GP	Deficiencies
Description: I returned his call regarding the deficiencies that were sent out for the applications referenced above. He asked is he had to complete the forms listing city council members and county commissioners, or was the form he submitted not sufficient. I told him he must check the box at the top of each page indicating whether or not it was single member, at large or both. I told him his form would not suffice for that. He said ok.					
1/19/2006	Shannon Roth	Other	George Hopper	Owner/Applicant/GP	Deficiencies
Description: I called and left George Hooper a voicemail that I was faxing over a deficiency letter for 060207, 060208, and 060209. I also sent an email to him and the second contact.					
3/21/2006	Barbara Skinner	LIHTC	Mary Lou	Owner/Applicant/GP	Deficiencies
Description: Called to confirm deficiency was received. I did receive a confirmation that it was successfully sent.					
3/27/2006	Barbara Skinner	LIHTC	Amanda Nations	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant that deficiencies are due today . I left voicemail with the receptionist for George Hopper and Amanda.					
5/1/2006	Barb Skinner	MFFP	Amanda Nations	Owner/Applicant/GP	Deficiencies
Description: Called to inform Amanda that a defeciency has been issued for 060207 and 060208.					
5/2/2006	Barb Skinner	MFFP	Don Young	Owner/Applicant/GP	Deficiencies
Description: Don called to confirm that he must submit additional information regarding notifications that were mailed to residents. I explained that he did need to submit the information requested. In addition, I explained that more "stuff" is required when an Applicant decides not to put up a sign.					

060208: Gardens of Gatesville

A. General Project Information

Project Location: Adjacent to 328 State School Rd **City:** Gatesville **County:** Coryell **Region:** 8
Total Units: 36 **Total LI Units:** 36 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$294,040
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):
 N/A

Development Team (Entity, Contact Name, Phone):

Developer: Continental Real Estate, Inc., George D. Hopper, (785) 266-6133	Housing GC: Continental Construction of Kansas, Inc., Mike Myers, (785) 266-6133
Appraiser: Real Estate Appraisal Service, Inc., Jim Justice, (903) 877-4224	Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: N/A, ,	Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133
Architect: Schwerdt Design Group Haugh and Associates, Mike Stormer, (785) 273-7540	Cost Estimator: N/A, ,
Attorney: David Holstead P.A., David Holstead, (785) 228-1901	Engineer: TBD, ,
Syndicator: Boston Capital Holdings, L.L.C., Olga Winner, (617) 624-8816	Accountant: Mayer, Hoffman, and McCann, Doug Glenn, (785) 272-3176
	Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/15/2006

Second Review: Emily Price, Reviewed on 4/11/2006

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

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

060208: Gardens of Gatesville Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$294,069

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
1/19/2006	Shannon Roth	Other	Mark Fiester	Owner/Applicant/GP	Deficiencies
Description: I returned his call regarding the deficiencies that were sent out for the applications referenced above. He asked is he had to complete the forms listing city council members and county commissioners, or was the form he submitted not sufficient. I told him he must check the box at the top of each page indicating whether or not it was single member, at large or both. I told him his form would not suffice for that. He said ok.					
1/19/2006	Shannon Roth	Other	George Hopper	Owner/Applicant/GP	Deficiencies
Description: I called and left George Hooper a voicemail that I was faxing over a deficiency letter for 060207, 060208, and 060209. I also sent an email to him and the second contact.					
3/15/2006	Sharon Gamble	LIHTC	Mark Fiester	Owner/Applicant/GP	Deficiencies
Description: Mr. Fiester wanted to know if we reviewed the diskette or the hard of the Application as "the diskette contains 90% of the information requested in the deficiency notice." I told him we only review the hard copy. He suggested there was a foul up in his office and he will respond to the deficiencies					
5/1/2006	Barb Skinner	MFFP	Amanda Nations	Owner/Applicant/GP	Deficiencies
Description: Called to inform Amanda that a deficiency has been issued for 060207 and 060208.					

060211: Hanratty Place Apartments

A. General Project Information

Project Location: 800 S. Jennings City: Fort Worth County: Tarrant Region: 3
 Total Units: 32 Total LI Units: 32 Activity*: R * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$343,437
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Hanratty Place Apartments, L.P.; Bonnie R. Siddons, (817) 926-8717
 Applicant/Principals (Entity Name, Contact):
 N/A

Development Team (Entity, Contact Name, Phone):

Developer: Mental Health Housing Development Corporation, Bonnie Siddons, (817) 926-8717 Housing GC: Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810
 Appraiser: Integra Realty Resources D/FW, Kelly Brechel, (817) 332-5522 Market Analyst: Integra Realty Resources, Jon Cruse, 972 960 1222
 Originator/UW: N/A, , Property Manager: Myan Management Group, Olivia Fralic, (817) 442-8200
 Architect: CMA P.A., Bruce Carlson, (817) 877-0044 Cost Estimator: Carleton Construction, Ltd., Neal Hildebrandt, (972) 980-9810
 Attorney: Cochran & Baker, LLP, John Cochran, (713) 888-3542 Engineer: CMA P.A., Bruce Carlson, (817) 877-0044
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Denize Fazio, (804) 237-1412 Accountant: The Reznick Group, Tim Kemper, (404) 847-9447
 Supp. Services: MHMR of Tarrant County, Dr. Jim McDermott, (817) 569-4508

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 4/7/2006

Second Review: Emily Price, Reviewed on 4/11/2006

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

Total Points Requested:	159
Total Points Awarded:	159

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

060211: Hanratty Place Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$343,345

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>
4/13/2006	Emily Price	LIHTC	Bonnie Siddons	Owner/Applicant/GP	Deficiencies
Description: She called to ask questions about her deficiency notice.					
4/18/2020	Emily Price	MFFP	Bonnie Siddons	Owner/Applicant/GP	Deficiencies
Description: Left message totell her that I still need more information on deficiency item #4. Her response is due by 5pm.					

060217: Reed Road Senior Residential

A. General Project Information

Project Location: 2800 Block of Reed Rd. City: Houston County: Harris Region: 6
 Total Units: 180 Total LI Units: 172 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Reed Road Senior Residential LP; Stuart Shaw, (512) 220-8000

Applicant/Principals (Entity Name, Contact):

SSFP Reed Road VLP Stuart Shaw
 SBS Reed Road V LLC Stuart Shaw
 Stuart Shaw Family Management LLC Stuart Shaw

Development Team (Entity, Contact Name, Phone):

Developer: SSFP Reed Road V LP, Stuart Shaw, (512) 220-8000 Housing GC: Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550
 Appraiser: Butler Burgher, Inc, L. Kyle Lewallen, (512) 391-0850 Market Analyst: O'Connor & Associates, Kathryn Koepke, 713 686 9955
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Cost Estimator: Galaxy Builders, Ltd., Arun Verma, (210) 493-0550
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 Engineer: Hanrahan Pritchard Engineering, Ron Pritchard, (512) 459-4734
 Syndicator: N/A, , Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/6/2006
 Second Review: Sharon Gamble, Reviewed on 4/11/2006

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17 (A)	4	4
4 (B)	14	14	17 (B)	0	0
5 (A)	18	18	18	0	0
			19	2	2
6 (A)*		0	20	2	2
6 (B)*		7	21	1	1
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	6	6			
13	4	4			
			App Deficiency Points Lost:		0
				Total Points Requested:	152
				Total Points Awarded:	152

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

060217: Reed Road Senior Residential Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$1,242,595

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2006	Audrey Martin	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
Description: Casey called about the revitalization plan deficiency. I told him I would check with Jennifer Joyce to determine whether we can accept what was already submitted. I spoke with Jennifer and called Casey back within 15 minutes. The determination is that we will accept the submitted documents if he can show where the ordinance refers to something having to do with low income housing/development, affordable housing/development, or something similar that can be tied back to the community revitalization plan.					
4/17/2006	Audrey Martin	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
Description: Called Casey to tell him that his deficiencies are due tomorrow at 5pm. I also told him that I will be in a training tomorrow; he said he will try to have the responses to me today.					

060218: Cross Plains Senior Village

A. General Project Information

Project Location: 10 acres on FM 374 City: Cross Plains County: Callahan Region: 2
 Total Units: 28 Total LI Units: 28 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$214,749
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cross Plains-Charger Properties LP; Bonita Williams, (936) 560-5702

Applicant/Principals (Entity Name, Contact):

Charger Affiliates LLC Bonita Williams
 Cross Plains-Charger Properties LP Bonita Williams

Development Team (Entity, Contact Name, Phone):

Developer: Louis Williams & Associates Inc., Louis Williams, (936) 560-5702 Housing GC: Louis Williams & Associates Inc., Louis Williams, (936) 560-5702
 Appraiser: Sherrill & Associates, Jerry Sherrill, (817) 557-1791 Market Analyst: O'Connor & Associates, Craig Young, 713 686 9955
 Originator/UW: N/A, , Property Manager: Charger Management Company, Mary Graves, (254) 725-7796
 Architect: Delbert Richardson PE, Delbert Richardson, (936) 639-9761 Cost Estimator: Louis Williams, Louis Williams, (936) 560-5702
 Attorney: David Ash, David Ash, (936) 569-2828 Engineer: Delbert Richardson PE, Delbert Richardson, (936) 639-9761
 Syndicator: Michael Associates LTD, Chip Holmes, (207) 775-4400 Accountant: Halls, Johnson, McLemore, Redfield & Rodriguez, Gary Johnson, (936) 564-8186
 Supp. Services: WTCOG Area Agency on Aging, Cross Plains Sr. Cente, Kathy Anderson,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/22/2006

Second Review: Emily Price, Reviewed on 4/11/2006

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

Total Points Requested:	150
Total Points Awarded:	150

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

060218: Cross Plains Senior Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Brenda Hull

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$214,749

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2006	Emily Price	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
Description: She called to ask about deficiency item #2.					
4/17/2006	Emily Price	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
Description: Called Bonita to let her know that I still need a certification from the EDC to prove up local political subdivision.					

060219: Providence Estates

A. General Project Information

Project Location: S.E. Corner of Louise & Airport City: Rosenberg County: Fort Bend Region: 6
 Total Units: 168 Total LI Units: 168 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,000,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): R.T. Louise-Airport, Ltd.; Manish Verma, (210) 240-8376
 Applicant/Principals (Entity Name, Contact):
 CIS Louis-Airport GP, LLC Manish Verma
 N/A

Development Team (Entity, Contact Name, Phone):

Developer: GMAT Development-Providence Estates, Ltd., Manish Verma, (210) 240-8376 Housing GC: Galaxy Builders, Ltd, Arun K. Verma, (210) 493-0550
 Appraiser: TBD, , Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
 Originator/UW: N/A, , Property Manager: TBD, ,
 Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700 Engineer: TBD, ,
 Syndicator: MMA Financial, Marie Keutmann, (617) 772-9557 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Lisa Vechiette, Reviewed on 3/24/2006
 Second Review: Shannon Roth, Reviewed on 4/11/2006

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

Total Points Requested:	157
Total Points Awarded:	156

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

060219: Providence Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Not Competitive in Region/ Set-Aside**

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060220: Western Trail

A. General Project Information

Project Location: 1/2 mile North of Westpoint Blvd. **City:** White Settlement **County:** Tarrant **Region:** 3
Total Units: 172 **Total LI Units:** 172 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,000,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): F.W.T. Dale Lane, Ltd.; Manish Verma, (210) 240-8376

Applicant/Principals (Entity Name, Contact):

CIS Dale Lane GP, LLC Manish Verma

Development Team (Entity, Contact Name, Phone):

Developer: GMAT Development-Western Trail, Ltd., Manish Verma, (210) 240-8376 **Housing GC:** Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550

Appraiser: TBD, ,

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Originator/UW: N/A, ,

Property Manager: TBD, ,

Architect: Chiles Architects, Inc, Gary Chiles, (512) 327-3397

Cost Estimator: N/A, ,

Attorney: Locke Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4700

Engineer: TBD, ,

Syndicator: JER Hudson, Sam Ganeshan, (212) 218-4469

Accountant: TBD, ,

Supp. Services: TBD, ,

C. Scoring Information

First Review: Lisa Vechiette, Reviewed on 3/24/2006

Second Review: Shannon Roth, Reviewed on 4/11/2006

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

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

060220: Western Trail Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060222: Jason Avenue Residential

A. General Project Information

Project Location: Near Intersection of River Rd. & Jason Ave. **City:** Amarillo **County:** Potter **Region:** 1

Total Units: 176 **Total LI Units:** 168 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,200,000

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Jason Avenue Residential LP; Stuart Shaw, (512) 220-8000

Applicant/Principals (Entity Name, Contact):

SSFP Jason Avenue VII LP Stuart Shaw
 SBS Jason Avenue VII LLC Stuart Shaw
 Stuart Shaw Family Management LLC Stuart Shaw

Development Team (Entity, Contact Name, Phone):

Developer: SSFP Jason Avenue VII LP, Stuart Shaw, (512) 220-8000

Appraiser: The Steve Rogers Company, Travis Leo, (806) 358-7611

Originator/UW: N/A, ,

Architect: Chiles Architects, Inc., Gary Chiles, (512) 327-3397

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111

Syndicator: N/A, ,

Housing GC: Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550

Market Analyst: O'Connor & Associates, Kathryn Koepke, 713 686 9955

Property Manager: TBD, ,

Cost Estimator: Galaxy Builders, Ltd., Arun Verma, (210) 493-0550

Engineer: Hanrahan Pritchard Engineering, Ron Pritchard, (512) 459-4734

Accountant: TBD, ,

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/7/2006

Second Review: Emily Price, Reviewed on 4/11/2006

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

Total Points Requested:	153
Total Points Awarded:	153

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

060222: Jason Avenue Residential Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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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060224: Notting Hill Gate

A. General Project Information

Project Location: 200 ft. S.E. of the Intersection of S. Gessner and Beltway 8 City: Missouri City County: Harris Region: 6

Total Units: 146 Total LI Units: 146 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,045,000

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): BW 8 200, LP; Sarah Andre, 5124956516

Applicant/Principals (Entity Name, Contact):

Alix Capital Investments, Inc. Joseph J. Lopez

Development Team (Entity, Contact Name, Phone):

Developer: Joseph J. Lopez, Joseph J. Lopez, (713) 533-5858

Appraiser: TBD, ,

Originator/UW: N/A, ,

Architect: T. Trout Architects, Ted Trout, (713) 266-7887

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111

Syndicator: Paramount Financial Group, Lynn Sample, (830) 997-6960

Housing GC: Construction Supervisors, Terry Carter, (713) 667-0123

Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040

Property Manager: Barron Builders and Management Co., Kenneth Tann, (281) 363-8705

Cost Estimator: Construction Supervisors, Terry Carter, (713) 667-0123

Engineer: TBD, ,

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

Supp. Services: TBD, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/6/2006

Second Review: Emily Price, Reviewed on 4/12/2006

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

Total Points Requested:	157
Total Points Awarded:	156

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

060224: Notting Hill Gate Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and 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>
1/31/2006	Emily Price	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description: He called to see when his deficiencies are due. I told him Thursday, Feb. 2nd.					
4/21/2006	Brooke Boston	LIHTC	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Spoke with Sarah Anderson today about the scoring sheets on the three applications she consulted on. The scoring sheets were submitted in the wrong applications. Discussing with Legal to determine whether this can be corrected or whether they are ineligible for the points and must trigger an appeal.					
4/25/2006	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to talk through her deficiency notices.					
4/25/2006	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask if staff had made a determination as to whether we would be issuing additional deficiency notices. I told her I was still talking through it with Jen and that I would call her back as soon as we make a decision.					
4/26/2006	Audrey Martin	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask if she could come view the 2 applications tomorrow at 1pm. I told her I would check with Jennifer Joyce and get back to her.					
4/26/2006	Audrey Martin	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: I called Sarah to tell her that 1pm tomorrow is not a good time for her to come in and review the applications. Per Jennifer Joyce's instructions, I told her to wait until scoring notices go out, and that she and Sarah Anderson should respond to the deficiency notice in whatever way Sarah Anderson and Jennifer Joyce discussed yesterday. Sarah Andre asked what the timeline is for scoring notices. I said I did not know, but that I would be able to discuss it with Jennifer tomorrow, which Sarah said was fine. I told her I would call her back with more information tomorrow.					
4/19/2020	Barbara Skinner	MFFP	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Called to remind Sarah that deficiencies are due today.					
4/19/2020	Emily Price	MFFP	Sarah Anderson	Owner/Applicant/GP	Deficiencies
Description: Talked to Sarah twice about her deficiencies. She submitted a new self score because she said the self-score for 060224 was put in the 060226 application. Jen and I told her that as it currently stood, she could not submit the revised self score because of applicant error. Jen will look into it.					

Description: Sarah called to ask if I was finished meeting with Jen and if a decision was made regarding additional deficiency notices. I told her I was still talking to Jen, but that I would be issuing additional notices for both applications. I told her I would send them out today or tomorrow.

060225: The Knightsbridge

A. General Project Information

Project Location: Intersection of Theiss and FM 1960 **City:** Aldine **County:** Harris **Region:** 6
Total Units: 120 **Total LI Units:** 120 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$860,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Knightsbridge Partners, L.P.; Sarah Anderson, 5124956516
Applicant/Principals (Entity Name, Contact):
Alix Capital Investments, Inc. Joseph J. Lopez
N/A

Development Team (Entity, Contact Name, Phone):

Developer: Joseph J. Lopez, Joseph J. Lopez, (713) 533-5858 **Housing GC:** Construction Supervisors, Terry Carter, (713) 667-0123
Appraiser: TBD, , **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: N/A, , **Property Manager:** Barron Builders and Management Co., Kenneth Tann, (281) 363-8705
Architect: T. Trout Architects, Ted Trout, (713) 266-7887 **Cost Estimator:** Construction Supervisors, Terry Carter, (713) 667-0123
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 **Engineer:** TBD, ,
Syndicator: Paramount Financial Group, Lynn Sample, (830) 997-6960 **Accountant:** Novogradac & Company, LLP, Jeff Crozier, (512) 231-0158
Supp. Services: TBD, ,

C. Scoring Information

First Review: Audrey Martin, Reviewed on 4/10/2006
Second Review: Shannon Roth, Reviewed on 4/12/2006

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

Total Points Requested:	156
Total Points Awarded:	156

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

060225: The Knightsbridge Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Approved with Conditions

1st Underwriter: William Lane

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: Competitive in Region

Comment Has a competitive score within its allocation type and region.

Credit Amount Allocated by Board: \$843,815

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/1/2006	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description: Applicant and I exchanged three voicemail messages.					
2/1/2006	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description: Jen and Ben called applicant twice: first to clarify the notification requirement for developments outside a city vs. within or outside an etj; and second to clarify that applicant must respond to the deficiency notice by stating why the name(s) of council member(s) were not included on the form.					
2/1/2006	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description:					
2/2/2006	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description: Exchanged two voice mails and one call in person over a 15 minute interval regarding checking times due and times of receipt of deficiency responses.					
2/3/2006	Ben Sheppard	LIHTC	Joe Lopez	Owner/Applicant/GP	Deficiencies
Description: Applicant called to discuss sufficiency of the deficiency submission. At the time of the call a mistake in the response was noted. Aldine was said to be incorporated but the applicant meant to say un-incorporated.					
4/24/2006	Audrey Martin	LIHTC	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask what the status of the deficiency responses is. I told her that I have not reviewed them (Barbara did the review while I was out at the Reznick conference), but would find out from Barbara where we stand, and review the responses again, if necessary.					
4/24/2006	Audrey Martin	LIHTC	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to advocate					
4/24/2006	Audrey Martin	LIHTC	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah Andre called to talk about the deficiencies. I told her I did my review and have some things I want to double check. I talked through my list with her and then said I needed to talk through those items with Jen and determine if we need to issue additional deficiencies.					

4/24/2006	Audre Martin	LIHTC	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: I left a message for Sarah telling her that some determinations had to be made regarding the deficiency submissions last week and that I will get back with her tomorrow about them, because Jen is out sick. Jen needs to catch me up and I need to double check with her that all the questions I have already been considered.					
4/24/2006	Audrey Martin	LIHTC	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to advocate for the acceptance of the deficiency responses for satisfaction of the deficiency notice dated 4/12/06. I told her that I have to clarify with Jen withat we are going to accept, and in the case that we do not accept an item as having been resolved by the deadline, if we will issue a new deficiency or if it will be a point loss situation. I told her that one of us would call her as soon as we talk through the issues tomorrow.					
4/25/2006	Audrey Anderson	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah called to talk throughhe deficiency notices.					
4/25/2006	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask if staff had made a determination as to whether we would be issuing additional deficiency notices. I told her I was still talking through it with Jen and that I would call her back as soon as we make a decision.					
4/26/2006	Audrey Martin	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask if she could come view the 2 applications tomorrow at 1pm. I told her I would check with Jennifer Joyce and get back to her.					
4/26/2020	Audrey Martin	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask what we consider to be a certification. I told her a signed statement is fine and that a notary stamp is not necessary.					
4/26/2020	Audrey Martin	MFFP	Sarah Andre	Consultant/Lobbyist	Deficiencies
Description: I called Sarah Andre to tell her that 1pm is not a good time for her to come in and review the applications. Per Jennifer Joyce's instructions, I told her to wait until scoring notices go out, and that she and Sarah Anderson should respond to the deficiency notice in whatever way Sarah Anderson and Jennifer Joyce discussed yesterday. Sarah Andre asked what the timeline is for the scoring notices. I said I did not know, but that I would be able to discuss it with Jennifer tomorrow, which Sarah said was fine. I told her I would call her back with more information tomorrow.					
4/26/2020	Audrey Martin	MFFP	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Sarah called to ask if I was finished meeting with Jen and if a decision was made regarding additional deficiency notices. I told her I was still talking to Jen, but that I would be issuing additional notices for both applications. I told her I would send them out today or tomorrow.					

060226: Cadogan Square

A. General Project Information

Project Location: Intersection of Wilcrest and Bellaire **City:** Houston **County:** Harris **Region:** 6
Total Units: 120 **Total LI Units:** 120 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$951,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cadogan Square Partners, L.P.; Sarah Andre, 5124956516
Applicant/Principals (Entity Name, Contact):
Alix Capital Investments, Inc. Joseph J. Lopez

Development Team (Entity, Contact Name, Phone):

Developer: Joseph J. Lopez, Joseph J. Lopez, (713) 533-5853 **Housing GC:** Construction Supervisors, Terry Carter, (713) 667-0123
Appraiser: TBD, , **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, 210 530 0040
Originator/UW: N/A, , **Property Manager:** Barron Builders and Management Co., Kenneth Tann, (281) 363-8705
Architect: T. Trout Architects, Ted Trout, (713) 266-7887 **Cost Estimator:** Construction Supervisors, Terry Carter, (713) 667-0123
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 651-0111 **Engineer:** TBD, ,
Syndicator: Paramount Financial Group, Lynn Sample, (830) 997-6960 **Accountant:** Novogradac & Company, LLP, Jeff Crozier, (512) 231-0158
Supp. Services: TBD, ,

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

Total Points Requested:	157
Total Points Awarded:	128

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

060226: Cadogan Square Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Sarah Andre withdrew the 9% application on April 17, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/real/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/7/2006	Shannon Roth	LIHTC	Sarah Anderson	Owner/Applicant/GP	Deficiencies
Description: Sarah called to inquire about the file #060226, she said her client had got a deficiency letter for one of his applications but not this one and wanted to check on it. I told her the application had been reviewed and had no deficiencies. She said ok.					
4/17/2006	Barbara Skinner	MFFP	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Called Sarah to discuss deficiencies					
4/19/2020	Barbara Skinner	MFFP	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Applicant wanted to review deficiency notice with the application on the website. I explained to the Applicant that the deficiencies were due at 5pm today and I would not be able to compare each item at 3:30pm on the last day of the time period. I informed the Applicant that the matter would be discussed with Jennifer Joyce. The Applicant called back and stated that she would send the items to Sarah Anderson so that she could deliver them to the Department.					

060234: Alamito Place LP

A. General Project Information

Project Location: Bordered by Delta Drive St., Saint Vrain St., E. Third St. and Hill St. **City:** El Paso **County:** El Paso **Region:** 13
Total Units: 58 **Total LI Units:** 58 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$634,820
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Alamito, LP, a to be formed Texas limited partnership; Gary Sanchez, (915) 849-3749
Applicant/Principals (Entity Name, Contact):

Development Team (Entity, Contact Name, Phone):

Developer: Housing Authority of the City of El Paso, Texas, Pablo Salcido, (915) 849-3702 **Housing GC:** N/A, ,
Appraiser: Wilkinson, Pendergras & Beard, L.P., Walker Beard, (915) 845-3459 **Market Analyst:** Wilkinson, Pendergras & Beard, L.P., Linda Powers, 915 4792093
Originator/UW: N/A, , **Property Manager:** Housing Authority of the City of El Paso, Gary Sanchez, (915) 849-3722
Architect: Moore, Nordell, Kroeger Architects, Inc., Mervin Moore, (915) 587-8023 **Cost Estimator:** N/A, ,
Attorney: Mendel, Blumenfeld, L.L.P., Bob Blumenfeld, (915) 587-7878 **Engineer:** SLI Engineering, Inc., George Halloul, (915) 584-4457
Syndicator: N/A, , **Accountant:** Robert H. Woolley, Jr., CPA, Robert H. Woolley, Jr., (915) 599-1220
Supp. Services: La Fe Centro De Salud Familiar, Jorge Salazar, (915) 534-7979

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 4/5/2006
Second Review: Shannon Roth, Reviewed on 4/12/2006

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

Total Points Requested:	142
Total Points Awarded:	136

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

060234: Alamito Place LP Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

EP: Pre-App Applicant withdrew "IR b/c he is not At-Risk or USDA.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Terminated

Comment Application Terminated.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

Date	Staff	Program	Contact With	Contact Type	Nature of Contact
1/18/2006	Emily Price	Other	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: I called him back after talking with Brooke. If he is not At-Risk or USDA he will not be eligible for pre-app points. There are no other consequences and he is eligible to submit a full pre-app in the nonprofit set-aside. He also mentioned that he requested \$3.8 million but on the pre-app log we only put \$1.2 million. I explained to him that his credit request was adjusted because there is a cap of \$1.2 million. I also explained that if the \$3.8 million was the 10 year amount and he actually meant to request an annual amount of \$380,000 he should email Brooke to make the correction.					
1/18/2006	Emily Price	Other	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: He called back to say he is only nonprofit. I told him he will lose pre-app points at full app. I told him that I would check with Brooke to make sure that this is the only consequence and I would call him back.					
1/18/2006	Emily Price	Other	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: He got my deficiency letter and wanted to know what he needed to do. I told him to either select At-Risk or USDA and fax it back to me.					
1/25/2006	Emily Price	LIHTC	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: Called to remind him that his deficiencies are due by 5pm.					
4/13/2006	Barbara Skinner	LIHTC	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: Gary called to discuss the deficiency notice he received on 4/12/06.					
4/19/2020	Barbara Skinner	MFFP	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant deficiencies are due today and discuss any question he may have.					
4/19/2020	Barb Skinner	MFFP	Gary Sanchez	Owner/Applicant/GP	Deficiencies
Description: Called to discuss deficiency with Applicant.					

060238: One Southwood Crossing Apts

A. General Project Information

Project Location: N Side of I-73 between 9th Ave and Hwy 347 City: Port Arthur County: Jefferson Region: 5
 Total Units: 84 Total LI Units: 84 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$684,500
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): One Southwood Crossing LP; Ike Akbari, 4097240020

Applicant/Principals (Entity Name, Contact):

One Southwood Crossing GP, LLC Seledonio Quesada
 Port Arthur Affordable Housing Corp. Seledonio Quesada
 The Housing Authority of the City of Port Arthur Seledonio Quesada

Development Team (Entity, Contact Name, Phone):

Developer: ITEX Developers, LLC, K.T. (Ike) Akbari, (409) 724-0020 Housing GC: TBD, ,
 Appraiser: Gerald Teel, Tim Treadway, (713) 467-5858 Market Analyst: Gerald Teel & Company, Tim Treadway, 713 467 5858
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0906 Property Manager: Housing Authority of the City of Port Arthur, Seledonio Quesada, (409) 982-6442
 Architect: TBD, , Cost Estimator: TBD, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry Palmer, (713) 653-7395 Engineer: TBD, ,
 Syndicator: MMA Financial, Marie Kaufmann, (617) 439-3911 Accountant: TBD, ,
 Supp. Services: Housing Authority of the City of Port Arthur, Seledonio Quesada, (409) 982-6442

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/23/2006

Second Review: Shannon Roth, Reviewed on 2/24/2006

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

Total Points Requested:	150
Total Points Awarded:	149

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

060238: One Southwood Crossing Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Lisa Vecchietti

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$540,416

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
2/24/2006	Shannon Roth	LIHTC	Ike Akbari	Owner/Applicant/GP	Pre-App General
Description: He returned my call, told him the resolution submitted behind Tab 7 in Volume 4 will not suffice to meet the 2X capita issue regarding Port Arthur. He said ok, he will get another one by April 1, 2006.					
2/24/2006	Shannon Roth	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies
Description: Called to discuss the resolution that was provided in the application, left message.					
3/7/2006	Barbara Skinner	LIHTC	Ike Akbari	Owner/Applicant/GP	Deficiencies
Description: Applicant called to discuss deficiencies for 060238 and 060092.					
4/12/2006	Audrey Martin	MFFP	Ike Akbari	Owner/Applicant/GP	Other
Description: Called Mr. Akbari and left a message asking him to call me back about the outstanding compliance fee.					
4/12/2006	Audrey Martin	MFFP	Ike Akbari	Owner/Applicant/GP	Other
Description: Mr. Akbari has an outstanding compliance fee associated with this application. Per Jennifer Joyce's instructions, I emailed Ike notifying him of the fee and giving payment instructions and deadline of 4/14/06.					

060239: Timber Creek at Sienna Trails

A. General Project Information

Project Location: Southeast Corner of Sienna Trails and North Concord **City:** Beaumont **County:** Jefferson **Region:** 5
Total Units: 36 **Total LI Units:** 36 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$493,376
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): ST Partners II, Ltd.; Mark Musemeche, 7135224141

Applicant/Principals (Entity Name, Contact):

Mgroup Holdings, Inc. Laura Musemeche
Mgroup, LLC Mark Musemeche

Development Team (Entity, Contact Name, Phone):

Developer: Mgroup LLC, Mark Musemeche, (713) 522-4141 **Housing GC:** TBD, ,
Appraiser: Gulf Coast Realty, Robert Grote, (409) 833-6361 **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 817 927 2838
Originator/UW: N/A, , **Property Manager:** Capstone Real Estate Services, Inc., Matt Lutz, (512) 646-6700
Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141 **Cost Estimator:** N/A, ,
Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144 **Engineer:** TBD, ,
Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: N/A, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/24/2006

Second Review: Ben Sheppard, Reviewed on 3/1/2006

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

Total Points Requested:	148
Total Points Awarded:	148

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

060239: Timber Creek at Sienna Trails Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Awarded Hurricane Rita

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Raquel Morales

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Awarded Hurricane Rita

Comment Awarded Hurricane Rita Housing Tax Credit Allocation. **Credit Amount Allocated by Board:** \$490,990

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/8/2006	Barbara Skinner	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
Description: Called to inform Applicant that a deficiency has been mailed.					
3/21/2006	Barbara Skinner	LIHTC	Ophelia	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant that deficiency items are due 3/22/06.					
3/22/2006	Barbara Skinner	LIHTC	Ofelia	Owner/Applicant/GP	Deficiencies
Description: Called to remind applicant deficiencies for 060241 and 060239 are due 03/23/06.					

060240: Briarbend Village at Sienna Trails

A. General Project Information

Project Location: Northeast corner of Sienna Trails and North Concord **City:** Beaumont **County:** Jefferson **Region:** 5

Total Units: 35 **Total LI Units:** 35 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$477,947

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): ST Partners III, Ltd.: Mark Musemeche, 7135224141

Applicant/Principals (Entity Name, Contact):

Mgroup Holdings, Inc. Laura Musemeche
Mgroup, LLC Mark Musemeche

Development Team (Entity, Contact Name, Phone):

Developer: Mgroup LLC, Mark Musemeche, (713) 522-4141

Appraiser: Gulf Coast realty, Robert Grote, (409) 833-6361

Originator/UW: N/A, ,

Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141

Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144

Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468

Housing GC: TBD, ,

Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817 927 2838

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

Cost Estimator: N/A, ,

Engineer: TBD, ,

Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: N/A, ,

C. Scoring Information

First Review: Sharon Gamble, Reviewed on 2/28/2006

Second Review: Shannon Roth, Reviewed on 2/28/2006

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

App Deficiency Points Lost: 0

Total Points Requested: 148

Total Points Awarded: 148

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

060240: Briarbend Village at Sienna Trails Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Mark Musmeche w/d May 25, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Applicant Withdrew

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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060241: Sienna Trails Townhomes

A. General Project Information

Project Location: Center Lot at Sienna Trails and North Concord **City:** Beaumont **County:** Jefferson **Region:** 5
Total Units: 36 **Total LI Units:** 36 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$413,807
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): ST Partners, Ltd.; Mark Musemeche, 7135224141

Applicant/Principals (Entity Name, Contact):

Mgroup Holdings, Inc. Laura Musemeche
Mgroup, LLC Mark Musemeche

Development Team (Entity, Contact Name, Phone):

Developer: Mgroup LLC, Mark Musemeche, (713) 522-4141 **Housing GC:** TBD, ,
Appraiser: Gulf Coast Realty, Robert Grote, (409) 833-6361 **Market Analyst:** Ipser & Associates, Inc., Ed Ipser, 817 927 2838
Originator/UW: N/A, , **Property Manager:** Capstone Real Estate Services, Inc., Matt Lutz, (512) 646-6700
Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141 **Cost Estimator:** N/A, ,
Attorney: Rhem Golvach, P.C., Steve Golvach, (713) 652-2144 **Engineer:** TBD, ,
Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: N/A, ,

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 2/23/2006

Second Review: Ben Sheppard, Reviewed on 3/3/2006

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

Total Points Requested:	148
Total Points Awarded:	148

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

060241: Sienna Trails Townhomes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: Not Competitive in Region/ Set-Aside

Comment Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$413,807

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/8/2006	Barbara Skinner	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
Description: Called to inform Applicant that a deficiency notice has been issued.					
3/21/2006	Barbara Skinner	LIHTC	Mark Musemucho/Ophelia	Owner/Applicant/GP	Deficiencies
Description: 060239 and 060241 called to remind applicant that deficiencies are due 3/22/06					
3/22/2006	Barbara Skinner	LIHTC	Ofelia	Owner/Applicant/GP	Deficiencies
Description: Called ro remind applicant deficiencies for 060241 and 060239 are due 03/23/06.					

060244: River Park Apartment Homes

A. General Project Information

Project Location: 1300 Martin Luther King Drive City: Waco County: McLennan Region: 8
 Total Units: 124 Total LI Units: 118 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,161,002
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Waco River Park Apartment Homes, L.P.; Michael Lankford, 7136269655

Applicant/Principals (Entity Name, Contact):

Waco River park Apartment Homes, LP Michael Lankford
 Waco River Park Apartment Homes I, LLC Michael Lankford
 Lankford Interests, LLC Michael Lankford
 PNC Multifamily Capital Nicole Flores

Development Team (Entity, Contact Name, Phone):

Developer: Lankford Interest, LLC, Michael Lankford, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Craig Young, 713 6869955
 Originator/UW: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Property Manager: Lankford Property Management, LLC, Jennifer Gaytan, (713) 626-9655
 Architect: Hill & Frank Architects, George Frank, (713) 877-1274 Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Brad Bullock, (503) 808-1300 Accountant: The Reznick Group, Tim Kemper, (404) 847-9447
 Supp. Services: Texas Post Oak Residential Resources, LLC, Jennifer Gaytan, (713) 626-9655

C. Scoring Information

First Review: Barbara Skinner, Reviewed on 3/9/2006
 Second Review: Emily Price, Reviewed on 4/12/2006

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

Total Points Requested:	146
Total Points Awarded:	146

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

060244: River Park Apartment Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: Competitive in Region when 060070 Rescinded

Comment Recommended: Ratify commitment of competitive housing **Credit Amount Allocated by Board:** \$1,181,993
tax credits issued on October 5, 2006 in the amount of
\$1,181,993.

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/13/2006	Barbara Skinner	LIHTC	Marc Caldwell	Owner/Applicant/GP	Deficiencies

Description: Returned Marc's phone call, to inform him that he needs to submit the portion of Wac's Revitalization Plan that addressess the defination in the QAP.

060245: Mainland Park Apts

A. General Project Information

Project Location: 4200 FM 1764 City: Texas City County: Galveston Region: 6
 Total Units: 112 Total LI Units: 112 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$910,292
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban/Exurban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mainland Park Apartment, Ltd.; Kay Perrone, 9792686000
 Applicant/Principals (Entity Name, Contact):
 ShelterThe Homeless International Projects Maria Louisa Martinez
 Cambridge Interests, Inc. Elaina D. Glockzin

Development Team (Entity, Contact Name, Phone):

Developer: Ponderosa Plaza, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878
 Appraiser: Allen & Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen & Associates Consulting, Jeff Carroll, 704 905 2276
 Originator/UW: N/A, , Property Manager: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878
 Architect: Myriad Designs, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Cost Estimator: N/A, ,
 Attorney: Christopher J. Smitherman, Christopher J. Smitherman, (979) 260-2800 Engineer: Ash & Brown Engineering, Inc., Dale Browne, (979) 846-6914
 Syndicator: WNC Holding, LLC, Wilfred Cooper, Jr., (714) 662-5565 Accountant: Lou Ann Montey and Associates, Lou Ann Montey, (512) 338-0044
 Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878

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	0	14	7	7
2*		0	15	4	4
3	22	20	16	4	4
4 (A)	6	6	17 (A)	4	0
4 (B)	14	14	17 (B)	0	0
5 (A)	18	0	18	0	0
			19	0	0
6 (A)*		0	20	2	2
6 (B)*		0	21	1	1
7	12	12	22	1	1
8	10	10	23	1	0
9 (A)	2	2	24 (A)	0	0
9 (B)	6	6	24 (B)	0	0
10	6	6			
11	0	0			
12	0	0			
13	4	4			
			App Deficiency Points Lost:	0	
			Total Points Requested:	152	
			Total Points Awarded:	99	

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

060245: Mainland Park Apts Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

JJ: Jeremy Smith withdrew the 9% and HOME application on April 20, 2006.

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If an application was underwritten, the report is available on the Department's website at <http://www.tdhca.state.tx.us/rea/>.

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Applicant Withdrew**

Comment Applicant withdrew Application.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/19/2006	Barbara Skinner	MFFP	Jeremy Smith	Owner/Applicant/GP	Deficiencies
Description: Called to remind Applicant that deficiencies are due today.					
4/19/2020	Barb Skinner	MFFP	Kay Perrone	Owner/Applicant/GP	Deficiencies
Description: Applicant stated that the application was going to be withdrawn.					