



MULTI-FAMILY FINANCE PRODUCTION DIVISION

2007 HTC APPLICATION LOG

Texas Department of Housing and Community Affairs

07001: Fairway Crossing

A. General Project Information

Project Location: 7229 Ferguson Rd. City: Dallas County: Dallas Region: 3
Total Units: 310 Total LI Units: 297 Activity\*: RH \* 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): Fairway Townhouses Housing, L.P.; Len Vilicic, (214) 891-1402

Applicant/Principals (Entity Name, Contact):

Townhomes at Fairway Crossing, L.L.C J. Steve Ford
G. G. MacDonald, Inc. G. Granger MacDonald
Resolution Real Estate Services, L.L.C. J. Steve Ford
Wolcott Development, L.L.C J. Mark Wolcott

Development Team (Entity, Contact Name, Phone):

Developer: Southwest Housing Development Company, Inc., Deepak Sulakhe, (214) 891-1402 Housing GC: Affordable Housing Construction, Greg Moss, (214) 891-1402
Appraiser: Apartment Market Data Research Service, Darrell Jack, 210-530-0040 Market Analyst: N/A, N/A
Originator/UW: Southwest Housing Management Corporation, Jeff Carpenter, (214) 891-1402 Property Manager: Resnick, Fedder & Silverman, Rick Schaefer, (410) 783-4900
Architect: Affordable Housing Construction, Greg Moss, (214) 891-1402 Cost Estimator: N/A, N/A
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: Beeler Guest Owens Architects, LP, Buzz Owens, (214) 520-8878
Syndicator: GMACC, Lloyd Griffin, (615) 279-7508 Accountant: , ,
Supp. Services: Wachovia Securities, Robert E. Klixbull, (704) 383-0280

C. Scoring Information

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

Table with 6 columns: QAP Category, Requested, Awarded, QAP Category, Requested, Awarded. Rows 1-13 showing scores and a summary row for App Deficiency Points Lost.

Summary box: Total Points Requested: 0, Total Points Awarded: 301

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

## 07001: Fairway 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:

2nd Underwriter:

#### 3. Allocation Decision by Board: Forward Commitment of 2007 Credits Made in 2006

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07003: Diana Palms**

**A. General Project Information**

Project Location: 4700 Diana St. City: El Paso County: El Paso Region: 13  
 Total Units: 36 Total LI Units: 34 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$17,494  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Diana Palms Ltd.; R.L. (Bobby) Bowling IV, 9158213550

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

El Paso Diana LLC Bobby Bowling IV  
 Tropicana Building Corporation Bobby Bowling IV  
 Alianza Para El Desarrollo Comunitario Daniel Solis

**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: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 Market Analyst: Zacour and Associates, Paul Zacour, 915-581-1141  
 Originator/UW: PNC Bank, K. Nicole Flores, (512) 454-8020 Property Manager: Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
 Architect: David Marquez A&E, David J. Marquez, (915) 532-7188 Cost Estimator: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550  
 Attorney: Dennis Healy and Associates, Dennis Healy, (915) 533-3224 Engineer: CEA Engineering, Jorge Ascarate, (915) 562-5232  
 Syndicator: Richman Group Capital Corporation, Peter McHugh, (203) 869-0900 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: TVP Nonprofit, N/A, (915) 851-8334

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	0
<b>Total Points Awarded:</b>	300

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

**07003: Diana 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$17,494

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07004: Cricket Hollow Apartments**

**A. General Project Information**

Project Location: 9700 FM 1097 City: Willis County: Montgomery Region: 6  
 Total Units: 176 Total LI Units: 150 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$82,466  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Cricket Hollow Partners, L.P.; Brian Cogburn, 7136267796

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

Hyperion Services, Inc. David X. Longoria  
 Cricket Hollow Development, LLC Brian Cogburn  
 Cricket Hollow Partners, L.P. Brian Cogburn

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

Developer: Hyperion Services, Inc., Brian Cogburn, (713) 626-7796 Housing GC: William Taylor & Co., Ford Taylor, (254) 772-1477  
 Appraiser: National Realty Consultants, Ronald P. Little, (281) 497-2200 Market Analyst: National Realty Consultants, Ronald P. Little, 281-497-2200  
 Originator/UW: Column Guaranteed, LLC, N/A, Property Manager: Alpha Barnes Real Estate Services, Kirk Tate, (713) 622-5844  
 Architect: Thompson Nelson Group, Charles Thompson, (713) 782-8609 Cost Estimator: William Taylor & Co., Ford Taylor, (254) 772-1477  
 Attorney: Fulbright & Jaworski, Barry J. Palmer, (713) 653-7395 Engineer: Edminster Hinshaw Russ and Associates, Truman C. Edminster, (713) 784-4500  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 772-9557 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 231-0147  
 Supp. Services: Social Services Management Consultants Inc., Pamela McKinley, (713) 353-5237

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07004: Cricket Hollow 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$82,466

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07006: Palacio Del Sol**

**A. General Project Information**

Project Location: 400 N. Frio City: San Antonio County: Bexar Region: 9  
 Total Units: 200 Total LI Units: 160 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$81,457  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): TX Palacio Housing, L.P.; Fernando Godinez, 2109780505

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

Texas Palacio Housing, L.P. Fernando S. Godinez  
 Texas Palacio Development, L.L.C. Fernando S. Godinez  
 Mexican American Unity Council ("MAUC") Fernando S. Godinez

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

Developer: N/A, N/A Housing GC: Affordable Housing Construction, Greg Moss, (214) 891-7846  
 Appraiser: Butler Burgher, Inc., Diana Butler, (214) 739-0700 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 210-530-0040  
 Originator/UW: GMAC, Lloyd H. Griffin, (615) 279-7508 Property Manager: Southwest Housing Management Corporation, James D. Canon, (214) 891-1402  
 Architect: Beeler, Guest, Owens Architects, L.P., Buz Owens, (214) 520-8878 Cost Estimator: Affordable Housing Construction, Greg Moss, (214) 891-7846  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (972) 490-1400 Engineer: Kimely-Horn & Associates, Inc, Chris Frysinger, P.E., (972) 770-1362  
 Syndicator: Paramount Financial Group, Dale Cook, (830) 997-6960 Accountant: Reznick Fedder & Silverman, Mark Einstein, (410) 783-4900  
 Supp. Services: Housing Services of Texas, Marty Mascari, (214) 696-6077

**C. Scoring Information**

First Review: , Reviewed on

Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	0
Total Points Awarded:	300

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

**07006: Palacio Del Sol 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$81,457

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07007: Oaks Of Bandera**

**A. General Project Information**

Project Location: 400 Old San Antonio Hwy City: Bandera County: Bandera Region: 9  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$42,318  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Bandera Western Oaks Apartments, L.P.; Lucille Jones, 8302575323

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

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

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

Developer: Bandera Western Oaks Builders, L.L.C., G. Granger MacDonald, (830) 257-5323 Housing GC: G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
 Appraiser: CitiBank 3rd Party, Steven Adams, (512) 250-9370 Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 226-2922  
 Originator/UW: N/A, N/A Property Manager: Alpha-Barnes Real Estate Services, Michael D. Clark, (972) 643-3205  
 Architect: A. Ray Payne, Ray Payne, (512) 343-7239 Cost Estimator: N/A, N/A  
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922  
 Syndicator: Boston Capital Partners, Thomas W. Dixon, (617) 624-8673 Accountant: Reznick Group, PC, Kirk T. Rogers, (301) 657-7715  
 Supp. Services: Community Council of South Central Texas, Camellia Rue, (830) 896-2124

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07007: Oaks Of Bandera 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$42,318

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07008: Friendship Place**

**A. General Project Information**

Project Location: 600-700 E. Friendship Ln. City: Fredericksburg County: Gillespie Region: 9  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$40,760  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Fredericksburg Friendship Place Apartments, L.P.; Lucille Jones, 8302575323

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

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

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

Developer: Fredericksburg Friendship Place Builders, G. Granger MacDonald, (830) 257-5323 Housing GC: G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
 Appraiser: CitiBank 3rd Party, Steven Adams, (512) 250-9370 Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 496-9499  
 Originator/UW: N/A, N/A, Property Manager: Alpha-Barnes Real Estate Services, Michael D. Clark, (972) 643-3205  
 Architect: A. Ray Payne, Ray Payne, (512) 343-7239 Cost Estimator: N/A, N/A,  
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922  
 Syndicator: Boston Capital Partners, Thomas W. Dixon, (617) 624-8673 Accountant: Reznick Group, PC, Kirk T. Rogers, (301) 657-7715  
 Supp. Services: Community Council of South Central Texas, Camellia Rue, (830) 896-2124

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	0
Total Points Awarded:	300

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

**07008: Friendship 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$40,760

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07010: South Union Place**

**A. General Project Information**

Project Location: 7210 Scott St. City: Houston County: Harris Region: 6  
 Total Units: 125 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$19,572  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): South Union Place LP; John N. Barineau, 7134252960

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

Scott Street Group, LLC Julie Jackson  
 Scott Street Properties, LLC Julie Jackson  
 Scott Street Properties, LLC Julie Jackson

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

Developer: RMI Developers, Inc., John N. Barineau, III, (713) 425-2960 Housing GC: Construction Supervisors, Inc., Craig Logan, (713) 667-0123  
 Appraiser: O'Connor & Associates, Buddy Trotter, (713) 686-3377 Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858  
 Originator/UW: Brady, Chapman, Holland & Associates, N/A, Property Manager: Radney Management & Investments, Inc., Mark H. Barineau, (713) 425-2960  
 Architect: Jim Gwin Architects, Jim Gwin, (713) 529-6262 Cost Estimator: Construction Supervisors, Inc., Craig Logan, (713) 667-0123  
 Attorney: Cochran & Baker, LP, John Cochran, (713) 276-5369 Engineer: Lin Engineering, Inc., Robert Lin, (281) 530-8279  
 Syndicator: MMA South Union Place, LLC, Marie H. Keutmann, (617) 439-3911 Accountant: The Resnick Group, Danielle Bulmer, (301) 652-9100  
 Supp. Services: To Be Determined, N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07010: South Union 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$19,572

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07011: Park Estates**

**A. General Project Information**

Project Location: 1200 Blk City: Nacogdoches County: Nacogdoches Region: 5  
 Total Units: 36 Total LI Units: 34 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$26,141  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Housing Associates of Nacogdoches, Ltd.; Mark Musemeche, 7135224141

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

Nacogdoches Housing Development Corporation Robert Crow  
 Texas Housing Associates, Inc. Laura Musemeche  
 Kingsway Development Group, LLC Mark Musemeche

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

Developer: Mgroup, LLC, Mark Musemeche, (713) 522-4141 Housing GC: Muse Limited, Inc., Dan Allgeier, (972) 991-8606  
 Appraiser: N/A, N/A, Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Nacogdoches Housing Authority, Robert Crow, (936) 569-1151  
 Architect: Mgroup & Architects, Inc, Mark Musemeche, (972) 991-8606 Cost Estimator: N/A, N/A,  
 Attorney: Rhem Golvach, P.C., Steve P. Golvach, (713) 652-2144 Engineer: Musemeche & Associates, Inc., N/A,  
 Syndicator: Midland Equity Corporation, Mark George, (727) 461-4801 Accountant: Rick & Shaffer, Dennis Rick, (507) 376-5818  
 Supp. Services: Nacogdoches Housing Authority, Robert Crow, (936) 569-1151

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

## 07011: Park 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

1st Underwriter:

2nd Underwriter:

#### 3. Allocation Decision by Board: **Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$26,141

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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**07012: Villa del Sol**

**A. General Project Information**

Project Location: 700 E. St. Charles St. City: Brownsville County: Cameron Region: 11  
 Total Units: 199 Total LI Units: 189 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$28,453  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): VDS Housing, Ltd.; William (Bill) J. Lee, 5123280487

Applicant/Principals (Entity Name, Contact):

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

Development Team (Entity, Contact Name, Phone):

Developer: Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487  
 Appraiser: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858  
 Originator/UW: N/A, N/A,  
 Architect: Hoff Architects, Ted Trout, (713) 266-7887  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4700  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369

Housing GC: N/A, N/A,  
 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, (713) 467-5858  
 Property Manager: N/A, N/A,  
 Cost Estimator: Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487  
 Engineer: Rathmell Gilpin, N/A,  
 Accountant: Reznick Fedder & Silverman, James Markinko, (301) 652-9100  
 Supp. Services: Brownsville Housing Authority, Remberto Arteaga, (956) 541-8315

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07012: Villa del Sol 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$28,453

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07013: Las Canteras Apartments**

**A. General Project Information**

Project Location: 415 E. Thomas Rd. City: Pharr County: Hidalgo Region: 11  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$53,407  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Las Canteras Housing Partners, Ltd.; William (Bill) J. Lee, 5123280487

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

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

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

Developer: Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487

Housing GC: N/A, N/A,

Appraiser: N/A, N/A,

Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, (713) 467-5858

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

Property Manager: N/A, N/A,

Architect: Hoff Architects, Ted Trout, (713) 266-7887

Cost Estimator: Tekoa Partners, Ltd., William C. Skeen, (512) 328-0487

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

Engineer: N/A, N/A,

Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369

Accountant: Reznick Fedder & Silverman, James Martinko, (301) 652-9100

Supp. Services: Pharr Housing Authority, Roy Navarro, (956) 783-1316

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07013: Las Canteras 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$53,407

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07014: Stratton Oaks Apartments**

**A. General Project Information**

Project Location: 716 Stratton Ave. City: Seguin County: Guadalupe Region: 9  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$55,603  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): DDC Stratton Oaks, Ltd.: Colby Denison, 5127321226

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

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

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

Developer: Seguin Housing Development and Management Corporation, Inc., Evamaria E. Berry, (830) 379-7091 Housing GC: N/A, N/A  
 Appraiser: N/A, N/A Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 496-9499  
 Originator/UW: N/A, N/A Property Manager: N/A, N/A  
 Architect: N/A, N/A Cost Estimator: N/A, N/A  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4707 Engineer: N/A, N/A  
 Syndicator: MMA Financial, LLC, Korbin Heiss, (617) 439-3911 Accountant: N/A, N/A  
 Supp. Services: To Be Determined, N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07014: Stratton Oaks 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$55,603

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07015: Chisholm Trail Senior Village**

**A. General Project Information**

Project Location: 1003 W. 9th Ave. City: Belton County: Bell Region: 8  
 Total Units: 60 Total LI Units: 54 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$23,990  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): DF Chisholm Trail Senior Village, L.P.; Leslie Donaldson Holleman, 3257849797  
 Applicant/Principals (Entity Name, Contact):  
 DF Affordable Housing Partners, Inc. Leslie Donaldson Holleman  
 FDAHP Development, L.P. Leslie Donaldson Holleman

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

Developer: DFAHP Development, L.P., Leslie Donaldson Holleman, (257) 849-7997 Housing GC: Crossroads Housing Development Corp., N/A,  
 Appraiser: CB Richard Ellis, N/A, Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040  
 Originator/UW: JPMorgan Chase Bank, NA, N/A, Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227  
 Architect: Architettura, Inc., Frank Pollacia, (972) 509-0088 Cost Estimator: N/A, N/A,  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4707 Engineer: Bandas Engineering Co., N/A,  
 Syndicator: CharterMacCapital, LLC, Korbin Heiss, (617) 439-3911 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Better Texans, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07015: Chisholm Trail 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$23,990

**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>
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**07016: Stone Hollow Village**

**A. General Project Information**

Project Location: 1510 Cornell City: Lubbock County: Lubbock Region: 1  
 Total Units: 140 Total LI Units: 112 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$18,676  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): LHA Stone Hollow, LP; Ron Hance, 2548980567

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

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

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

Developer: LH Development, LP, Ron Hance, (512) 527-9335 Housing GC: Alpha Construction, Dan Allgeier, (972) 991-8606  
 Appraiser: N/A, N/A, Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 496-9499  
 Originator/UW: N/A, N/A, Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227  
 Architect: Cross Architects, PLLC, Brian Rumsey, (972) 727-0044 Cost Estimator: N/A, N/A,  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4707 Engineer: N/A, N/A,  
 Syndicator: N/A, N/A, Accountant: N/A, N/A,  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07016: Stone Hollow 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$18,676

**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>
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**07017: Spring Oaks Apartments**

**A. General Project Information**

Project Location: 4317 Shepherd Ln. City: Balch Springs County: Dallas Region: 3  
 Total Units: 160 Total LI Units: 128 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$76,305  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Shepherd Lane Housing, LP; Ron Pegram, 8172672492

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

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

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

Developer: RLP Development LLC, Ron Pegram, (972) 524-3903 Housing GC: TBD, N/A,  
 Appraiser: N/A, N/A, Market Analyst: Novogradac & Company, LLP, Kevin Watkins, 512-231-0158  
 Originator/UW: Malone Mortgage Company, Jeffrey Rogers, (214) 696-0386 Property Manager: TBD, N/A,  
 Architect: Architettura, Inc., Frank Pollacia, (972) 509-0088 Cost Estimator: Carleton Construction, Ltd., Joe Reynolds, (972) 980-9810  
 Attorney: Law Office of Mark Foster, Mark Foster, (214) 363-9599 Engineer: Bury + Partners, Bruce Dunne, (972) 991-0011  
 Syndicator: Simpson Housing Solution, LLC, Mike Sugrue, (972) 422-4343 Accountant: Novogradac & Company LLP, Kevin Watkins, (512) 231-0158  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07017: Spring Oaks 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$76,305

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07018: Pinewoods Community Orange**

**A. General Project Information**

**Project Location:** 36 Scattered Sites in East Town of Orange, TX      **City:** Orange      **County:** Orange      **Region:** 5  
**Total Units:** 36    **Total LI Units:** 36    **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation    **Credits Requested:** \$26,874  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Rural

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Pinewoods Orange Home Team Ltd.; Doug Dowler, 9365590883

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

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

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

**Developer:** Pinewoods HOME Team, Douglas R. Dowler, (936) 637-7607      **Housing GC:** Moore Building Associates LLP, Jerry Moore, (936) 699-2960  
**Appraiser:** Mark C. Temple & Associates, LLC, Mark C. Temple, (210) 496-9499      **Market Analyst:** Mark C. Temple & Associates, LLC, Mark Temple, (936) 699-2960  
**Originator/UW:** N/A, N/A,      **Property Manager:** Moore Asset Management, Mary Moore, (936) 699-4755  
**Architect:** Camp Design Group, Harold Kaemmerling, (936) 699-2960      **Cost Estimator:** Moore Building Associates LLP, Jerry Moore, (936) 699-2960  
**Attorney:** John D. Stover, John D. Stover, (936) 632-3130      **Engineer:** Pax - Sun Engineering, Tom Paxson, (936) 699-2960  
**Syndicator:** SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (214) 932-2507      **Accountant:** Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
**Supp. Services:** Pinewoods HOME Team, Douglas Dowler, (936) 637-7607

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

<b>Total Points Requested:</b>	0
<b>Total Points Awarded:</b>	300

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

**07018: Pineywoods Community Orange 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$26,874

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07020: Baybrook Park Retirement Center**

**A. General Project Information**

Project Location: 500 Texas Ave. West City: Webster County: Harris Region: 6  
 Total Units: 100 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$39,863  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Baybrook Park Retirement Center, Ltd.; Barry Kahn, 7138710063

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

Harris County Housing Authority Guy Rankin  
 HCHA Baybrook Park, LLC Guy R. Rankin  
 HCHA Baybrook Park, LLC Guy Rankin  
 Baybrook Park Retirement Center, Ltd. W. Barry Kahn

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

Developer: Hettig Development Group XI, Ltd, W. Barry Kahn, (713) 871-0063 Housing GC: Hettig Construction Corp., John E. Hettig, (713) 871-0063  
 Appraiser: Cushman & Wakefield of Texas, Inc, N/A Market Analyst: O' Conner & Associates, Craig Young, (713) 686-9955  
 Originator/UW: iCap Realty Advisors dba Amegy Mortgage, Wendy Maceo, (281) 297-7863 Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063  
 Architect: JRM Architects, Inc., James R. Merriman, (713) 996-8101 Cost Estimator: N/A, N/A,  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4700 Engineer: Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-8700  
 Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4488 Accountant: Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
 Supp. Services: Childhood and Adult Development Center of Houston,, Isaac Matthews, (713) 290-1802

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	0
<b>Total Points Awarded:</b>	300

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

**07020: Baybrook Park Retirement Center 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$39,863

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07021: Fenner Square**

**A. General Project Information**

**Project Location:** Corner of Burke & Campbell St. **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:** \$21,258  
**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 M. Driggers, 2106840679

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

Merced-Fenner Square, L.L.C. Gary M. Driggers  
 Merced Housing Texas Susan R. Sheeran  
 Gant's Land Maintenance George E. Gant

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

**Developer:** Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679 **Housing GC:** David L. Hurst Construction, Inc., David L. Hurst, (361) 570-0703  
**Appraiser:** N/A, N/A **Market Analyst:** Novogradac & Company, LLP, Kevin Watkins, (512) 231-0158  
**Originator/UW:** MuniMae Midland, LLC, Ryan W. Luxon, (972) 404-1118 **Property Manager:** Legacy Renewal, Inc., Gary M. Driggers, (210) 684-0679  
**Architect:** Sprinkle Robey, Thom Robey, (210) 227-7722 **Cost Estimator:** Bradford Winkler, Bradford Winkler, (830) 217-4211  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4700 **Engineer:** Gessner Engineering, Thomas Gessner, (979) 680-8840  
**Syndicator:** MMA Financial, Inc., Marie H. Keutmann, (617) 772-9557 **Accountant:** Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
**Supp. Services:** Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

<b>Total Points Requested:</b>	0
<b>Total Points Awarded:</b>	300

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

**07021: 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:  Approved

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$21,258

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07022: Redwood Heights Apartments**

**A. General Project Information**

Project Location: 7300 Jensen Dr. City: Houston County: Harris Region: 6  
 Total Units: 96 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$41,991  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Redwood Heights, Ltd.; Rick J. Deyoe, 5123069206

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

Redwood Heights I, LLC Rick J. Deyoe  
 H A Crosby, LLC H A Crosby  
 Realtex Development Corporation Rick J. Deyoe  
 Avenue Community Development Corporation Mary Lawler

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

Developer: Redwood Heights Development, LLC, Rick J. Deyoe, (512) 858-2674  
 Appraiser: N/A, N/A  
 Originator/UW: N/A, N/A  
 Architect: Northfield Design Associates, Don Smith, (512) 302-4158  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4707  
 Syndicator: N/A, N/A

Housing GC: Construction Supervisors, Inc, Ron Mostyn, (713) 667-0123  
 Market Analyst: O' Connor & Associates, Craig Young, (713) 686-9955  
 Property Manager: Capstone Real Estate Service, Inc., Matthew C. Lutz, (512) 646-6700  
 Cost Estimator: Construction Supervisors, Inc, Ron Mostyn, (713) 667-0123  
 Engineer: Powers Engineering Group, Forrest Powers, (512) 367-8269  
 Accountant: Reznick Fedder & Silverman, Tom Fassett, (704) 332-9100  
 Supp. Services: Avenue Community Development Corporation, Mary Lawler, (713) 468-8099

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0	App Deficiency Points Lost:		0
			Total Points Requested:	0	
			Total Points Awarded:	300	

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

**07022: Redwood Heights 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$41,991

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07024: Villas of Forest Hill**

**A. General Project Information**

Project Location: 7400 Forest Hill Dr. City: Forest Hill County: Tarrant Region: 3  
 Total Units: 100 Total LI Units: 78 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$36,629  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HDC Forest Hill Limited Partnership; Deborah A. Griffin, 2143508822

Applicant/Principals (Entity Name, Contact):

Forest Hill Villas, LLC Deborah A. Griffin  
 Hearthside Development Corporation Deborah A. Griffin

Development Team (Entity, Contact Name, Phone):

Developer: Hearthside Development Corporation, Deborah A. Griffin, (214) 350-8822 Housing GC: Rainier Company, Ltd., Mike Balloun, (817) 378-0930  
 Appraiser: The Jack Poe Company, Inc., Jack Poe, (214) 720-9898 Market Analyst: The Jack Poe Company, Inc., Jack Poe, (214) 720-9898  
 Originator/UW: PNC Bank, NA, Robert Walton, (502) 581-2840 Property Manager: Quest Asset Management, Inc., Deborah Griffin, (214) 351-5600  
 Architect: Gary Garmon Architects, Gary Garmon, (214) 220-2005 Cost Estimator: Rainier Company, Ltd, Mike Balloun, (817) 378-0930  
 Attorney: Matthews, Carlton, Stein, et. Al., Kenneth Stein, (972) 234-3400 Engineer: CPH Engineers, Inc., Bill Stueber, (972) 490-1515  
 Syndicator: SunAmerica Affordable Housing Partners, Denise Fazio, (804) 261-6100 Accountant: Reznick Group, PC, Renee Scruggs, (301) 652-9100  
 Supp. Services: To Be Determined, N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07024: Villas of Forest Hill 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$36,629

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07025: Villas of Seagoville**

**A. General Project Information**

Project Location: 600 E. Malloy Bridge Rd. City: Seagoville County: Dallas Region: 3  
 Total Units: 100 Total LI Units: 78 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$36,900  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Villas of Seagoville Limited Partnership; Deborah A. Griffin, 2143508822

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

Seagoville Villas, LLC Deborah A. Griffin  
 Hearthside Development Corporation Deborah A. Griffin

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

Developer: Hearthside Development Corporation, Deborah A. Griffin, (214) 350-8822 Housing GC: Rainier Company, Ltd., Mike Balloun, (817) 378-0930  
 Appraiser: The Jack Poe Company, Inc., Jack Poe, (214) 720-9898 Market Analyst: The Jack Poe Company, Inc., Jack Poe, (214) 720-9898  
 Originator/UW: PNC Bank, NA, Robert Walton, (502) 581-2840 Property Manager: Quest Asset Managements, Inc., Deborah Griffin, (214) 351-5600  
 Architect: Gary Garmon Architects, Gary Garmon, (214) 220-2005 Cost Estimator: Rainier Company, Ltd., Mike Balloun, (817) 378-0930  
 Attorney: Matthews, Carlton, Stein, et. al., Kenneth Stein, (972) 234-3400 Engineer: CPH Engineers, Inc., Bill Stueber, (972) 490-1515  
 Syndicator: SunAmerica Affordable Housing Partners, Denise Fazio, (804) 261-6100 Accountant: Reznick Group, PC, Renee Scruggs, (301) 652-9100  
 Supp. Services: To Be Determined, N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07025: Villas of Seagoville 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$36,900

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07026: O.W. Collins Apartments**

**A. General Project Information**

Project Location: 4440 Gulfway Dr. City: Port Arthur County: Jefferson Region: 5  
 Total Units: 200 Total LI Units: 200 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$40,084  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): O.W. Collins Apartments, LP; K.T. (Ike) Akbari, 4097240020

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

O. W. Collins GP, LLC Seledono Quesada  
 Housing Authority for the City of Port Arthur Seldonio Quesada

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

Developer: Itex Properties, LLC, Ike Akbari, (409) 724-0020 Housing GC: N/A, N/A,  
 Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858  
 Originator/UW: GMAC, Carolyn McMullen, (312) 845-5158 Property Manager: Park Central Management Company, Ike Akbari, (409) 724-0020  
 Architect: N/A, N/A, Cost Estimator: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: N/A, N/A,  
 Syndicator: Related Capital, Drew Foster, (211) 588-2100 Accountant: N/A, N/A,  
 Supp. Services: Housing Authority of the city of Port Arthur, Seldonio Quesada, (409) 982-6442

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07026: O.W. Collins 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$40,084

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07028: Preston Trace Apartments**

**A. General Project Information**

Project Location: 8660 Preston Trace Blvd. City: Frisco County: Collin Region: 3  
 Total Units: 40 Total LI Units: 38 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$9,490  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Housing Associates of Frisco, LP; Dan Allgeier, 9728819052

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

Frisco Housing Development Janet Maccubbin  
 Housing Associates, Inc. Daniel Allgeier  
 Texas Housing Associates, Inc. Laura Musemeche

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

Developer: Kingsway Development LLC, Mark Musemeche, (713) 522-4141 Housing GC: N/A, N/A,  
 Appraiser: Hunsicker & Associates, Harry Hunsicker, Jr., (214) 512-0300 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Frisco Housing Development, Janet Maccubbin, (972) 377-3031  
 Architect: Holcomb, Musemeche & Associates, Mark Musemeche, (972) 522-4141 Cost Estimator: N/A, N/A,  
 Attorney: N/A, N/A, Engineer: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Chris Diaz, (727) 433-4801 Accountant: N/A, N/A,  
 Supp. Services: Frisco Housing Authority, Janet Maccubbin, (972) 377-3031

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07028: Preston Trace 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$9,490

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**07031: Frazier Fellowship**

**A. General Project Information**

Project Location: 4700-4900 Hatcher St. City: Dallas County: Dallas Region: 3  
 Total Units: 76 Total LI Units: 60 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$27,242  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Frazier Fellowship, LP; Tim Lott, 2149518308  
 Applicant/Principals (Entity Name, Contact):  
 Frazier Fellowship GP, Inc. Lester Nevels  
 The Housing Authority of the City of Dallas, Texas Lester Nevels

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

Developer: Frazier Fellowship GP, Inc., Lester Nevels, (214) 951-8308 Housing GC: N/A, N/A,  
 Appraiser: Mark Donoho Company, Inc., Mark Donoho, Market Analyst: Butler Burgher, Inc., Diane Butler, (214) 739-0700  
 Originator/UW: N/A, N/A, Property Manager: N/A, N/A,  
 Architect: Brown Reynolds Watford Architects, Craig Reynolds, (214) 528-8704 Cost Estimator: The Housing Authority of Dallas, Texas, Bill Manning, (713) 951-8468  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: AFRAM ( Environmental Engineer), Elias Okoro, (214) 689-9877  
 Syndicator: N/A, N/A, Accountant: N/A, N/A,  
 Supp. Services: The Housing Authority of the City of Dallas, Barbara Cassel, (214) 583-2031

**C. Scoring Information**

First Review: , 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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07031: Frazier Fellowship 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$27,242

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07032: Churchill at Commerce**

**A. General Project Information**

Project Location: 731 Culver City: Commerce County: Hunt Region: 3  
 Total Units: 100 Total LI Units: 90 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$52,598  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Commerce Family Community, LP; Bradley E. Forslund, 9725507800

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

Commonwealth Housing Corporation Lewis Foley  
 Churchill Residential, Inc Bradley E. Forslund  
 Commonwealth GP, LLC Lewis Foley

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

Developer: Churchill Communties, L.P., Bradley E. Forslund, (972) 550-7800 Housing GC: ICI Construction, Chris Sidwa, (972) 387-8000  
 Appraiser: Butler Burgher, Inc., Diana Butler, (214) 739-0700 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-0032  
 Originator/UW: MMA Financial, LLC, Marie Keutmann and Korbin Heiss, (617) 772-9557 Property Manager: Alpha Barnes Real Estate Services, Mike Clark and Stephen Barnes, (972) 643-3201  
 Architect: HLR Architects, Bruce Rachel, Cost Estimator: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: Kimely-Horn & Associates, Inc, James Hall/ Brian Parker, (972) 770-1300  
 Syndicator: MMA Financial, Inc., Marie Keutmann and Korbin Heiss, (617) 772-9557 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: Texas Inter-Faith Management Corp., 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	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07032: Churchill at Commerce 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$52,598

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07033: Sedona Springs Village**

**A. General Project Information**

Project Location: 920 W. University City: Odessa County: Ector Region: 12  
 Total Units: 100 Total LI Units: 85 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$15,819  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): LHD Sedona Springs, LP; Ron Hance, 2548980567

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

Landmark TC Management, LLC Ron Hance  
 Odessa Housing Authority Bernadine Spears  
 Susan Hance Sorrells Susan Sorrells  
 Kent Hance Kent Hance

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

Developer: LH Development, LP, Ron Hance, (512) 527-9335  
 Appraiser: Chase Bank, N/A,  
 Originator/UW: N/A, N/A,  
 Architect: Cross Architects, PLLC, Brian Rumsey, (972) 727-0044  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4707  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369

Housing GC: Carleton Construction, Dan Allgeier, (972) 991-8606  
 Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 496-9499  
 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227  
 Cost Estimator: N/A, N/A,  
 Engineer: West & Co., N/A,  
 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Better Texans, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

07033: Sedona Springs 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

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$15,819

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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**07034: Village at Meadowbend Apartments II**

**A. General Project Information**

Project Location: 1638 Case Rd. City: Temple County: Bell Region: 8  
 Total Units: 99 Total LI Units: 79 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$44,275  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Village at Meadowbend Apartments II, LP; Monica Poss, 5124745003

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

Rufino Contreras Affordable Housing Corporation Robert Joy  
 National Farm Workers Service Center, Inc Robert Joy  
 Encinas Group of Texas, Inc William Encinas

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

Developer: National Farm Workers Service Center, Robert Joy, (512) 474-5003 Housing GC: Encinas Construction Corp, William Encinas, (619) 233-6336  
 Appraiser: Hal Dunn & Associates, Hal Dun, (254) 773-2222 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040  
 Originator/UW: Bank of America, John Juarez, (602) 523-2613 Property Manager: Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700  
 Architect: Rodriguez & Simon Data Research Service, LLC, William Encinas, (619) 233-6336 Cost Estimator: Encinas Construction Corp, William Encinas, (619) 233-6336  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4700 Engineer: Barrera Infrastructure Group, Rene Barrera, (956) 624-4985  
 Syndicator: Related Capital Company, Justin Ginsberg, (212) 521-6369 Accountant: Novogradic & Company, LLC, George F. Littlejohn, (512) 231-0158  
 Supp. Services: La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07034: Village at Meadowbend Apartments 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:  Approved

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$44,275

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07035: Casa Saldana**

**A. General Project Information**

**Project Location:** SW Corner of Mile 8 Rd. & Baseline Rd.      **City:** Mercedes      **County:** Hidalgo      **Region:** 11

**Total Units:** 196 **Total LI Units:** 156 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$82,912

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Casa Korima Housing Development, LP; Monica Poss, 5124745003

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

Rufino Contreras Affordable Housing Corporation      Robert Joy  
 National Farm Workers Service Center, Inc.      Robert Joy  
 Encina Group of Texas, Inc.      William Encinas

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

**Developer:** National Farm Workers Service Center, Robert Joy, (512) 474-5003      **Housing GC:** Encinas Construction Corp, William Encinas, (619) 233-6336  
**Appraiser:** N/A, N/A,      **Market Analyst:** Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040  
**Originator/UW:** Bank of America, John Juarez, (602) 523-2613      **Property Manager:** Capstone Real Estate Services, Inc., Diana Knight, (512) 646-6700  
**Architect:** Rodriguez and Simon Design Associates, Carlos Rodriguez, (619) 544-8951      **Cost Estimator:** Encinas Construction Corp, William Encinas, (619) 233-6336  
**Attorney:** Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (512) 305-4700      **Engineer:** Barrera Infrastructure Group, Rene Barrera, (956) 624-4985  
**Syndicator:** Related Capital Company, Justin Ginsberg, (212) 521-6369      **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
**Supp. Services:** La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

**C. Scoring Information**

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

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

<b>Total Points Requested:</b>	<b>0</b>
<b>Total Points Awarded:</b>	<b>300</b>

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

**07035: Casa Saldana 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$82,912

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07036: Seton Home Center for Teen Moms**

**A. General Project Information**

Project Location: 1115 Mission Rd. City: San Antonio County: Bexar Region: 9  
 Total Units: 24 Total LI Units: 24 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$22,493  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Seton Home, LP; Margaret Starkey, 2105333504  
 Applicant/Principals (Entity Name, Contact):  
 Seton Home GP, LLC Margaret Starkey  
 Seton Home Margaret Starkey

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

Developer: Seton Home, Diana McIver, (512) 328-3232 Housing GC: Galaxy Builders, Ltd, Arun K. Verma, (210) 493-0550  
 Appraiser: N/A, N/A, Market Analyst: Novogradac & Company, LLP, George Littlejohn, (512) 231-0158  
 Originator/UW: N/A, N/A, Property Manager: Seton Home, Margaret Starkey, (210) 533-5504  
 Architect: Marmon Mok, Cynthia DeHoyos, AIA, (210) 223-9492 Cost Estimator: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: Bain Medina Bain, Carl Bain, P.E., (210) 494-7223  
 Syndicator: Enterprise Social Investment Corporation, N/A, Accountant: Novogradac & Company, LLC, George F. Littlejohn, (512) 231-0158  
 Supp. Services: Seton Home, Margaret Starkey, (210) 533-3504

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07036: Seton Home Center for Teen Moms 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$22,493

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07037: Renaissance Courts**

**A. General Project Information**

Project Location: 308 S. Ruddell St. City: Denton County: Denton Region: 3  
 Total Units: 150 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$65,771  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Renaissance Courts LP; Shirley Nell Hensley, 9403833039

Applicant/Principals (Entity Name, Contact):

Carleton GPI, Inc. David Kelly  
 Housing Authority for the City of Denton Colette Franklin

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development, Ltd, David Kelly, (972) 980-9810 Housing GC: Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810  
 Appraiser: Integra Realty Resources, Charles A. 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: James, Harwick & Partners, Inc., Ron Harwick, (214) 363-5687 Cost Estimator: N/A, ,  
 Attorney: Simmons & Mahoney, Sharon Simmons, (214) 672-1330 Engineer: Isbell Engineering Group, Inc., N/A, (940) 458-7503  
 Syndicator: Red Capital Group, Inc., David C. Martin, (614) 857-1428 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Denton Housing Authority, Colette Franklin, (940) 383-3039

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0	App Deficiency Points Lost:		0

Total Points Requested:	0
Total Points Awarded:	300

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

**07037: Renaissance Courts 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$65,771

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**07038: Bluffview Villas**

**A. General Project Information**

Project Location: 2800 Hwy 36 S. City: Brenham County: Washington Region: 8  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$40,048  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Bluffview Villas of Brenham, LP; G. Granger MacDonald, 2103752100

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

Bluffview Villas of Brenham, LP Samuel A. Tijerina  
 Brenham Bluffview Villas Development, LLC Samuel A. Tijerina  
 Vista Contractors, LLC Samuel A. Tijerina

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

Developer: Brenham Bluffview Villas Builders, LLC, Samuel A. Tijerina, (210) 375-2100 Housing GC: G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323  
 Appraiser: CitiBank 3rd Party, Steven Adams, (512) 250-9370 Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, (210) 496-9499  
 Originator/UW: N/A, N/A, Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205  
 Architect: A. Ray Payne, Ray Payne, (512) 343-7239 Cost Estimator: N/A, N/A,  
 Attorney: J. Michael Pruitt Law Office, Michael Pruitt, (713) 669-9724 Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922  
 Syndicator: Boston Capital Partners, Inc., Thomas W. Dixon, (617) 624-4406 Accountant: Reznick Group, PC, Dan Worrall, (400) 847-9497  
 Supp. Services: Community Council of South Central Texas, Camellia Rue, (830) 896-2124

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07038: Bluffview 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$40,048

**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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**07039: Plainview Vistas**

**A. General Project Information**

Project Location: 3200 Lexington City: Plainview County: Hale Region: 1  
 Total Units: 76 Total LI Units: 60 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$0  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Plainview Vistas, LP; Cathy Graugnard, 2104909440

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

Plainview Vistas GP, LLC Cathy Graugnard  
 Lone Star Housing Corporation Cathy Graugnard  
 Heathmore, Inc. Ronni Hodges  
 Lone Stae Housing Corporation Cathy Graugnard

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

Developer: LSH Development Company, LLC, Cathy Graugnard, (210) 490-9440 Housing GC: Charter Contractors, LP, R.J. Collins, (512) 249-6240  
 Appraiser: N/A, N/A, Market Analyst: Novogradac & Company, LLP, Kevin Watkins, (512) 231-0158  
 Originator/UW: N/A, N/A, Property Manager: Orion Real Estate Services, Kirk Tate, (713) 622-5844  
 Architect: Cross Architects, PLLC, Brian Rumsey, (972) 727-0044 Cost Estimator: N/A, N/A,  
 Attorney: Stumpf Craddock Massey & Pulman, Brad Jones, (210) 231-0919 Engineer: N/A, N/A,  
 Syndicator: MMA Financial, LLC, Chris Diaz, (727) 461-4801 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07039: Plainview Vistas Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

Did not utilize any credits from Binding Agreement

**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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**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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**07040: Samaritan House**

**A. General Project Information**

Project Location: 929 Hemphill Ave. City: Fort Worth County: Tarrant Region: 3  
 Total Units: 126 Total LI Units: 126 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$59,531  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hemphill Samaritan, LP; Steve Dutton, 8173326410

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

Hemphill Samaritan, LP Steve Dutton  
 Hemphill Samaritan, LLC Steve Dutton  
 Tarrant County Samaritan Housing Inc Steve Dutton  
 National Housing Advisors LLC Ellen Rourke

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

Developer: Hemphill Samaritan Developers, LLC, Thomas H. Scott, (713) 785-1005 Housing GC: Tarrant County Samaritan Housing Inc., Michael Dillon, (713) 953-3319  
 Appraiser: N/A, N/A, Market Analyst: Novogradac & Company, LLP, Kevin Watkins, (512) 231-0158  
 Originator/UW: N/A, N/A, Property Manager: Coach Realty Services, Inc., Thomas H. Scott, (713) 785-1005  
 Architect: C.M. Architecture, PA, Bruce Carlson, (817) 877-0044 Cost Estimator: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: N/A, N/A,  
 Syndicator: Alliant Capital Ltd, Scott L. Collock, (561) 833-5050 Accountant: Reznick, Fedder & Silverman, Mark Einstein, (713) 785-1005  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07040: Samaritan House 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$59,531

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07041: Village on Hobbs Road**

**A. General Project Information**

Project Location: 6000 Hobbs Rd. City: League City County: Galveston Region: 6  
 Total Units: 100 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$50,356  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hobbs Road Village, L.P.; Thomas H. Scott, 7137851005

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

Hobbs Road Village LP Thomas H. Scott  
 Hobbs Road Village GP, LLC Thomas H. Scott  
 National Housing Advisors, LLC Ellen Rourke

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

Developer: Hobbs Road Developers, LLC, Thomas H. Scott, (713) 785-1005 Housing GC: Rampart Builders, Ltd., Michael Dillon, (713) 953-3349  
 Appraiser: N/A, N/A, Market Analyst: Novogradac & Company, LLP, Kevin Watkins, (512) 231-0158  
 Originator/UW: N/A, N/A, Property Manager: Coach Realty Services, Inc., Thomas H. Scott, (713) 785-1005  
 Architect: Clerkey Watkins Group, Curtis W. Clerkey Jr., (713) 532-2800 Cost Estimator: Rampart Builders, LLC, Michael Dillon, (713) 953-3349  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: N/A, N/A,  
 Syndicator: Alliant Capital Ltd, Scott L. Cotlock, (561) 833-5050 Accountant: Reznick, Fedder & Silverman, Mark Einstein, (410) 727-4340  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0	App Deficiency Points Lost:		0
Total Points Requested:				0	
Total Points Awarded:				300	

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

**07041: Village on Hobbs Road 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$50,356

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07042: Oxford Place**

**A. General Project Information**

Project Location: 605 Berry Rd. City: Houston County: Harris Region: 6  
 Total Units: 250 Total LI Units: 200 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$114,593  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Oxford Community, LP; Horace Allison, 7132600767  
 Applicant/Principals (Entity Name, Contact):  
 Oxford Community, LLC Ernie Etuk  
 APV Redevelopment Corp. Ernie Etuk

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

Developer: APV Redevelopment Corporation, Ernie Etuk, (713) 260-0800 Housing GC: N/A, N/A,  
 Appraiser: Texas Affiliated Appraisers, Michel Stinson, (713) 290-9533 Market Analyst: O' Conner & Associates, Carl Thonton, (713) 686-9955  
 Originator/UW: N/A, N/A, Property Manager: Asset Plus, Sharon Pharis, (713) 782-5800  
 Architect: Rey De La Reza Architects, Inc, Howard Merrill, (713) 868-3121 Cost Estimator: N/A, N/A,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: N/A, N/A,  
 Syndicator: JER Hudson Housing Capital, Sam Ganesham, (212) 218-4488 Accountant: N/A, N/A,  
 Supp. Services: Housing Authority of the City of Houston, Ernest Etuk, (713) 260-0800

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

07042: Oxford 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

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$114,593

4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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**07043: Gardens of Gladewater**

**A. General Project Information**

Project Location: 108 N. Lee Dr. City: Gladewater County: Gregg Region: 4  
 Total Units: 36 Total LI Units: 34 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$24,972  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): The Gardens of Gladewater, L.P.; George D. Hopper, 7852666133  
 Applicant/Principals (Entity Name, Contact):  
 The Gardens of Gladewater, L.L.C. George D. Hopper  
 Continental Realty, Inc. George D. Hopper

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

Developer: Continental Realty, Inc., George D. Hopper, (785) 266-6133 Housing GC: Continental Construction of Topeka, Inc., Ivan L. Haugh, (785) 266-6133  
 Appraiser: Shaner Appraisals Inc., Bernie Shaner, (913) 451-1451 Market Analyst: Shaner Appraisals Inc., Bernie Shaner, (913) 451-1451  
 Originator/UW: N/A, N/A Property Manager: Continental Management of Topeka, Inc., Joy Lee/Judy Youngs, (785) 266-6133  
 Architect: Everett Hedeem, Buz Owens, Jerry Beeler, (214) 520-8878 Cost Estimator: Iatan Construction Management, Tim Redmond, (913) 634-5424  
 Attorney: David Holstead, PA, David Holstead, (785) 228-1901 Engineer: Carter Clark, N/A  
 Syndicator: Boston Capital, Sam Guagliano, (617) 624-8869 Accountant: Mayer, Hoffman, McCann P.C., Mary Ramos, (785) 272-3176  
 Supp. Services: The Gardens of Gladewater, L.P., N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07043: Gardens of Gladewater 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$24,972

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**07044: Providence at Boca Chica**

**A. General Project Information**

**Project Location:** Intersection of Ash St. & Elm St. **City:** Brownsville **County:** Cameron **Region:** 11  
**Total Units:** 158 **Total LI Units:** 151 **Activity\*:** RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$72,261  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Longbranch L.P.; Bill Fisher, 9727015550

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

Longbranch X, Inc. Saleem Jafar  
 LBJ Holdings Ltd., ownership in developer Leon J. Backes  
 1029 Family Limited Partnership, ownership in deve Saleem A. Jafar

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

**Developer:** LBJ Holdings, Inc., Saleem Jafar, (972) 239-8500 **Housing GC:** Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
**Appraiser:** Butler Burgher and Assoc., Diane Butler, (214) 739-0700 **Market Analyst:** Butler Burgher and Assoc., Diane Butler, (214) 739-0700  
**Originator/UW:** N/A, N/A, **Property Manager:** Provident Housing Communities, LLC, Matt Harris, (972) 239-8500  
**Architect:** Gailer Tolson & French, William French, (817) 514-0584 **Cost Estimator:** N/A, N/A,  
**Attorney:** Cherry Howell, & Landry, LLP, Kevin Cherry, (214) 265-7077 **Engineer:** Jones and Carter, Mark Donohue, (972) 488-3880  
**Syndicator:** Related Capital Companies, Justin Ginsberg, (212) 521-6369 **Accountant:** Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
**Supp. Services:** Housing Authority of the City of Brownsville, Remberto Artega, (956) 541-7860

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0

<b>Total Points Requested:</b>	0
<b>Total Points Awarded:</b>	300

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

**07044: Providence at Boca Chica 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$72,261

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07045: Providence at Edinburg**

**A. General Project Information**

Project Location: 201 N. 13th Ave. City: Edinburg County: Hidalgo Region: 11  
 Total Units: 100 Total LI Units: 100 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$29,947  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Chicory Court XXX, LP; Bill Fisher, 9727015555

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

Chicory GP-XXX, LLC Saleem Jafar  
 Edinburg Housing Authority Estella Trevino

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

Developer: Provident Odyssey Partners, LP, N/A Housing GC: Provident Realty Construction, LP, Dewey Stevens, (972) 239-8500  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diane Butler, (214) 739-0700  
 Originator/UW: CharterMac, James Spound, (212) 317-5700 Property Manager: Provident Housing Communities, LLC, Matt Harris, (972) 239-8500  
 Architect: Demarest and Assoc, N/A Cost Estimator: Provident Realty Construction, LP, N/A  
 Attorney: Cherry Howell and Landry, N/A Engineer: Jones and Carter, N/A  
 Syndicator: Related Capital, Drew Foster, (211) 588-2100 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: To Be Determined, N/A

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07045: Providence at Edinburg 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$29,947

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07046: Lexington Court**

**A. General Project Information**

Project Location: 3407 U.S. Hwy 259 N. City: Kilgore County: Gregg Region: 4  
 Total Units: 80 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$0  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lexington Court, LTD.; Lynda Marino, 9792686000

Applicant/Principals (Entity Name, Contact):

Affordable Caring Housing, Inc. Denise Bryant  
 Commonwealth Development Inc. Elaina D. Glockzin

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

Developer: Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Appraiser: J. Mikeska & Company, Jo Ann Sette, (979) 921-7530 Market Analyst: J. Mikeska & Company, Jo Ann Sette, (979) 921-7530  
 Originator/UW: N/A, N/A, Property Manager: Cambridge Interests, Inc., Paula Blake, (979) 846-8878  
 Architect: Myriad Designs, Inc., Harry Bostic, (979) 846-8878 Cost Estimator: Emanuel H. Glockzin, Jr., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Attorney: Christopher J. Smitherman, Stephen B. Syptak, (979) 921-7530 Engineer: Ash & Brown Engineering, Inc., Dale Browne, (979) 846-6914  
 Syndicator: Boston Capital Holdings LLC, Thomas W. Dixon, (617) 624-8900 Accountant: Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044  
 Supp. Services: Affordable Caring Housing, Inc., Denise Bryant, (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	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07046: Lexington Court Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Applicant Withdrew

Did not utilize any credits from Binding Agreement

**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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**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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**07047: Americas Palms**

**A. General Project Information**

Project Location: 12310 Lorenzo Ruiz Dr. City: El Paso County: El Paso Region: 13  
 Total Units: 112 Total LI Units: 112 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$59,831  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Americas Palms, Ltd.; R.L. (Bobby) Bowling IV, 9158213550

Applicant/Principals (Entity Name, Contact):

Tropicana Properties Inc Demetrio Jimenez  
 TVP Non- Profit Valerie Funk

Development Team (Entity, Contact Name, Phone):

Developer: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550 Housing GC: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
 Appraiser: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 Market Analyst: Zacour and Associates, Paul Zacour, (915) 581-1141  
 Originator/UW: Wells Fargo, Mike Tynan, (915) 546-4394 Property Manager: Tropicana Properties, Demetrio Jimenez, (817) 424-2437  
 Architect: David Marquez A&E, David J. Marquez, (915) 532-7188 Cost Estimator: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
 Attorney: Dennis Healy and Associates, Dennis Healy, (915) 533-3224 Engineer: CEA Engineering, Jorge Ascarate, (915) 544-5232  
 Syndicator: Richman Group Capital Corporation, Peter McHugh, (203) 869-0900 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: YMCA Credit Counseling Service, Irma Caraveo, (915) 533-2311

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07047: Americas 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$59,831

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07048: Horizon Palms**

**A. General Project Information**

Project Location: 12199 Darrington Rd. City: El Paso County: El Paso Region: 13  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$41,271  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Horizon Palms Ltd.; R.L. (Bobby) Bowling IV, 9158213550

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

Tropicana Building Corporation Bobby Bowling IV  
 Tropicana Building Corporation Bobby Bowling IV Bobby Bowling IV  
 Tropicana Properties Inc. Demetrio Jimenez

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

Developer: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550 Housing GC: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
 Appraiser: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141 Market Analyst: Zacour and Associates, Paul Zacour, (915) 581-1141  
 Originator/UW: PNC Bank, Mike Tynan, (915) 546-4394 Property Manager: Tropicana Properties, Demetrio Jimenez, (915) 755-9113  
 Architect: ARTitecture, David J. Marquez, (915) 532-7188 Cost Estimator: Tropicana Building Corporation, Bobby Bowling IV, (915) 821-3550  
 Attorney: Dennis Healy and Associates, Dennis Healy, (915) 533-3224 Engineer: CEA Engineering, Jorge Ascarate, (915) 544-5232  
 Syndicator: Richman Group Capital Corporation, Peter McHugh, (203) 869-0900 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: TVP Nonprofit, Irma Caraveo, (915) 533-2311

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07048: Horizon 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$41,271

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07051: Lake Jackson Manor**

**A. General Project Information**

Project Location: 100 Garland City: Lake Jackson County: Brazoria Region: 6  
 Total Units: 100 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$37,014  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lake Jackson Manor, Ltd; H. Elizabeth Young, 7136261400  
 Applicant/Principals (Entity Name, Contact):  
 Artisan/American Corp. H. Elizabeth Young  
 Inland General Construction Co. Vernon R. Young, Jr.

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

Developer: Artisan/American Corp., H. Elizabeth Young, (713) 626-1400 Housing GC: Inland General Construction Co., Vernon R. Young, Jr., (713) 626-1400  
 Appraiser: O'Connor & Associates, Patrick O'Connor, (713) 686-9955 Market Analyst: O' Connor & Associates, Richard Zigler, (713) 686-9955  
 Originator/UW: N/A, N/A, Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 817-0063  
 Architect: Stogsdill Architects, James R. Merriman, (713) 996-8101 Cost Estimator: N/A, N/A,  
 Attorney: Locke, Liddell & Sapp, LLC, Cynthia L. Bast, (713) 686-9955 Engineer: Benchmark Engineering, Gary Santos, (281) 588-8700  
 Syndicator: PNC Multifamily Capital, Robert Courtney, (502) 581-3260 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: Child & Adult Development Center, Vera Matthews, (713) 290-1802

**C. Scoring Information**

First Review: , Reviewed on

Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	0	
			<b>Total Points Awarded:</b>	300	

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

**07051: Lake Jackson Manor 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$37,014

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07053: Primrose at Highland**

**A. General Project Information**

Project Location: 2100 Highland Ave. City: Dallas County: Dallas Region: 3  
 Total Units: 150 Total LI Units: 120 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$72,046  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): TX Tenison Housing, L.P.; Deepak Sulakhe, 2148911402  
 Applicant/Principals (Entity Name, Contact):  
 TX Tenison Housing, L.P. Deepak Sulakhe  
 TX Tenison Housing Development, L.L.C. Deepak Sulakhe  
 Housing Services Incorporated Marty Mascari  
 CLG Consulting, Inc. Deepak Sulakhe  
 Development Team (Entity, Contact Name, Phone):  
 Developer: CLG Consulting, Inc., Marty Mascari, (214) 696-6077 Housing GC: Spectrum Housing Corporation, Greg Moss, (214) 891-1402  
 Appraiser: N/A, N/A, Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040  
 Originator/UW: MMA Financial LLC, Lloyd H. Griffin, (615) 279-7500 Property Manager: Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
 Architect: Beeler, Guest, Owens Architects, L.P., Buz Owens, (214) 520-8878 Cost Estimator: Affordable Housing Construction, Greg Moss, (214) 891-1402  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (972) 490-1400 Engineer: Pate Engineering, N/A,  
 Syndicator: MMA Financials, Mike Moss, (216) 896-9696 Accountant: Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
 Supp. Services: Southwest Housing Management Corporation, Marty Mascari, (214) 696-6077

**C. Scoring Information**

First Review: , Reviewed on

Second Review: , Reviewed on

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	0
Total Points Awarded:	300

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

**07053: Primrose at Highland 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$56,484

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07054: Commons of Grace Senior**

**A. General Project Information**

Project Location: 8900 Tidwell City: Houston County: Harris Region: 6  
 Total Units: 108 Total LI Units: 86 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$48,106  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): TX Commons of Grace, LP; Deepak Sulakhe, 2148911402  
 Applicant/Principals (Entity Name, Contact):  
 TX Commons of Grace, L.P. Deepak Sulakhe  
 TX Commons of Grace Development, L.L.C. Deepak Sulakhe  
 G.C. Community Development Corporation Charlesa H. Taylor, Sr.  
 B&L Housing Development Corporation Bobby Leopold  
 Development Team (Entity, Contact Name, Phone):  
 Developer: Pleasant Hill Community Development Corporation, Harvey Clemmons, (713) 224-3232 Housing GC: Affordable Housing Construction, Greg Moss, (214) 891-1402  
 Appraiser: N/A, N/A Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, (210) 530-0040  
 Originator/UW: GMAC, Lloyd H. Griffin, (615) 279-7500 Property Manager: Southwest Housing Management Corporation, Deepak Sulakhe, (214) 891-1402  
 Architect: Beeler, Guest, Owens Architects, L.P., Buz Owens, (214) 520-8878 Cost Estimator: Affordable Housing Construction, Greg Moss, (214) 891-1402  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., John C. Shackelford, (972) 490-1400 Engineer: Huilt-Zollars, Steve Williams, (281) 496-0066  
 Accountant: Reznick Fedder & Silverman, Rick Schaefer, (410) 783-4900  
 Syndicator: Paramount Financial Group, Mike Moss, (216) 896-9696 Supp. Services: Housing Service, Inc., Marty Mascari, (214) 696-6077

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07054: Commons of Grace Senior 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$48,106

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07055: Arbor Cove**

**A. General Project Information**

Project Location: 2805 Fordyce Ave. City: Donna County: Hidalgo Region: 11  
 Total Units: 120 Total LI Units: 108 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$73,818  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Arbor Cove, Ltd.; Anita Kegley, 2103494994  
 Applicant/Principals (Entity Name, Contact):  
 CDHM Group GP, LLC Michael Hartman  
 Kegley, Inc Anita M. Kegley

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

Developer: CDHM Group, LLC, Michael Hartman, (321) 453-2932 Housing GC: Charter Builders, R.J. Collins, (512) 249-6240  
 Appraiser: N/A, N/A, Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, (210) 530-0040  
 Originator/UW: N/A, N/A, Property Manager: Orion Real Estate Services, Inc, Kirk Tate, (713) 622-5844  
 Architect: L.K. Travis & Associates, Inc., L.K. Travis, (210) 732-2828 Cost Estimator: N/A, N/A,  
 Attorney: Broad & Cassel, Randy Alligood, (407) 839-4200 Engineer: N/A, N/A,  
 Syndicator: PNC Multifamily Capital, Robert Courtney, (502) 581-3260 Accountant: Novogradac & Company LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07055: Arbor Cove 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$73,818

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07058: Wildwood Trails Apartments**

**A. General Project Information**

Project Location: 1500 Davis Ln. City: Brownwood County: Brown Region: 2  
 Total Units: 75 Total LI Units: 75 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$10,338  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Wildwood Trails Apartments, LP; Vaughn Zimmerman, 4178831632

Applicant/Principals (Entity Name, Contact):

Wildwood Trails Housing, LLC Justin Zimmerman  
 Related Capital Company Justin Ginsberg

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250  
 Appraiser: Apartment Market Data Research Service, Darrell Jack, (210) 530-0040 Market Analyst: KAW Valley Engineers, Mike Osborne, (913) 894-5150  
 Originator/UW: Wilhoit Properties Inc., Robert Williams, (417) 883-1632 Property Manager: Reznick Fedder & Silverman, Kirk T. Rogers, (301) 657-7715  
 Architect: N/A, N/A, Cost Estimator: Zimmerman Properties Construction, LLC, Justin Zimmerman, (361) 758-0250  
 Attorney: Novogradic & Company, Keving Watkins, (512) 231-0158 Engineer: Parker & Associates, Jim Parker, (918) 742-2485  
 Syndicator: N/A, N/A, Accountant: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700  
 Supp. Services: Related Capital Company, Justin Ginsburg, (212) 421-5333

**C. Scoring Information**

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

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

<b>App Deficiency Points Lost:</b>	
Total Points Requested:	0
Total Points Awarded:	300

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

**07058: Wildwood Trails 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits.

**Credit Amount Allocated by Board:** \$10,338

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
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**07060: Freeport Oaks Apartments**

**A. General Project Information**

Project Location: NE Corner of Ave. J & Skinner St. City: Freeport County: Brazoria Region: 6  
 Total Units: 100 Total LI Units: 80 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$39,216  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Freeport Oaks LP; Les Kilday, 7139149400

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

Freeport Oaks Partners LLC R.R. Kilday  
 LP Kilday LLC Les Kilday  
 Kilday Realty Corp R.R. Kilday

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

Developer: Kilday Partners LLC, R R Kilday, (713) 914-9400

Appraiser: N/A, N/A,

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

Architect: EDI Architects, Brit Perkins, (713) 789-0395

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

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

Housing GC: N/A, N/A,

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

Property Manager: Orion Real Estate Services, Kirk Tate, (713) 840-9292

Cost Estimator: N/A, N/A,

Engineer: N/A, N/A,

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

Supp. Services: To Be Determined, ,

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07060: Freeport Oaks 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$39,216

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07061: Towne Park in Fredericksburg II**

**A. General Project Information**

Project Location: 1100 S. Adams City: Fredericksburg County: Gillespie Region: 9  
 Total Units: 44 Total LI Units: 39 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$18,608  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Towne Park Fredericksburg II, L.P.; Mark Mayfield, 8306934521

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

Fredericksburg Housing II LLC Mark Mayfield  
 Marble Falls Housing Development Corporation Mark Mayfield  
 MFHA Mark Mayfield  
 Fredericksburg Housing II, LLC Mark Mayfield

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

Developer: Kilday Partners, RR Kilday, (713) 914-9400 Housing GC: N/A, N/A,  
 Appraiser: Apartment Market Data Research Service, Darrell Jack, (210) 530-0040 Market Analyst: N/A, N/A,  
 Originator/UW: Central Texas Community Housing Authority, Mark Mayfield, (830) 693-4521 Property Manager: Reznick Fedder & Silverman, Tim Kemper, (404) 847-9447  
 Architect: N/A, N/A, Cost Estimator: N/A, ,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: Cameron Alread Architects, Cameron Alread, (817) 332-6231  
 Syndicator: N/A, N/A, Accountant: , ,  
 Supp. Services: Paramount Financial Group, Dale Cook, (740) 587-4150

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07061: Towne Park in Fredericksburg 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:  Approved

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$18,608

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07062: Lansbourough Apartments**

**A. General Project Information**

Project Location: 10050 Cullen Blvd. City: Houston County: Harris Region: 6  
 Total Units: 176 Total LI Units: 141 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$77,147  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lansbourough Apartments, L.P.; Margie Lee Bingham, 7132245526  
 Applicant/Principals (Entity Name, Contact):  
 M.L. Bingham, Inc. Margie L. Bingham

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

Developer: M.L. Bingham, Inc., Margie L. Bingham, (713) 224-5526  
 Appraiser: Butler Burgher and Assoc., Diane Butler, (214) 739-0700  
 Originator/UW: Capstone Real Estate Services, Matt Lutz, (512) 646-6700  
 Architect: FCI Multifamily, Robert Partin, (713) 461-7778  
 Attorney: N/A, N/A,  
 Syndicator: Bank One, Pauline Allen, (713) 751-3805

Housing GC: FCI Multifamily, Robert Partin, (713) 461-7778  
 Market Analyst: Brown & Gay, Ronnie D. Harris, P.E., (281) 558-8700  
 Property Manager: Novogradac & Company LLP, Jeff Crozier, (512) 231-0158  
 Cost Estimator: N/A, ,  
 Engineer: GTF Design, William French, (817) 514-0584  
 Accountant: Winstead Sechrest & Minick, Jim Lemond, (713) 650-8400  
 Supp. Services: Paramount Financial Group, Dale Cook, (830) 997-6960

**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	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07062: Lansborough 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$77,147

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07063: Bahia Palms Apartments**

**A. General Project Information**

Project Location: 1303 Pino Dr. City: Laguna Vista County: Cameron Region: 11  
 Total Units: 64 Total LI Units: 64 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$4,485  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Cameron Fountainhead, L.P.; Patrick A. Barbolla, 8177321055

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

Cameron Fountainhead, L.P. Patrick A. Barbolla  
 Fountainhead Affiliates, Inc. Patrick A. Barbolla  
 Patrick A. Barbolla Patrick A. Barbolla

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

Developer: Fountainhead Affiliates, Inc., Patrick A. Barbolla, (817) 732-1055 Housing GC: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Appraiser: N/A, N/A, Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
 Architect: J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683 Cost Estimator: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Attorney: McDonald & Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, N/A,  
 Syndicator: Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07063: Bahia Palms 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$4,447

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07068: Vista Hermosa Apartments**

**A. General Project Information**

Project Location: 820 N. Bibb City: Eagle Pass County: Maverick Region: 11  
 Total Units: 20 Total LI Units: 20 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$726  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Maverick Fountainhead, L.P.; Patrick A. Barbolla, 8177321055

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

Maverick Fountainhead, L.P. Patrick A. Barbolla  
 Fountainhead Affiliates, Inc. Patrick A. Barbolla  
 Patrick A. Barbolla Patrick A. Barbolla

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

Developer: Fountainhead Affiliates, Inc., Patrick A. Barbolla, (817) 732-1055 Housing GC: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Appraiser: J.A. Laning, jr. Associates, Buck Laning, (830) 278-3612 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
 Architect: J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683 Cost Estimator: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Attorney: McDonald & Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, N/A,  
 Syndicator: Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		0
			<b>Total Points Awarded:</b>		300

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

**07068: Vista Hermosa 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$726

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07069: Briarwood Apartments**

**A. General Project Information**

Project Location: 513 E. 6th St. City: Kaufman County: Kaufman Region: 3  
 Total Units: 48 Total LI Units: 48 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$7,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Kaufman Fountainhead, L.P.; Patrick A. Barbolla, 8177321055

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

Kaufman Fountainhead, L.P. Patrick A. Barbolla  
 Fountainhead Affiliates, Inc. Patrick A. Barbolla  
 Patrick A. Barbolla Patrick A. Barbolla

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

Developer: Fountainhead Affiliates, Inc., Patrick A. Barbolla, (817) 732-1055 Housing GC: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Appraiser: Jerry Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1970 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
 Architect: J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683 Cost Estimator: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Attorney: McDonald & Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, N/A,  
 Syndicator: Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07069: Briarwood 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$7,000

**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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**07071: Saltgrass Landing Apartments**

**A. General Project Information**

Project Location: 1602 S. Church St. City: Rockport County: Aransas Region: 10  
 Total Units: 55 Total LI Units: 55 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$2,419  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Saltgrass Landing Apartments, Ltd.; Gary L. Kersch, 5123315173

Applicant/Principals (Entity Name, Contact):

Johnny L. Melton Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton

Development Team (Entity, Contact Name, Phone):

Developer: Doublekaye Corp., Johnny L. Melton, (361) 758-0250 Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
 Appraiser: USDA-RD Appraisal, N/A, Market Analyst: N/A, N/A,  
 Originator/UW: N/A, N/A, Property Manager: Town & Country Management, Cheryl L. Clark, (361) 758-5676  
 Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Cost Estimator: N/A, N/A,  
 Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Engineer: El Investment Consultants, James Brawner, (512) 331-5173  
 Syndicator: WNC & Associates, Greg Hand, (714) 662-5565 Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07071: Saltgrass Landing 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$2,419

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07072: Lantana Ridge Apartments South**

**A. General Project Information**

Project Location: 2200 N. Adams St. City: Beeville County: Bee Region: 10  
 Total Units: 35 Total LI Units: 35 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,400  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lantana Southridge Apartments, Ltd.; Gary L. Kersch, 5123315173

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

Johnny L. Melton Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton

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

Developer: Doublekaye Corp., Johnny L. Melton, (361) 758-0250 Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
 Appraiser: USDA-RD Appraisal, N/A, Market Analyst: N/A, N/A,  
 Originator/UW: N/A, N/A, Property Manager: Town & Country Management, Cheryl L. Clark, (361) 758-5676  
 Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Cost Estimator: N/A, N/A,  
 Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Engineer: El Investment Consultants, James Brawner, (512) 331-5173  
 Syndicator: WNC & Associates, Greg Hand, (714) 662-5565 Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07072: Lantana Ridge Apartments South 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: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$1,400

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07073: Lantana Ridge Apartments**

**A. General Project Information**

Project Location: 2200 N. Adams St. City: Beeville County: Bee Region: 10  
 Total Units: 55 Total LI Units: 55 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$2,380  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lantana Northridge Apartments, Ltd.; Gary L. Kersch, 5123315173

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

Johnny L. Melton Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton  
 Bamonitias, Inc. Johnny L. Melton

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

Developer: Johnny L. Melton, Johnny L. Melton, (361) 758-0250 Housing GC: CrisCourt Construction, Inc., Johnny L. Melton, (361) 758-0250  
 Appraiser: USDA-RD Appraisal, N/A, Market Analyst: N/A, N/A,  
 Originator/UW: N/A, N/A, Property Manager: Mid-Coast Property Management, Inc., Cheryl L. Clark, (361) 758-5676  
 Architect: Barbutti & Associates, Ronald V. Barbutti, (830) 426-2200 Cost Estimator: N/A, N/A,  
 Attorney: Wilson, Sterling & Russell, LLP, Bob Wilson, (512) 258-2244 Engineer: El Investment Consultants, James Brawner, (512) 331-5173  
 Syndicator: TBD, N/A, Accountant: Brenda P. McElwee P.C., Brenda P. McElwee, (361) 729-9150  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	300

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

**07073: Lantana Ridge 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$2,380

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07074: La Mirage Villas**

**A. General Project Information**

Project Location: 309 S.E. 15th City: Perryton County: Ochiltree Region: 1  
 Total Units: 47 Total LI Units: 47 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$7,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Perryton Fountainhead, L.P.; Patrick A. Barbolla, 8177321055

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

Perryton Fountainhead, L.P. Patrick A. Barbolla  
 Fountainhead Affiliates, Inc. Patrick A. Barbolla  
 Patrick A. Barbolla Patrick A. Barbolla

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

Developer: Fountainhead Affiliates, Inc, Patrick A. Barbolla, (817) 732-1055 Housing GC: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Appraiser: Jerry Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1970 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, (817) 927-2838  
 Originator/UW: N/A, N/A, Property Manager: Fountainhead Management, Inc., Patrick Barbolla, (817) 732-1055  
 Architect: J. Douglas Cain Associates, Inc., J. Douglas Cain, (918) 569-4683 Cost Estimator: Fountainhead Construction, Inc., Patrick A. Barbolla, (817) 732-1055  
 Attorney: McDonald & Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, N/A,  
 Syndicator: Boston Capital Corporation, Jennifer Robichaud, (617) 624-8868 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880  
 Supp. Services: To Be Determined, N/A,

**C. Scoring Information**

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	0	300	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	300

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

**07074: La Mirage 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

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Binding Allocation Agreement**

**Comment** Binding Allocation Agreement: This is a 2004 Development that received an award of 2007 Housing Tax Credits. **Credit Amount Allocated by Board:** \$7,000

**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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**07090: 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, Tom Katopody, (817) 424-2437  
 Supp. Services: To Be Determined, ,

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
6 (A)*		0	20 (A)	0	0
6 (B)*		0	20 (B)	0	0
7	0	0	21	0	0
8	0	0	22	0	0
9 (A)	0	0	23	0	0
9 (B)	0	0	24	0	0
10	0	0	25	0	0
11	0	0	26	0	0
12	0	0	27	0	0
13	0	0	<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	0
Total Points Awarded:	301

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

**07090: 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: Forward Commitment of 2007 Credits Made in 2006**

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07091: 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\*: RH \* 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 M. Jackson, (713) 651-0111 Engineer: TBD, ,  
 Accountant: TBD, ,  
 Syndicator: Enterprise Community Investment, Tobias Washington, (410) 964-0552  
 Supp. Services: Central Dallas Ministries, Keith Ackerman, (214) 823-8710

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	301

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

**07091: 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:

2nd Underwriter:

**3. Allocation Decision by Board: Forward Commitment of 2007 Credits Made in 2006**

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07092: 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, 972-960-1222  
 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: Related Capital Company, 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: , 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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	301

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

**07092: 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: Forward Commitment of 2007 Credits Made in 2006**

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07093: Cypresswood Crossing**

**A. General Project Information**

Project Location: Hwy 87 at 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.; K.T. (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 & Company, Tim Treadway, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, 713-467-5858  
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0920 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 J. Palmer, (713) 651-0111 Engineer: TBD, ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 439-3911 Accountant: TBD, ,  
 Supp. Services: To Be Determined, ,

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	301

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

**07093: 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: Forward Commitment of 2007 Credits Made in 2006**

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07094: Mesquite Terrace**

**A. General Project Information**

Project Location: 400 Blk of 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 Housing GC: Pharr Housing Development Corporation, Ricardo Cuellar,  
 Appraiser: Gerald Teel & Company, Tim Treadway, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, 713-467-5858  
 Originator/UW: TBD, , Property Manager: Capstone Real Estate Services, Inc, Matthew C. Lutz, (512) 646-6700  
 Architect: Chiles Architects, Inc., 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) 305-4707 Engineer: TBD, ,  
 Syndicator: PNC Multifamily Capital, Inc., Nicole Flores, (512) 391-9084 Accountant: Reznick, Fedder & Silverman, James Martinko, (301) 652-9100  
 Supp. Services: Pharr Housing Authority, Roy Navarro, (956) 783-1316

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	301

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

## 07094: 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: Forward Commitment of 2007 Credits Made in 2006

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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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**07095: Las Palmas Gardens Apartments**

**A. General Project Information**

Project Location: 1014 S. San Eduardo City: San Antonio County: Bexar Region: 9  
 Total Units: 100 Total LI Units: 100 Activity\*: RH \* 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: L.K. Travis & Associates, Inc., L.K. Travis, (210) 732-2828 Cost Estimator: Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353  
 Attorney: Shackelford Melton and McKinley, John C. 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: To Be Determined, ,

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0			
13	0	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	0
Total Points Awarded:	301

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

**07095: Las Palmas Gardens 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: Tom Gouris

**3. Allocation Decision by Board: Forward Commitment of 2007 Credits Made in 2006**

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07096: 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/RH \* 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 M. 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: Novogradac & 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- Architects, P.C., Jackie Martin, (404) 373-2800 Cost Estimator: Rehab Builders, Inc., Ed Lipsky, (336) 722-9871  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 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: To Be Determined, ,

**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	301	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	18	0	0
5 (A)	0	0	19	0	0
			20 (A)	0	0
6 (A)*		0	20 (B)	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	0	0
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	0	0			

Total Points Requested:	0
Total Points Awarded:	301

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

## 07096: 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: Forward Commitment of 2007 Credits Made in 2006

**Comment** Forward Commitment: This is an award of 2007 Housing Tax Credits, made during 2006. **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>
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**07101: Carpenter's Point**

**A. General Project Information**

Project Location: 3326 Mingo St. City: Dallas County: Dallas Region: 3  
 Total Units: 150 Total LI Units: 145 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): Carpenter's Point, L.P.; George King, Jr., (469) 693-5113

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

Carpenter's Point, L.P. George King Jr.  
 Hebron Partners, LLC George King Jr.  
 Frazier Berean Group George King Jr.  
 National Housing Advisors, LLC Ellen Rourke

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

Developer: National Housing Advisors, LLC, Ellen Rourke/ George King Jr., (214) 739-0233 Housing GC: Carleton Construction, Ltd, Neal R. Hildebrandt, (972) 980-9810  
 Appraiser: Integra Realty Resources, Charles A. Bissell, (972) 960-1222 Market Analyst: Integra Realty Resources, Charles A. Bissell, 972-960-1222  
 Originator/UW: Washington Mutual, Cheryl Wilson, (312) 429-3067 Property Manager: Lincoln Property Company, Joyce Eldredge, (214) 890-5001  
 Architect: Beeler, Guest, Owens Architects, L.P., John Guest, (214) 520-8878 Cost Estimator: , ,  
 Attorney: , , Engineer: Pacheco, Koch, Michael C. Clover, (972) 235-3031  
 Syndicator: Apollo Housing Capital LLC, Daniel Kierce, (216) 875-6043 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Hebron Development, LLC, George King Jr., (469) 693-5113

**C. Scoring Information**

First Review: Kent, Reviewed on 3/14/2007

Second Review: Ben, Reviewed on 3/15/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	156
Total Points Awarded:	156

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

**07101: Carpenter's 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:  Declined

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Not Competitive in Region**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
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**07102: Chelsea Senior Community**

**A. General Project Information**

Project Location: 3350 Blk of W. Little York Rd. City: Houston County: Harris Region: 6  
 Total Units: 36 Total LI Units: 35 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$447,631  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Chelsea Place, L.P.; Chernon Njie, (512) 458-5577

Applicant/Principals (Entity Name, Contact):  
 n/a

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

Developer: Songhai Development Company, LLC, Chernon M. Njie, (513) 458-5577 Housing GC: Integrated Construction and Development, Kenneth Fambro, (817) 742-1851  
 Appraiser: , , Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
 Originator/UW: Wachovia Bank, Timothy J. McCann, (704) 374-3468 Property Manager: Capstone Real Estate Services, Inc, Matthew C. Lutz, (512) 646-6700  
 Architect: Architettura-Inc., Frank Pollacia, (972) 509-0088 Cost Estimator: Integrated Construction and Development, LP, Kenneth Fambro, (817) 742-1851  
 Attorney: Law Office of Mark Foster, Mark Foster, (214) 363-9955 Engineer: RG Miller Engineers, Inc., 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: Shannon, Reviewed on 3/13/2007  
 Second Review: Ben, Reviewed on 3/15/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	14	4	4				
2*		12	15	0	0				
3	22	22	16	0	0				
4 (A)	6	6	17 (A)	0	0				
4 (B)	14	14	18	4	4				
5 (A)	18	18	19	4	4				
			20 (A)	4	4				
6 (A)*		0	20 (B)	0	0				
6 (B)*		7	21	3	3				
7	12	12	22	1	0				
8	10	10	23	2	2				
9 (A)	2	2	24	1	1				
9 (B)	6	6	25	1	1				
10	0	0	26	0	0				
11	5	5	27	0	0				
12	0	0	<b>App Deficiency Points Lost:</b>		2				
13	6	6	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td>Total Points Requested:</td> <td>153</td> </tr> <tr> <td>Total Points Awarded:</td> <td>150</td> </tr> </table>			Total Points Requested:	153	Total Points Awarded:	150
Total Points Requested:	153								
Total Points Awarded:	150								

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

## 07102: Chelsea Senior Community Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew Application on 7/10/07

#### 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:

Comment

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
4/3/2007	Kent Bedell	MFFP	Charles Ingram	Other	Deficiencies
<b>Description:</b> Confirmed deficiency information that Mr. Ingram needed to submit back to us by April 5, 2007. He will be faxing his response to the deficiency shortly.					
4/3/2007	Kent Bedell	MFFP	Charles Ingram	Other	Deficiencies
<b>Description:</b> Confirmed receipt of Deficiency fax that was sent to Charles Ingram, President of the Acres Home Citizens Council Coalition.					
7/5/2007	Kent Bedell	LIHTC	Kenneth Fambro	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Kenneth Called to confirm the correct fax number to send the deficiency response to.					
7/5/2007	Kent Bedell	LIHTC	Kenneth Fambro	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Left Voice mail for Kenneth letting him know that his deficiency responses were incomplete and that I still needed more information to clear the deficiency.					
7/5/2007	Kent Bedell	LIHTC	Kenneth Fambro	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Kenneth called say he would be emailing the deficiency response w/in 30 minutes.					
7/5/2007	Kent Bedell	LIHTC	Lee Capp	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Lee Capp called to ask if I could fax and email her a copy of the Sources and Uses and Owner/Developer Org chart from the application. She was having trouble downloading them from our website.					
7/5/2007	Kent Bedell	LIHTC	Cherno Njie	Owner/Applicant/GP	Pre-App General
<b>Description:</b> Spoke with Mr. Njie regarding the information that was still needed to clear the deficiencies. He made it clear that he was told by Kenneth Fambro that all the information was submitted by the deadline, but I told him that I did not receive all of the required information from Kenneth.					
7/5/2007	Kent Bedell	LIHTC	Cherno Njie	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with Cherno and he is disputing deficiency #7. He wants to speak with Robbye and that specific deficiency. He is also disputing the 15 points his application is receiving because his deficiency responses were submitted day late. He said that Kenneth assure him that all the information was submitted on time. I told him that I had confirmed by email all of the information that was not submitted and that I still needed to clear the deficiency.					

7/5/2007 Kent Bedell LIHTC Chernó Njie Owner/Applicant/GP Deficiencies  
**Description:** Left a voice mail for Chernó letting him know that I emailed a deficiency notice to him for HTC application #07102.

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7/5/2007 Kent Bedell LIHTC Paul Inameti Owner/Applicant/GP Deficiencies  
**Description:** Confirmed with the second contact, Paul Inameti, that the deficiency notice email was received.

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7/12/2007 Kent Bedell LIHTC Chernó Njie Owner/Applicant/GP Deficiencies  
**Description:** Mr. Njie called and said that he was withdrawing application #07102 from consideration under the 2007 HTC application cycle. He also said he would be sending an email to confirm the application withdrawn.

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**07103: Oak Tree Village**

**A. General Project Information**

Project Location: 2700 Blk of FM 1266      City: Dickinson      County: Galveston      Region: 6  
 Total Units: 36 Total LI Units: 36 Activity\*: NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$373,082  
 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 Galveston County, 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 Rhodes

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

Developer: OTV Development Group, LLC, Charles B. Holcomb, (713) 522-4141      Housing GC: To Be Determined, ,  
 Appraiser: , ,      Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
 Originator/UW: , ,      Property Manager: Integrity Management, Inc., Star Rhodes, (972) 881-9062  
 Architect: Joseph Hoover, Joe Hoover, (409) 945-3371      Cost Estimator: , ,  
 Attorney: Rhem Golvach, P.C., Steve P. Golvach, (713) 652-2144      Engineer: , ,  
 Syndicator: Column Capital, LLC, Chris Diaz, (813) 207-2100      Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 552-3100  
 Supp. Services: Mainland Medical Center, Tina-Marie Patterson-Eppes, (409) 938-5451

**C. Scoring Information**

First Review: Kent, Reviewed on 3/15/2007  
 Second Review: Shannon, Reviewed on 3/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>169</b>	
			<b>Total Points Awarded:</b>	<b>169</b>	

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

## 07103: Oak Tree 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: 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:** \$371,883

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2007	Emily Price	MFFP	Charles Holcomb	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I told him that I was handling the deficiency response in Ben's absence and that we still need a zoning letter from Galveston County since they are in an ETJ of Texas City.					
4/19/2007	David Marquez	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Wanted to know if his deficiency response was OK. I told him yes.					
6/5/2007	Tom Cavanagh /REA		Charles Holcomb	Owner/Applicant/GP	Deficiencies
<b>Description:</b> We spoke to Mr. Holcomb regarding the expense ratio on Oak Tree Village.					

**07104: Country Lane Seniors-Greenville Community**

**A. General Project Information**

Project Location: W side of O'Neal St., N. of U.S. Hwy 69 (Joe Ramsey Blvd.) City: Greenville County: Hunt Region: 3  
 Total Units: 102 Total LI Units: 98 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,118,156  
 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-Greenville, Ltd.; Kenneth H. Mitchell, (817) 249-6886

Applicant/Principals (Entity Name, Contact):

Greenville Country Lane, LLC Kenneth H. Mitchell

Development Team (Entity, Contact Name, Phone):

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

Appraiser: , ,

Originator/UW: , ,

Architect: Gailer Tolson French, Marc Tolson, (817) 514-0584

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

Syndicator: Bank of America, Susan Moro, (212) 819-6142

Housing GC: To Be Determined, ,

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

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

Cost Estimator: , ,

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

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

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Emily, Reviewed on 3/9/2007

Second Review: Ben, Reviewed on 3/12/2007

<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	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	152
<b>Total Points Awarded:</b>	152

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

## 07104: Country Lane Seniors-Greenville 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: Diamond Thompson

2nd Underwriter: Raquel Morales

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,118,156

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
9/26/2007	Audrey Martin	LIHTC	Ben White	Other	Application General

**Description:** I returned Mr. White's call regarding this application. Mr. White is with the Greenville Board of Development and wanted an update on this development. I told Mr. White that this application was not awarded, but that it is on the Department's waiting list, which remains active until December 31, 2007. I told him to feel free to contact me again in the future to check whether any credits are returned in Region 3.

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**07108: Paseo Palms**

**A. General Project Information**

Project Location: 3000' E. of Joe Battle Near Pellicano Dr. City: El Paso County: El Paso Region: 13  
 Total Units: 180 Total LI Units: 180 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): Paseo Palms, LTD; R.L. (Bobby) Bowling IV, (915) 821-3550

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

Paseo Palms. LTD R.L. "Bobby" Bowling IV  
 El Paso Paseo LLC R.L. "Bobby" Bowling IV  
 Tropicana Building Corporation 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, 915-479-2093  
 Originator/UW: Bank of America, Valerie Williams, (214) 209-2239 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: Theresa Caballero, Theresa Caballero, (915) 565-3550 Engineer: CEA Engineering, Jorge Ascarate, (915) 544-5232  
 Syndicator: Richman Group Capital Corporation, Peter McHugh, (203) 869-0900 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: YWCA, Irma Caraveo, (915) 533-2311

**C. Scoring Information**

First Review: Emily, Reviewed on 3/12/2007  
 Second Review: Shannon, Reviewed on 3/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	6	6	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>140</b>	
			<b>Total Points Awarded:</b>	<b>140</b>	

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

**07108: Paseo 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:** \$1,200,000

**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>
3/27/2007	Ben Sheppard	MFFP	Bobby Bowling	Owner/Applicant/GP	Deficiencies

**Description:**

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**07109: Elrod Place**

**A. General Project Information**

Project Location: W side of Approx. 3700 Blk Elrod City: Katy County: Harris Region: 6  
 Total Units: 127 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): Elrod Place, Ltd.; Barry Kahn, (713) 871-0063

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

Harris County Housing Authority Guy Rankin  
 HCHA Elrod, LLC Guy R. Rankin  
 HCHA Elrod, LLC Guy Rankin  
 Elrod Place, Ltd. W. Barry Kahn

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

Developer: HK/Elrod Development, Ltd., W. Barry Kahn, (713) 871-0063 Housing GC: Hettig Construction Corp., John E. Hettig, (713) 871-0063  
 Appraiser: , , Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955  
 Originator/UW: iCap Realty Advisors dba Amegy Mortgage, Sara Hutchinson, (281) 297-7944 Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 871-8212  
 Architect: JRM Architects, Inc., James R. Merriman, (281) 242-6806 Cost Estimator: , ,  
 Attorney: Winstead Seachrest & Minick, Gail McDonald, (713) 650-2744 Engineer: Brown & Gay Engineers, Inc., Larry Millberger, (281) 558-8700  
 Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4469 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: Child & Adult Development Center of Houston, Inc., LaShondia Pollard-McNeal, (713) 290-1802

**C. Scoring Information**

First Review: Kent, Reviewed on 3/4/2007  
 Second Review: Emily, Reviewed on 3/24/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		-7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	157
<b>Total Points Awarded:</b>	157

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

## 07109: Elrod 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/real/>.

Designated as Priority:  Declined

1st Underwriter:

2nd Underwriter:

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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.

Date	Staff	Program	Contact With	Contact Type	Nature of Contact
4/24/2007	Elizabeth Henderson	MFFP	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Barry wanted to say that he didn't understand what he could ask the community organizations for to prove up their existence and that serve the development area. He also wanted to point out that paragraph 1 on page 2 of the deficiency notice is not worded correctly. It applies to threshold and selection but not to support letters. I told him that things such as phonebook listings and brochures showing locations of operation were a couple of things that would suffice to prove existence in the community. He didn't seem too satisfied.					
4/26/2007	Kent Bedell	MFFP	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed Deficiency email receipt with Barry Kahn and answered some questions he had about the Deficiency request.					
4/26/2007	Kent Bedell	MFFP	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with Barry about the information that was needed for him to correctly address/resolve the deficiencies he received. Emily assisted me with the call					
5/21/2007	Kent Bedell	MFFP	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of 2007 Scoring Notice email. I asked him to respond to my email as well.					
7/5/2007	Audrey Martin	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mr. Kahn requested a phone conversation with me via email, so I called him regarding a deficiency that is currently outstanding regarding credit limit certifications required of Board members.					
7/25/2007	Kent Bedell	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Barry called to ask if he could sign the Vol. 1, Tab 7, Part E. Applicant Credit Limit Documentation (Part I) because the Hariss County Housing Authority Commissioner was on travel and could not be reached. I told Barry I would need to confirm with Audrey Martin if he could sign the Part I. and I would get back with him shortly.					
7/25/2007	Kent Bedell	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Barry and informed him that if he is authorized to sign HTC application documents for #07109, then he could sign the Vol. 1, Tab 7, Part E, Application Credit Limit Documentation (Part I.) for the Commissioner of the Harris County Housing Authority.					

**07110: Poteet Housing Authority Farm Labor**

**A. General Project Information**

Project Location: Ave. N at 4th St. City: Poteet County: Atascosa Region: 9  
 Total Units: 30 Total LI Units: 30 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$121,601  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Poteet HA Farm Labor, Ltd.; Gary M. Driggers, (210) 684-0679  
 Applicant/Principals (Entity Name, Contact):  
 Poteet Public Facilities Corporation Rebecca Leal

**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: Coastal Bend Realty, Raulie Irwin, (361) 645-2111 Market Analyst: N/A, ,  
 Originator/UW: , , Property Manager: Poteet Housing Authority, Rebecca Leal, (830) 742-3589  
 Architect: ADA, Inc., Armando Martinez, (210) 734-3409 Cost Estimator: , ,  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: AA Gonzalez, Tony Gonzalez, (210) 494-9200  
 Syndicator: WNC & Associates, Greg Hand, (714) 662-5565 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: Poteet Housing Authority, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/8/2007  
 Second Review: Emily, Reviewed on 3/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	0	0
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	1	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	4	4	25	1	1
10	7	7	26	0	0
11	5	5	27	0	0
12	7	7	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	161
Total Points Awarded:	160

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

## 07110: Poteet Housing Authority Farm Labor 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: Forward Commitment of 2008 Credits Made in 2007

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **Credit Amount Allocated by Board:** \$87,371

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/12/2007	Emily Price	MFFP	Gary M. Driggers	Consultant/Lobbyist	Deficiencies
<b>Description:</b> He called to go over the deficiency letter.					
3/20/2007	Emily Price	MFFP	Gary M. Driggers	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke to him 3 times today regarding his deficiency notice.					
5/21/2007	Kent Bedell	MFFP	Gary M. Driggers	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Mr. Driggers to respond to my email or call to confirm that he received the 2007 Scoring Notice email.					

## 07114: Washington Village Apartments

### A. General Project Information

Project Location: 600 Flood St. City: Wichita Falls County: Wichita Region: 2  
 Total Units: 96 Total LI Units: 96 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$877,338  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Washington Village, Ltd.; Rick J. Deyoe, (512) 306-9206

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

Washington Village I, LLC Rick J. Deyoe  
 Washington Village, Ltd. Rick J. Deyoe  
 Washington Village Development, LLC Rick J. Deyoe

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

Developer: Washington Village Development, LLC, Rick J. Deyoe, (512) 306-9206

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

Originator/UW: , ,

Architect: Northfield Design Associates, Don Smith, (512) 302-1458

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707

Syndicator: PNC Multifamily Capital, Robert Courtney, (502) 581-3260

Housing GC: Safari Construction, Inc., Mike Parr, (512) 858-2819

Market Analyst: O'Conner & Associates, Craig Young, 713-686-9955

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205

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 Management Company, J.O.T. Couch, Jr., (713) 526-6634

### C. Scoring Information

First Review: Stuart Pace, Reviewed on 3/14/2007

Second Review: Emily, Reviewed on 3/26/2007

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	1	1
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	0	0	25	1	1
11	5	5	26	0	0
12	0	0	27	0	0
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>157</b>	
			<b>Total Points Awarded:</b>	<b>157</b>	

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

## 07114: Washington Village 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: David Burrell

2nd Underwriter: Tom Gouris

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in Regional Collap

**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 when tax credits are collapsed within Region 2. **Credit Amount Allocated by Board:** \$877,338

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/26/2007	Audrey Martin	LIHTC	Sharon Korkan	Owner/Applicant/GP	Application General
<b>Description:</b> I left a message for Sharon to let her know that we didn't send the Commitment Notice out for this Application because the REA Report is not finished yet.					
8/21/2007	Audrey Martin	LIHTC	Adrienne Iglesias	Owner/Applicant/GP	Application General
<b>Description:</b> Adrienne called to get a status update on the Commitment Notice for this application. This was a deal that was not recommended for an award by staff, but that received an award after 07133 was pulled from the award list by the Board. I told Adrienne that the REA Report isn't finished, which is the reason for the delay. I told him I would check on it and give him an estimate for when he will receive the Commitment Notice.					
9/6/2007	Audrey Martin	LIHTC	Thure Cannon	Other	Other
<b>Description:</b> Mr. Cannon, Chief of Staff for Rep. Farabee, called to find out if 07114 received an award of HTC's I informed him that it did.					

**07115: Heights Apartments**

**A. General Project Information**

Project Location: MLK St., 1 Blk E. of FM 700 City: Big Spring County: Howard Region: 12  
 Total Units: 48 Total LI Units: 48 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$377,886  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Big Spring Heights Apartments, L.P.; Justin Zimmerman, (417) 883-1632

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

Big Spring Heights Apartments, LP Justin Zimmerman  
 Big Spring Heights Housing, LLC Justin Zimmerman  
 CharterMac Capital Justin Ginsberg  
 O'Brien Companies, LLC Kelly Holden

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

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Matt 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: , , Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: , ,  
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osburn, (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: Ben, Reviewed on 3/12/2007  
 Second Review: Emily, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		12	15	0	0
3	22	22	16	0	2
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	0	0
5 (A)	18	0	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	0	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	6	0			

**App Deficiency Points Lost:** 0

Total Points Requested:	146
Total Points Awarded:	108

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

## 07115: Heights 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in Region and USDA Allocation

**Comment** Competitive in USDA Allocation, and has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$377,886

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/29/2007	Tom Gouris	REA	Paul Holdon	Owner/Applicant/GP	Deficiencies

**Description:** Paul called to see what can be done with regards to getting out of the box that he is in with expense to income over 65%. He had previously submitted expense numbers from their adjacent comparable and did not know why we kept quoting a higher expense. I asked him to look at what he had sent and me if it had included compliance and supportive services expenses since we had to add them to the per unit expenses. He also asked if he could raise rents at this point since he has no other competition. I told him that I did not think so accept that he could ask the board as part of an appeal. He said he would be working on the expense numbers further and would get back to us shortly. I told him that we would still be working on the deal for a few more days but are in the process of wrapping it up. Audrey- Would you agree that he can not change his rent structure at this point if there is no reason for us to seek clarification and that not meeting the 65% expense to income ratio is not reason enough for us to seek clarification?

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## 07117: Deer Creek Apartments

### A. General Project Information

Project Location: SE Corner of W. Ellis St. & MLK St. City: Levelland County: Hockley Region: 1  
 Total Units: 64 Total LI Units: 63 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$508,375  
 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, L.P; Justin Zimmerman, (417) 883-1632

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

Levelland Deer Creek Apartments, LP Justin Zimmerman  
 Zimmerman Properties, LLC Justin Zimmerman  
 Zimmerman Investments, LLC Justin Zimmerman

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

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Matt 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: , , Property Manager: Wilhoit Properties, Inc, Robert Williams, (417) 883-1632  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: , ,  
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osburn, (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: Emily, Reviewed on 3/13/2007  
 Second Review: Shannon, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	6
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	0	0
5 (A)	18	0	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	0			

App Deficiency Points Lost: 0

Total Points Requested:	155
Total Points Awarded:	131

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

## 07117: Deer Creek 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: David Burrell

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in USDA Allocation

**Comment** Competitive in USDA Allocation.

**Credit Amount Allocated by Board:** \$507,059

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/7/2007	Audrey Martin	MFFP	Paul Holden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with Paul to let him know he would be getting a deficiency for evidence that a sign is currently posted on the property. This is a result of the site inspection by ORCA showing that a sign wasn't posted.					
6/7/2007	Audrey Martin	MFFP	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with Justin to let him know he would be getting a deficiency for evidence that a sign is currently posted on the property. This is a result of the site inspection by ORCA showing that a sign wasn't posted.					
6/8/2007	Elizabeth Henderson	MFFP	Paul Holden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> When I called to confirm receipt of the emailed for Deer Creek Apartments, Paul Holden told me that the sign that was originally on the property had been blown away by a huge storm. This was apparently a major storm that made the news and because of which cleanup is still going on He said that he would need more than 5 days to get a new sign put up and wanted 5 days added to hid deficiency correction time period. I told him that I couldn't okay that personally but that I would pass his request on. I asked Audrey who told me that no extra time could be given and that this deficiency would have to be treated in the same way as any other one. I emailed that response back to Paul on Friday. I haven't heard any more from him at this point.					

**07118: Lakeside Apartments**

**A. General Project Information**

Project Location: 1 Blk E. of S. Jefferson St. & Tennon Rd. City: Mount Pleasant County: Titus Region: 4  
 Total Units: 64 Total LI Units: 63 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$520,342  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Mt. Pleasant Lakeside Apartments, L.P.; Justin Zimmerman, (417) 883-1632  
 Applicant/Principals (Entity Name, Contact):  
 Mt. Pleasant Lakeside Apartments, LP Justin Zimmerman  
 Mt. Pleasant Lakeside Housing, LLC Justin Zimmerman  
 CharterMac Capital Justin Ginsberg  
 O'Brien Companies, LLC Kelly Holden  
 Development Team (Entity, Contact Name, Phone):  
 Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 883-1632 Housing GC: Zimmerman Properties Construction, LLC, Matt 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: , , Property Manager: Wilhoit Properties, Inc., Robert Williams, (417) 883-1632  
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: , ,  
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osburn, (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 3/15/2007  
 Second Review: Sharon, Reviewed on 3/26/2007

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	0	0
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	0	0	25	1	1
11	5	5	26	1	1
12	0	0	27	0	0
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	157	
			<b>Total Points Awarded:</b>	157	

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

## 07118: Lakeside 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 and USDA Allocation

**Comment** Competitive in USDA Allocation, and has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$520,342

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/26/2007	Kent Bedell	MFFP	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of Threshold Deficiency email with Justin Zimmerman.					
5/2/2007	Kent Bedell	MFFP	Paul Holden	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contacted Paul Holden to let him know that more documentation was needed in order for all the deficiencies to be resolved.					

**07123: Tower Village**

**A. General Project Information**

Project Location: Park St. & Tower Rd. 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: \$545,417  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Housing Associates of Nacogdoches II, Ltd.; Robert Crow, (936) 569-1151

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

Nacogdoches Housing Development Corporation Robert Crow  
 Mgroup Holdings, Inc. Laura Musemeche  
 Mgroup, LLC Mark Musemeche

**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 P. Golvach, (713) 652-2144

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

Housing GC: To Be Determined, ,

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

Property Manager: Nacogdoches Housing Authority, Robert Crow, (936) 569-1151

Cost Estimator: , ,

Engineer: , ,

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

Supp. Services: Nacogdoches Housing Authority, Robert Crow, (936) 569-1151

**C. Scoring Information**

First Review: Kent, Reviewed on 3/22/2007

Second Review: Shannon, Reviewed on 3/26/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	6			

**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.

## 07123: Tower 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: Insufficient Funds in Sub-Region

**Comment** Not Recommended: Due to forward commitments of credits made in 2006, funds available in sub-region are insufficient to award any Application in sub-region. **Credit Amount Allocated by Board:** \$545,417

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/30/2007	Audrey Martin	MFFP	Ofelia Elizondo	Owner/Applicant/GP	Other
<b>Description:</b> I called Ofelia to discuss an active deficiency notice related to the 2X per capita ineligibility item. I told Ofelia that the documentation we have right now is sufficient, and that in the event that we don't receive sufficient documentation, the application will be terminated. We discussed the appeals process, and possible submissions both in response to the deficiency and to accompany the possible appeal.					
6/1/2007	Audrey Martin	MFFP	Ofelia Elizondo	Owner/Applicant/GP	Application General
<b>Description:</b> I left Ofelia a message letting her know that the documentation provided to meet the requirements of 49.5(a)(7) of the 2007 QAP is sufficient and that the application will not be terminated.					
6/1/2007	Audrey Martin	MFFP	Robert Crow	Owner/Applicant/GP	Application General
<b>Description:</b> I called Robert to let him know that the documentation provided to meet the requirements of 49.5(a)(7) of the 2007 QAP is sufficient and that the application will not be terminated.					

**07124: 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: \$661,500  
 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  
 Mgroup, LLC Mark Musemeche

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

Developer: Mgroup, LLC, Mark Musemeche, (713) 522-4141 Housing GC: To Be Determined, ,  
 Appraiser: , , Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
 Originator/UW: , , Property Manager: Capstone Real Estate Services, Inc., Matthew C. Lutz, (512) 646-6700  
 Architect: Mgroup & Architects, Inc, Mark Musemeche, (713) 522-4141 Cost Estimator: , ,  
 Attorney: Rhem Golvach, P.C., Steve P. Golvach, (713) 652-2144 Engineer: , ,  
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 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 3/11/2007  
 Second Review: Sharon, Reviewed on 3/26/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	6			

**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.

## 07124: 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/real/>.

Designated as Priority:  Declined

1st Underwriter:

2nd Underwriter:

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$661,500

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/27/2007	Sharon Gamble	MFFP	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Applicant called to ask why 07123 had a different requirement for item 21 than 07124. In 07123, Shannon Roth asked him to provide proof for points. In 07124, I told him he was not eligible for points and asked for no proof. I told him that I would speak to Shannon and Audrey about it and return his phone call.					
3/28/2007	Sharon Gamble	MFFP	Ophelia Elizondo	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Ophelia to answer Mark's question as Mark is not in the office. Told Ophelia that it was decided that they could receive the points if they provided proof that the original source of the funds was private, state or federal. She said I did not need to send a new deficiency, she will answer with the other deficiencies I sent her.					
7/11/2007	Kent Bedell	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called Mark one more time to make sure he knew exactly what he needed to change in Vol. 1, Tab 2, Part B. Rent Schedule. I was afraid that I did not thoroughly communicated what I needed from him in our previous conversation. He confirmed that he has proper understanding of the changes that needed to be made.					
7/12/2007	Kent Bedell	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mark Called and confirmed that he received the deficiency notice. He said he is going out of town, so he would be submitting all of his responses today.					
7/12/2007	Kent Bedell	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Mark asking him to contact me by phone or email to confirm that he received the define notice I emailed.					
7/12/2007	Kent Bedell	LIHTC	Mark Musemeche	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Mark called to ask a specific questions about a deficiency he received for Vol. 1, Tab 2, Part B. Rent Schedule. I explained what he needed to change he said he would be submitting the exhibit with the changes shortly.					

**07126: Oak Timbers-Caplin Drive**

**A. General Project Information**

**Project Location:** 1301 Caplin Dr. & 4801 S. Collins St. **City:** Arlington **County:** Tarrant **Region:** 3

**Total Units:** 112 **Total LI Units:** 112 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$897,393

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

**B. Ownership and Development Team Information**

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

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

A.V. Mitchell A.V. Mitchell  
 Caplin Drive Senior Living, LLC A.V. Mitchell

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

**Developer:** A.V. Mitchell, A.V. Mitchell, (817) 810-9337 **Housing GC:** Cisco Construction, Mike Harding, (214) 507-4830  
**Appraiser:** TBD, , **Market Analyst:** Ed Ipser & Associates, Inc., Ed Ipser, 817-927-0032  
**Originator/UW:** TBD, , **Property Manager:** Integrity Management, Inc., Star Rhodes, (972) 881-9062  
**Architect:** Southwest Architects, Inc., Jeff Heffelfinger, (817) 654-4445 **Cost Estimator:** n/a, ,  
**Attorney:** Law Office of Mark Foster, Mark Foster, (214) 363-9599 **Engineer:** TBD, ,  
**Syndicator:** SunAmerica Affordable Housing Partners, John Lisella, (301) 493-7810 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
**Supp. Services:** Metroplex Senior Services, Heather Glanton, (817) 419-3350

**C. Scoring Information**

**First Review:** Stuart Pace, Reviewed on 3/21/2007

**Second Review:** Emily, Reviewed on 3/26/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	6	6	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	158
<b>Total Points Awarded:</b>	157

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

**07126: Oak Timbers-Caplin Drive 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: 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:** \$897,393

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/11/2007	Shannon Roth	MFFP	Brandon Robertson	Owner/Applicant/GP	Deficiencies

**Description:** He emailed a question regarding his deficiency. I called him back in response and we discussed it.

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**07131: StoneLeaf at Dalhart**

**A. General Project Information**

Project Location: 1719 E. 1st St. City: Dalhart County: Dallam Region: 1  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$707,970  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Stoneleaf at Dalhart, LP; Mike Sugrue, (903) 887-4344

Applicant/Principals (Entity Name, Contact):

Stoneleaf at Dalhart, LP Mike Sugrue  
 Solutions Plus, Inc. Mike Sugrue

Development Team (Entity, Contact Name, Phone):

Developer: Stone Leaf Development, LLC, J M Sugrue, (903) 887-4344

Appraiser: , ,

Originator/UW: , ,

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

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707

Syndicator: Alliant Capital, Thomas W. Dixon, (818) 449-5179

Housing GC: Stone Leaf Builders, LLC, J M Sugrue, (903) 887-4344

Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3207

Cost Estimator: Stone Leaf Development, LLC, J M Sugrue, (903) 887-4344

Engineer: , ,

Accountant: Reznick Group, PC, Edwina Carrington, (512) 494-9100

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: R. McDonald, Reviewed on 3/14/2007

Second Review: Shannon, Reviewed on 3/26/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	12	12	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	152
Total Points Awarded:	152

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

## 07131: StoneLeaf at Dalhart 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: Tom Gouris

#### 3. Allocation Decision by Board: Forward Commitment of 2008 Credits Made in 2007

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **Credit Amount Allocated by Board:** \$696,857

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/27/2007	Shannon Roth	MFFP	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to go over deficiency notice.					
4/2/2007	Shannon Roth	MFFP	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind him tomorrow is the 5th day for his deficiencies.					
4/3/2007	Shannon Roth	MFFP	Don Youngs	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind him today is his 5th day. He said his is working on it.					
6/11/2007	Shannon Roth	MFFP	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to talk let me know a deficiency would be sent over. While I had him on the phone I reminded him tomorrow is the 5th day. He said ok, Mike Sugrue would be faxing me the stuff shortly.					
6/12/2007	Shannon Roth	MFFP	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left 2 messages today at this number as well as 817-503-8239; however he has yet to call me back. I left him a message that today is the 5th day and additional items are still needed.					

**07133: StoneLeaf at Tye**

**A. General Project Information**

Project Location: 649 Scott St. City: Tye County: Taylor Region: 2  
 Total Units: 118 Total LI Units: 118 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$799,605  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): StoneLeaf at Tye, LP; Mike Sugrue, (903) 887-4344

Applicant/Principals (Entity Name, Contact):

Solutions Plus, Inc. Mike Sugrue  
 Solutions Plus, Inc. Mike Sugrue

Development Team (Entity, Contact Name, Phone):

Developer: Stone Leaf Development, LLC, J M Sugrue, (903) 887-4344

Appraiser: , ,

Originator/UW: , ,

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

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707

Syndicator: Alliant Capital, Thomas W. Dixon, (818) 449-5179

Housing GC: Stone Leaf Builders, LLC, J M Sugrue, (903) 887-4344

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

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3207

Cost Estimator: Stone Leaf Development, LLC, J M Sugrue, (903) 887-4344

Engineer: , ,

Accountant: Reznick Group, PC, Edwina Carrington, (512) 494-9100

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Michael Garrett, Reviewed on 3/15/2007

Second Review: Sharon, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	164
Total Points Awarded:	160

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

## 07133: StoneLeaf at Tye 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: David Burrell

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Removed from Recommended List by Board

**Comment** Not Recommended: Removed from recommended list by Board during July 30, 2007 meeting. **Credit Amount Allocated by Board:** \$787,592

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2007	Ben Sheppard	MFFP	Bill Fisher	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
4/12/2007	Ben Sheppard	MFFP	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/12/2007	Ben Sheppard	MFFP	Don Youngs	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Made two calls to Mr. Young today, left messages that I called him.					

**07137: Hampton Villages**

**A. General Project Information**

Project Location: 1600 Blk of Alcock St. City: Pampa County: Gray Region: 1  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,038,857  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hampton Villages L.P.; Tim Lang, (512) 249-9095

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

Hampton Villages LP Tim Lang  
 Eagles Nest Enterprises LLC Tim Lang  
 Michael Hartman Michae Hartman

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

Developer: Eagles Nest Enterprises LLC, Tim Lang, (512) 750-8009 Housing GC: Charter Contractors, LP, R.J. Collins, (512) 249-6240  
 Appraiser: Novogradic & Company, LLP, John Cole, (512) 340-0420 Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: , , Property Manager: Myan Management Group, Darla Miles, (817) 442-8200  
 Architect: Cross Architects, PLLC, Brian Rumsey, (972) 398-6644 Cost Estimator: Charter Contractors LP, R. J. Collins, (512) 249-6240  
 Attorney: Kuperman, Orr & Albers NA, Rick Albers, (512) 473-4106 Engineer: , ,  
 Syndicator: Raymond James Tax Credit Funds, Inc, Gary Robinson, (800) 438-8088 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: Newlife Housing Foundation, Theresa Martin-Holder, (512) 258-9194

**C. Scoring Information**

First Review: T. Brown, Reviewed on 3/20/2007  
 Second Review: Emily, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	6	6			

**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.

## 07137: Hampton Villages 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: Lisa Vecchietti

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse

**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 when tax credits are collapsed state-wide. **Credit Amount Allocated by Board:** \$1,038,857

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/29/2007	Emily Price	MFFP	Tim Lang	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He came by to drop his deficiency response.					
4/26/2007	Elizabeth Hender	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Bonita Williams to let me know that she would be sending in the information to clear Hampton Senior Villages letter deficiencies as soon as she was able to get the additional information from the Salvation Army. The lady from whom the letter was for come is very busy and is having trouble finding time to do it. I told her of a conversation that I had with "another applicant" in which I had been told that the Salvation Army office in Dallas was advising the locations under its jurisdiction not to do the support letters since it is thought to be a political activity. So I told her the her local Salvation Army lady may have received or may soon be receiving the same instructions, and that hopefully she would be able to get the letter before that happened. She said that it wouldn't be catastrophic to the application if she lost the points from the Salvation Army letter so she would do what she could to get it and if not, then she would let me know that she couldn't get it.					

**07141: Pinnacle of Pleasant Humble**

**A. General Project Information**

Project Location: 1200 Blk of 1st Ave. E      City: Humble      County: Harris      Region: 6  
 Total Units: 153 Total LI Units: 147 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, L.P.; Kenneth W. Fambro, (817) 742-1851

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

Integrated Pleasant Humble GP, LLC      Kenneth W. Fambro  
 Pinnacle of Pleasant Humble, LP      Kenneth W. Fambro  
 RES HIS, LLC      Kenneth W. Fambro

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

Developer: RES IHS, LLC, Kenneth W. Fambro, (817) 742-1851      Housing GC: Integrated Construction and Development, Richard E. Simmons, (817) 742-1851  
 Appraiser: O'Conner & Associates, Craig Young, (713) 686-9955      Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955  
 Originator/UW: Red Capital Group, David Martin, (614) 857-1428      Property Manager: Integrated Property Management, Rory Johnson, (817) 742-1851  
 Architect: Architettura-Inc., Frank Pollacia, (972) 509-0088      Cost Estimator: , ,  
 Attorney: Eaton, Deaguero & Bishop, LLC, Michael Eaton, (214) 638-0020      Engineer: Brown & Gay Engineers, Inc., Ronnie Harris, (281) 552-8700  
 Syndicator: Red Capital Markets, Inc., David C. Martin, (614) 857-1428      Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (214) 869-3170  
 Supp. Services: Comunidad Corporation, John Martin, (214) 292-9753

**C. Scoring Information**

First Review: Stuart Pace, Reviewed on 3/30/2007  
 Second Review: Shannon, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	4	4	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	
Total Points Requested:	156
Total Points Awarded:	156

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

## 07141: 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: Thomas Cavanagh

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
7/18/2007	Audrey Martin	LIHTC	Kenneth Fambro	Owner/Applicant/GP	Application General
<b>Description:</b> Kenneth called to ask if he can cut his credit request at this point to deal with the small shortfall of credits in Region 6 U/EX that looks like it will prevent his deal from being awarded. I told him I have concerns about a change this late in the game and that I would prefer to defer to Tom Gouris.					
7/19/2007	Audrey Martin	LIHTC	Kenneth Fambro	Owner/Applicant/GP	Application General
<b>Description:</b> I discussed with Kenneth the situation regarding his credit request and the amount available in Region 6 U/EX. I told him that we won't allow him to reduce his credit request at this point and that he has the option to appeal the underwriting report.					

**07149: 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 \* 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, (770) 552-8070 Housing GC: NuRock Construction, LLC, Robert G. Hoskins, (678) 297-3404  
 Appraiser: n/a, Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817 927 2838  
 Originator/UW: TBD, Property Manager: NuRock Management, Inc., Robert G. Hoskins, (678) 297-3404  
 Architect: GTF Design Associates, Marc Tolson, (817) 514-0584 Cost Estimator: TBD,  
 Attorney: Arnall Golden & Gregory, Alison Drummond, (404) 873-8152 Engineer: TBD,  
 Syndicator: Provident Tax Credit Funds IX, LLC, David C. Martin, (614) 857-1400 Accountant: TBD,  
 Supp. Services: NuRock Housing Foundation I, Inc., Robert G. Hoskins, (678) 297-3404

**C. Scoring Information**

First Review: Michael Garrett, Reviewed on 3/20/2007  
 Second Review: Emily, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	157
<b>Total Points Awarded:</b>	157

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

## 07149: 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:  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:** \$1,200,000

#### 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>
4/19/2007	Emily Price	MFFP	Brad Bell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about the Section 504 deficiency. His architect believes that his plans meet 504. I told him to submit a statement that they believe they meet 504. I confirmed with Audrey that this would satisfy the deficiency.					
4/24/2007	Emily Price	MFFP	Brad Bell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to ask if his deficiency notice was satisfied. I told him yes.					

**07151: 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: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$237,938  
 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):  
 Odessa Eldery Housing Corporation Beradine Spears  
 Odessa Housing Authority Beradine Spears  
 Rocky Ridge Developers 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: To Be Determined, ,  
 Appraiser: John Waggoner & Assoc, John Waggoner, (432) 367-3451 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-972-2838  
 Originator/UW: , , Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227  
 Architect: Beeler, Guest, Owens Architects, L.P., Buz Owens, (972) 248-2486 Cost Estimator: TBD, ,  
 Attorney: , , Engineer: TBF, ,  
 Syndicator: MMA Financial, Chris Tawa, (202) 777-0906 Accountant: , ,  
 Supp. Services: Odessa Housing Authority, Bernadine Spears, (432) 333-1088

**C. Scoring Information**

First Review: Kent, Reviewed on 3/16/2007  
 Second Review: Shannon, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	6	6			

Total Points Requested:	158
Total Points Awarded:	158

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

## 07151: 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/real/>.

Designated as Priority:  Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

#### 3. Allocation Decision by Board: Forward Commitment of 2008 Credits Made in 2007

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **Credit Amount Allocated by Board:** \$237,938

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/2/2007	Shannon Roth	MFFP	Sharon at Randy Stevenso	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind that tomorrow is the 5th day.					
4/3/2007	Shannon Roth	MFFP	Sharon Lawrence	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned her call and left her a message.					

**07153: Los Ebanos Apartments**

**A. General Project Information**

Project Location: 300 Yards S. of 5 Mile Line Rd. on City: Alton County: Hidalgo Region: 11  
 E. Side of Los Ebanos Rd.  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$764,747  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Alton Los Ebanos, LP; Alyssa Carpenter, (512) 789-1295

Applicant/Principals (Entity Name, Contact):

Gilberto De Los Santos Gilberto De Los Santos

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

Developer: Fortuna Enterprises DBA, Gilberto de los Santos, (956) 383-3033 Housing GC: Fortuna Ace Builders LLC, Valente Alaniz Jr., (956) 279-8391  
 Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: Lancaster Pollard Mortgage Company, Ginger McGuire, (512) 703-4600 Property Manager: , ,  
 Architect: Art Ayala Architects Inc., Art Ayala, (713) 224-7390 Cost Estimator: , ,  
 Attorney: , , Engineer: R. E. Garcia & Associates, Raul E. Garcia, (956) 381-1061  
 Syndicator: Apollo Housing Capital, LLC, Michael Haynes, (216) 875-6041 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/16/2007  
 Second Review: Emily, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	4	4	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			Total Points Requested:	155	
			Total Points Awarded:	155	

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

**07153: Los Ebanos 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: Cameron Dorsey

2nd Underwriter: Raquel Morales

**3. Allocation Decision by Board: Competitive in USDA Allocation**

**Comment** Competitive in USDA Allocation.

**Credit Amount Allocated by Board:** \$738,251

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/28/2007	Emily Price	MFFP	Sarah Andre	Owner/Applicant/GP	Deficiencies

**Description:** She called to go over one of her deficiencies.

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**07162: Pointe North**

**A. General Project Information**

Project Location: 3710 Magnolia City: Beaumont County: Jefferson Region: 5  
 Total Units: 158 Total LI Units: 158 Activity\*: RC \* 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): 158 Pointe North, L.P.; Robert Reyna, (409) 951-7200

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

Golden Triangle Redevelopment Corporation Robert L. Reyna  
 158 Pointe North GP, LLC Robert L. Reyna  
 158 Pointe North, LP Robert L. Reyna  
 CGB Southwest, Inc. Printice L. Gary

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

Developer: Carleton Development, Ltd./ Golden Triangle Redevelopment Corp., R. David Kelly/ Robert Reyna, (972) 980-9810 Housing GC: Carleton Construction, Ltd, Neal R. Hildebrandt, (972) 980-9810  
 Appraiser: Integra Realty Resources, Charles A. 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) 890-5001  
 Architect: KAI, Michael Kennedy Sr., (314) 241-8188 Cost Estimator: , ,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Antoinette M. Jackson, (713) 651-0111 Engineer: Fittz & Shipman, John Holm, (409) 382-7238  
 Syndicator: Red Capital Group, Inc., David C. Martin, (614) 857-1428 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Housing Authority of the City of Beaumont, Robert Reyna, (409) 951-7200

**C. Scoring Information**

First Review: Kent, Reviewed on 3/19/2007  
 Second Review: Sharon, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	0	0
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	167
Total Points Awarded:	167

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

## 07162: Pointe North 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: Credits Returned

**Comment** Applicant returned tax credits.

**Credit Amount Allocated by Board:** \$1,196,874

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/19/2007	Audrey Martin	LIHTC	Robert Reyna	Owner/Applicant/GP	Deficiencies

**Description:** I called Robert to let him know that we are performing a threshold review for this application and will try to issue a deficiency tomorrow. I requested that although he has 5 business days to respond, that he please try to answer all deficiencies as quickly as possible as a courtesy to the Department, considering the short time from now until we make awards.

---

## 07164: Covington Townhomes

### A. General Project Information

Project Location: E Side of Milam St. Between 13th & 11th St. City: Texarkana County: Bowie Region: 4

Total Units: 126 Total LI Units: 126 Activity\*: RC \* 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): Texarkana Two Neighborhood Ventures Limited; Richard Herrington, (903) 838-8548

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

Housing Authority of the City of Texarkana Richard Herrington  
 Texarkana Two Neighborhood Ventures Limited Richard Herrington

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

Developer: Braziel and Associates, Melvin Braziel, (210) 337-8223  
 Appraiser: Integra Realty Resources, Charles A. Bissell, (972) 960-1222  
 Originator/UW: Red Capital Group, David Martin, (614) 857-1428  
 Architect: Beeler, Guest, Owens Architects, L.P., John Guest, (214) 520-8878  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Toni Jackson, (713) 653-7392  
 Syndicator: Red Capital Group, Inc., David C. Martin, (614) 857-1428

Housing GC: Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810  
 Market Analyst: Integra Realty Resources, Charles A. Bissell, 972-960-1222  
 Property Manager: Lincoln Property Company, Joyce Eldredge, (214) 890-5001  
 Cost Estimator: , , ,  
 Engineer: Whitten Civil Engineering, Inc, Jeff Whitten, (903) 334-8677  
 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Housing Authority of the City of Texarkana Texas, Richard Herrington, (903) 838-8548

### C. Scoring Information

First Review: Kent, Reviewed on 3/20/2007  
 Second Review: Emily, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	0	0
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	7	7	26	0	0
11	5	5	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		171
			<b>Total Points Awarded:</b>		171

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

## 07164: Covington 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: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse B

**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 when tax credits are collapsed state-wide, and because 07063 and 060208 returned credits, and additional national pool credits are available. **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>
4/11/2007	Shannon Roth	MFFP	Jeff Fulencheck	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to go over deficiency email.					
4/17/2007	Shannon Roth	MFFP	Jeff Fulencheck	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind him tomorrow is the 5th day for deficiencies.					
4/18/2007	Shannon Roth	MFFP	Richard Herrington	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call, he said a FED EX package was sent to me for delivery today.					

**07165: Gates of Dominion North**

**A. General Project Information**

**Project Location:** NW Corner of JFK Blvd. & Lauder Rd. **City:** Houston **County:** Harris **Region:** 6

**Total Units:** 150 **Total LI Units:** 150 **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):** JFK Lauder Limited; Daniel Williams, (713) 957-2789

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

Dominion CDC Daniel Williams  
 JFK Lauder Limited Daniel Williams

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

**Developer:** Dominion CDC, Daniel Williams, (713) 957-2789 **Housing GC:** Carleton Construction, Ltd., Neal R. Hildebrandt, (972) 980-9810  
**Appraiser:** Integra Realty Resources, Charles A. Bissell, (972) 960-1222 **Market Analyst:** Integra Realty Resources, Charles A. Bissell, 972-960-1222  
**Originator/UW:** Washington Mutual, Marvalette Hunter, (713) 543-7344 **Property Manager:** , ,  
**Architect:** Beeler, Guest, Owens Architects, L.P., John Guest, (214) 520-8878 **Cost Estimator:** , ,  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 **Engineer:** , ,  
**Syndicator:** Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4469 **Accountant:** Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
**Supp. Services:** Dominion CDC, Daniel Williams, (713) 957-2789

**C. Scoring Information**

**First Review:** Kent, Reviewed on 3/20/2007  
**Second Review:** Sharon, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		0	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		-7	20 (A)	4	4
6 (B)*		-7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	0	0
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	0	0	25	1	0
11	5	5	26	0	0
12	0	0	27	0	0
13	6	6	<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>156</b>	
			<b>Total Points Awarded:</b>	<b>155</b>	

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

## 07165: Gates of Dominion North 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
5/21/2007	Kent Bedell	MFFP	Daniel Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Daniel Williams requesting that he confirm that he received the 2007 Scoring Notice I emailed by replying to the email. I received his email reply on 5/22/07 at 3:47 PM.					
7/13/2007	Shannon Roth	LIHTC	Jeff Fullencheck	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called him to make sure he got my email. He called me back wanted to know if this deal would be an award, since they are at the bottom of the region he had kind of written it off. I indicated we always review extra files to account for any that might fall out. I also transferred him to Audrey at his request for a more detailed explanation.					
7/18/2007	Shannon Roth	LIHTC	Ana Patterson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message today is the 7th day for the deficiency items. Jeff Fulencheck is listed as the 2nd contact; however his voicemail said to contact Ana. Also she had been working on the items last week.					
7/18/2007	Shannon Roth	LIHTC	Jeff Fullencheck	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called Jeff to remind him tomorrow is the 5th day, per his voicemail he is on vacation until July 24. I called Ana Patterson as directed by his voicemail. She said they are working on the items and will get them to me tomorrow.					

**07166: Jeremiah Seniors**

**A. General Project Information**

Project Location: 909 W. Hurst Blvd. City: Hurst County: Tarrant Region: 3  
 Total Units: 135 Total LI Units: 135 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,061,170  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hurst-Jeremiah 29:11, L.P.; Tim Valentine, (888) 354-4631  
 Applicant/Principals (Entity Name, Contact):  
 Jeremiah 29:11, Inc. Tim Valentine  
 Hurst- Jeremiah 29:11, L.P. Tim Valentine

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

Developer: Rumsey Development, LLC, Steve Rumsey, (214) 893-4208 Housing GC: Carleton Construction, Ltd, Neal R. Hildebrandt, (972) 980-9810  
 Appraiser: Integra Realty Resources, Charles A. 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) 890-5001  
 Architect: Beeler, Guest, Owens Architects, L.P., John Guest, (214) 520-8878 Cost Estimator: , ,  
 Attorney: , , Engineer: Half Associates, Robert Davis, (817) 847-1422  
 Syndicator: Red Capital Group, Inc., David C. Martin, (614) 857-1428 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: Jeremiah 29:11, Inc., Tim Valentine, (512) 320-9089

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/9/2007  
 Second Review: Shannon, Reviewed on 3/12/2007

<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	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	6			

**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.

## 07166: Jeremiah Seniors 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:** \$989,447

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/19/2007	Shannon Roth	MFFP	Tim Valentine	Owner/Applicant/GP	Deficiencies

**Description:** Tim returned the voicemail I left regarding the deficiency I emailed this morning. He said he has spoken with Jeff Fulenckek and they are working on the items and will get them to me ASAP. He thanked me for keeping him in the loop.

---

**07167: Meadowlake Village Apartments**

**A. General Project Information**

Project Location: 209 Grand Ave. City: Mabank County: Kaufman Region: 3  
 Total Units: 40 Total LI Units: 40 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$174,797  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Mabank Residential Apartments, LP; Warren Maupin, (254) 982-4243

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

Mabank Residential Apartments, LC Warren Maupin  
 Maupin Development Inc. Warren Maupin

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

Developer: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243 Housing GC: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243  
 Appraiser: Rafael C. Luebbert & Associates, Rafael C. Luebbert, (210) 408-6041 Market Analyst: N/A, ,  
 Originator/UW: , , Property Manager: , ,  
 Architect: James M. Faulk FARA, Jim Faulk, (512) 267-5339 Cost Estimator: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243  
 Attorney: Baird, Crews, Schiller & Whitaker PC, Thomas Baird, (254) 774-9388 Engineer: , ,  
 Syndicator: Raymond James Tax Credit Funds, Inc, Gary Robinson, (800) 438-8088 Accountant: Brockway, Gersback, McKinnon & Niemeier, Lisa McKinnon, (254) 773-9907  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/12/2007  
 Second Review: Emily, Reviewed on 3/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		12	15	0	0
3	0	0	16	-1	4
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	0	0
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24	0	0
9 (B)	0	0	25	0	0
10	7	7	26	0	0
11	5	5	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	94	
			<b>Total Points Awarded:</b>	90	

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

## 07167: Meadowlake Village 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/real/>.

Designated as Priority:  Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

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

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$174,797

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/20/2007	Emily Price	MFFP	Mary Graves	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke to her regarding her deficiency notice.					
3/21/2007	Emily Price	MFFP	Mary Graves	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Asked her to fax the deficiency response because I did not receive her email. She did and I called her back to let her know that her deficiency response was acceptable.					
3/26/2007	Shannon Roth	MFFP	Warren Maupin	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to discuss his deficiencies.					
3/27/2007	Shannon Roth	MFFP	Warren Maupin	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Left a voicemail that deficiency items are due by 5pm tomorrow.					
3/28/2007	Shannon Roth	MFFP	Mary Graves	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I spoke with her several times between 4 and 5:23 pm regarding her deficiencies. She called at 4:59 and asked if I got her email, I did not. She indicated she got an error message that it bounced back. She forwarded it to me again, at 5:03. I contacted her at 5:20 to tell her she must forward the error message to me indicating she attempted to send the email before 5 but got an error. She said she would do that before tomorrow, she is a meeting.					
3/28/2007	Shannon Roth	MFFP	Mary Graves	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind her today is the 5th day, she is working on it and hopes to get me the stuff after lunch.					

**07169: Costa Madera**

**A. General Project Information**

Project Location: Poggenpohl St. & San Ignacio Ave. City: Laredo County: Webb Region: 11  
 Total Units: 140 Total LI Units: 140 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): Costa Madera Ltd.; Abraham Rodriguez, 9567224521  
 Applicant/Principals (Entity Name, Contact):  
 Costa Madera, Ltd. Abraham Rodriguez  
 LHA Costa Madera, Ltd. Abraham Rodriguez  
 Redevelopment Assetworks Corporation Abraham Rodriguez  
 Laredo Housing Authority Abraham Rodriguez  
 Development Team (Entity, Contact Name, Phone):  
 Developer: Redevelopment Assetworks Corporation, Abraham Rodriguez, (956) 722-4521 Housing GC: NRP Contractors, LLC, Charles H. Holman III, (210) 487-7878  
 Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: MMA Financial LLC, Christopher E. Tawa, (202) 777-0920 Property Manager: NRP Management LLC, Dean Allison, (216) 475-8900  
 Architect: Alamo Architects, Irby Hightower, (210) 227-2612 Cost Estimator: NRP Contractors LLC, Charles H. Holman III, (210) 487-7878  
 Attorney: Luis Escareno, Luis Escareno, (210) 228-9738 Engineer: Sherfey Engineering Company, L.L.C., Ed Sherfey, (956) 791-3511  
 Syndicator: MMA Financial, LLC, Barbara Tyrrell, (617) 439-3911 Accountant: , ,  
 Supp. Services: Community Housing Resource Partners, Charles Miller, (216) 571-9939

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/16/2007  
 Second Review: Shannon, Reviewed on 3/28/2007

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	157	
			<b>Total Points Awarded:</b>	157	

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

**07169: Costa Madera 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
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**07170: Gibraltar**

**A. General Project Information**

**Project Location:** 152 Blk of Brazoswood Dr. **City:** Clute **County:** Brazoria **Region:** 6  
**Total Units:** 48 **Total LI Units:** 48 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$605,718  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** The Gibraltar Senior, Ltd.; Debra Guerrero, (210) 487-7878

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

The Gibraltar Senior, Ltd. Debra Guerrero  
NRP The Gibraltar, LLC J. David Heller  
J. David Heller J. David Heller  
T. Richard Bailey, Jr. T. Richard Bailey, Jr.

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

**Developer:** NRP Holdings LLC, Daniel B. Markson, (210) 487-7878 **Housing GC:** NRP Contractors LLC, Charles H. Holman III, (210) 487-7878  
**Appraiser:** First American Commercial Real Estate Services, Bill Farina, (312) 288-3180 **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
**Originator/UW:** MMA Financial LLC, Christopher E. Tawa, (202) 777-0920 **Property Manager:** NRP Management LLC, Dean Allison, (216) 475-8900  
**Architect:** Alamo Architects, Irby Hightower, (210) 227-2612 **Cost Estimator:** NRP Contractors LLC, Charles H. Holman III, (210) 487-7878  
**Attorney:** Broad & Cassel, David Leon, (407) 839-4276 **Engineer:** Vickrey & Associates, Inc., Jeff Tondre, (210) 349-3271  
**Syndicator:** MMA Financial LLC, Barbara Tyrrell, (617) 439-3911 **Accountant:** , ,  
**Supp. Services:** Community Housing Resources Partners, Charles Miller, (216) 571-9939

**C. Scoring Information**

**First Review:** Kent, Reviewed on 3/20/2007  
**Second Review:** Ben, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	0	0
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	155
<b>Total Points Awarded:</b>	155

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

## 07170: Gibraltar 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: Competitive in Region

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

**Credit Amount Allocated by Board:** \$575,334

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/16/2007	Kent Bedell	MFFP	Debra Guerrero	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of Threshold Deficiency email.					
4/23/2007	Kent Bedell	MFFP	Whitney Bailey	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Whitney called to discuss a few questions that I had sent her via email regarding her deficiency responses. She told me that they were using the appraisal they originally submitted to justify their proposed acquisition amount.					
4/23/2007	Kent Bedell	MFFP	Whitney Bailey	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Whitney called to confirm that I received her Threshold Deficiency response emails.					

**07171: San Juan Square II**

**A. General Project Information**

Project Location: S Calaveras St. & Brady Blvd. City: San Antonio County: Bexar Region: 9  
 Total Units: 144 Total LI Units: 138 Activity\*: RC \* 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): San Juan Square II Ltd.; Henry A. Alvarez III, (210) 477-6023  
 Applicant/Principals (Entity Name, Contact):  
 San Juan Square II, Ltd Henry A. Alvarez, III  
 SAHA San Juan Square II, LLC Henry A. Alvarez, III  
 NRP San Juan Square II, LLC Debra Guerrero  
 San Antonio Housing Facility Corp. Henry A. Alvarez, III  
 Development Team (Entity, Contact Name, Phone):  
 Developer: San Antonio Housing Facility Corporation, Henry A. Alvarez, III, (210) 477-6023 Housing GC: NRP Contractors LLC, Charles H. Holman III, (210) 487-7878  
 Appraiser: Noble and Associates, Frank Schramm, (210) 979-6800 Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: MMA Financial LLC, Christopher E. Tawa, (202) 777-0920 Property Manager: NRP Management LLC, Dean Allison, (216) 475-8900  
 Architect: Alamo Architects, Irby Hightower, (210) 227-2612 Cost Estimator: NRP Contractors LLC, Charles H. Holman III, (210) 487-7878  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: Vickrey & Associates, Inc., Jeff Tondre, (210) 349-3271  
 Syndicator: MMA Financial LLC, Barbara Tyrrell, (617) 439-3911 Accountant: , ,  
 Supp. Services: Community Housing Resource Partners, Charles Miller, (216) 571-9939

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/19/2007  
 Second Review: Sharon, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	165
Total Points Awarded:	165

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

## 07171: 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:  Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Forward Commitment of 2008 Credits Made in 2007

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **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>
10/1/2007	Audrey Martin	LIHTC	Nancy Sheppard	Owner/Applicant/GP	Other

**Description:** Nancy called to confirm that the due date for the Commitment Notice, 10/8/07, is not a state holiday. I left her a message to tell her that it is not.

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**07173: West End Baptist Manor Apartments**

**A. General Project Information**

Project Location: 934 SW 35th St. City: San Antonio County: Bexar Region: 9  
 Total Units: 50 Total LI Units: 50 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$316,781  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): TX West End Baptist Housing, L.P.; David Marquez, (210) 228-0560

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

TX West End Baptist Housing, L.P. David Marquez  
 TX West End Baptist Development, LLC David Marquez  
 West End Baptist Church Trust John Smith  
 The Richman Group of Companies Terry Gentry

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

Developer: West End Baptist Church Trust, John Smith, (210) 433-3091 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: Washington Mutual, Marvalette Hunter, (713) 543-7344 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) 494-3353  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (214) 780-1400 Engineer: Briones Engineering & Consulting, Rolando Briones, (210) 828-1431  
 Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 Accountant: Novogradac and Company, LLP, David Rogers, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/20/2007  
 Second Review: Emily, Reviewed on 3/1/2807

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	172
Total Points Awarded:	172

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

## 07173: West End Baptist Manor 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: David Burrell

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:** \$316,781

#### 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>
4/4/2007	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to him twice today about his deficiency notice.					
5/2/2007	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message that the deficiencies are due at 5pm today.					
7/26/2007	Audrey Martin	LIHTC	David Marquez	Owner/Applicant/GP	Application General
<b>Description:</b> David called to ask a question about the funding amounts listed in the Board Summary Report for this application. I explained to him why the conditions are written as they are.					

**07174: LULAC Hacienda Apartments**

**A. General Project Information**

Project Location: 2625 Greenwood Dr. City: Corpus Christi County: Nueces Region: 10  
 Total Units: 60 Total LI Units: 60 Activity\*: RC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$617,105  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): TX LULAC Hacienda Housing, L.P.; David Marquez, 2102280560

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

TX LULAC Hacienda Housing, L.P. David Marquez  
 TX LULAC Hacienda Development, LLC David Marquez  
 Apartments of the Village Henry Gorham  
 League of United Latin American Citizens Dr. Nick Adame

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

Developer: Apartments of the Village, Henry Gorham, (361) 853-2569 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: Washington Mutual, Marvalette Hunter, (713) 543-7344 Property Manager: NHMC-National Housing Management Corp., Walter Martinez, (210) 821-4300  
 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 and McKinley, John C. Shackelford, (214) 780-1400 Engineer: Briones Engineering & Consulting, Rolando Briones, (210) 828-1431  
 Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 Accountant: Novogradac and Company, LLP, David Rogers, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/13/2007  
 Second Review: Emily, Reviewed on 3/14/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	172	
			<b>Total Points Awarded:</b>	172	

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

## 07174: LULAC Hacienda 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

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

**Comment** Competitive in At-Risk Set-Aside and has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$566,203

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/21/2007	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke to him twice today concerning his deficiency notice.					
3/26/2007	Emily Price	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about his deficiency response.					
3/28/2007	Emily Price	MFFP	Ivy Carter	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called twice today to ask about deficiency items.					
5/21/2007	Kent Bedell	MFFP	David Marquez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of 2007 Scoring Notice email. I also asked if he could send a confirmation email reply.					



## 07175: Austin 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/real/>.

Designated as Priority:  Declined

1st Underwriter:

2nd Underwriter:

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

**Comment** Not Recommended: Not competitive within USDA Allocation, and does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$916,970

#### 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
4/23/2007	Elizabeth Henderson	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about an (i)(16) deficiency. I sent her the wrong one. She wanted to be sure that she didn't need to resend in the information that she had sent to Ben before. I told her that is was my error and that I would sent over the correct deficiency notice.					
4/26/2007	Elizabeth Henderson	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Bonita Williams wanted to get a result from the deficiency for 07175, support letters. I told her that Items 2 and 3 had been cleared and that I had passed on the challenge that she submitted for Item 1 being deemed ineligible. I told her that once that was resolved that I thought she would be notified, but the Administrator has it and she would be taking care of it at this point.					
5/4/2007	Kent Bedell	MFFP	Louis Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of Threshold Deficiency email for Austin Place with Louis Williams.					
5/8/2007	Kent Bedell	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contacted Bonita to inform her that she still needed to make a change to the Annual Operating Expenses form and the Proforma in order to resolve all deficiencies.					
5/8/2007	Kent Bedell	MFFP	Bonita Williams	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contacted Bonita Williams to inform her that some of the information was incorrect/missing in the initial deficiency response she emailed.					

**07177: Hamilton Senior Village**

**A. General Project Information**

Project Location: Williams St. , 11 Acres at Hamilton City: Hamilton County: Hamilton Region: 8  
 City Limits

Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$339,782

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

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Hamilton-Charger Senior Properties L.P.; Bonita Williams, (936) 560-5702

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

Hamilton-Charger Senior Properties LP Bonita Williams  
 Hamilton-Charger Senior Properties LLC Bonita Williams  
 Louis Williams & Associates Inc. Louis 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: , , Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955  
 Originator/UW: n/a, , Property Manager: Fountainhead Companies, Tammie Carter, (817) 732-1055  
 Architect: Delbert Richardson, Delbert Richardson, (936) 639-9761 Cost Estimator: Louis Williams, Louis Williams, (936) 560-5702  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Scott Marks, (512) 469-7987 Engineer: Delbert Richardson, Delbert Richardson, (936) 639-9761  
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (727) 567-5014 Accountant: Gary Johnson, Gary Johnson, (936) 564-8186  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/12/2007

Second Review: Shannon, Reviewed on 3/13/2007

<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	0	6
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	4	4	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	147
<b>Total Points Awarded:</b>	147

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

**07177: Hamilton 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: Carl Hoover

2nd Underwriter: Lisa Vecchietti

**3. Allocation Decision by Board: Competitive in Region and USDA Allocation**

**Comment** Competitive in USDA Allocation, and has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$339,782

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07178: Tammye's Pointe**

**A. General Project Information**

Project Location: Old Pioneer Rd. at FM 1021 City: Eagle Pass County: Maverick Region: 11  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$983,288  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Tammye's Pointe, Ltd; Donald Pace, (321) 453-3127

Applicant/Principals (Entity Name, Contact):

SWH Group, LLC Marie Martinez  
 CDHM Group, GP, LLC Donald Pace  
 Futuro Communities Inc Tammye Trevino

Development Team (Entity, Contact Name, Phone):

Developer: DonCo Housing Group, LLC, Donald Pace, (321) 453-3127 Housing GC: Charter Contractors, LP, R.J. Collins, (512) 249-6240  
 Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: , , Property Manager: Pinnacle Property Mgmt. AMC, Jeannie Swindle, (956) 423-2170  
 Architect: L.K. Travis & Associates, Inc., L.K. Travis, (210) 732-2828 Cost Estimator: , ,  
 Attorney: Broad & Cassel, Janice Myers, (407) 839-4200 Engineer: , ,  
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468 Accountant: Novogradac & Company, LLP, Phong Tran, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/20/2007  
 Second Review: Shannon, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		5
13	6	6			

Total Points Requested:	159
Total Points Awarded:	154

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

## 07178: Tammye's Pointe 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:** \$983,288

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/5/2007	Shannon Roth	MFFP	Don Pace	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Returned his call to go over his deficiency items.					
4/11/2007	Shannon Roth	MFFP	Don Pace	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He returned my call regarding the deficiency items he submitted, I need additional information for item 3.					
4/11/2007	Shannon Roth	MFFP	Cathy Dixon/ Don Pace	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left message regarding deficiency items submitted. I need more information for number 3.					
4/12/2007	Shannon Roth	MFFP	Co Judge Jose Aranda, Jr.	Other	Deficiencies
<b>Description:</b> He called to ask what plan I needed, I indicated I needed a copy of the plan he referenced in his letter.					
4/12/2007	Shannon Roth	MFFP	Cathy Dixon	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called them to let them know I told Judge Aranda regarding the Colonia Strategic Plan.					
4/24/2007	Elizabeth Henderson	MFFP	Tammy	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tammy called to ask what she could use to verify existence in the community for the purpose of the community support letters. I called her back and gave her a list of things that she could use but I had to leave a message for her. I also sent an email to the contact people for # 07178 as a follow-up since I didn't get her.					

**07179: Villas at Goose Creek**

**A. General Project Information**

**Project Location:** SE Corner of N. Main St. & E. Defee St.      **City:** Baytown      **County:** Harris      **Region:** 6

**Total Units:** 22 **Total LI Units:** 22 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$242,318

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Goose Creek Infill Housing 1, Ltd; Chris Presley, (281) 425-9434

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

Goose Creek IH 1, LLC      Chris Presley  
 GCIH 1, LLC      Chris Presley

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

**Developer:** GCIH 1, LLC, Chris Presley, (281) 425-9434

**Appraiser:** , ,

**Originator/UW:** MMA Financial, Inc, Christopher E. Tawa, (202) 777-0920

**Architect:** JRM Architects, Inc., Jim Merriman, (281) 242-6806

**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Tamea Dula, (713) 653-7322

**Syndicator:** MMA Financial, Inc., Steven Napolitano, (617) 439-3911

**Housing GC:** To Be Determined, ,

**Market Analyst:** O' Conner & Associates, Craig Young, 713-686-9955

**Property Manager:** , ,

**Cost Estimator:** Presley Development, LLC, Arthur A. Presley, Jr., (281) 425-9434

**Engineer:** Cobb, Fendley & Associates, Mark Sappington, (713) 462-3242

**Accountant:** , ,

**Supp. Services:** To Be Determined, ,

**C. Scoring Information**

**First Review:** E.Henderson, Reviewed on 3/20/2007

**Second Review:** Ben, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	4	4	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

<b>Total Points Requested:</b>	<b>165</b>
<b>Total Points Awarded:</b>	<b>165</b>

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

## 07179: Villas at Goose 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/real/>.

Designated as Priority:  Approved with Conditions

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:** \$242,318

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/24/2007	Elizabeth Henderson	MFFP	Tamea Dula	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tamea Dula, With/ Coates Rose called with a question about the evidence about the Municipal Development District that submitted a support letter for Villas at Goose Creek. She says that the MDD is an LPS on its own. She's going to get certification to me from them referring to the part of the code that authorizes their creation and saying that they are acting I their own authority basically. I told her that should be okay but to get it to me ASAP so I can run past my Admin.					
6/7/2007	Kent Bedell	MFFP	Chris Presley	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I left Chris a voice message indicating that I needed further clarification on one of his deficiency responses. I also sent him an email.					
6/7/2007	Kent Bedell	MFFP	Chris Presley	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Chris Presley called to confirm that I received his deficiency response.					
6/7/2007	Kent Bedell	MFFP	Chris Presley	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Chris Presley confirmed that he had received the deficiency email and asked me a few questions about the information he needed to submit to clear the deficiencies.					
6/7/2007	Kent Bedell	MFFP	Esmeralda	Other	Deficiencies
<b>Description:</b> Esmeralda, the secretary for Tamea Dula, confirmed receipt of the deficiency email I sent on 6/6/07.					
6/7/2007	Kent Bedell	MFFP	Chris Presley	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Chris Presley to confirm whether he received the deficiency email I sent him.					
6/8/2007	Kent Bedell	MFFP	Chris Presley	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Chris letting him know that I received his email clarification for a particular deficiency and that it was sufficient.					

**07180: Holland House Apartments**

**A. General Project Information**

Project Location: 616 Josephine St. City: Holland County: Bell Region: 8  
 Total Units: 68 Total LI Units: 68 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$267,348  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Holland House Apartments, Ltd; Warren Maupin, (254) 982-4243  
 Applicant/Principals (Entity Name, Contact):  
 Holland Apartments Management, LC Warren Maupin

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

Developer: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243 Housing GC: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243  
 Appraiser: Rafael C. Luebbert, MAI, SRA, Rafael C. Luebbert, (210) 408-6041 Market Analyst: N/A, ,  
 Originator/UW: , , Property Manager: Rosie Bennight, Rosie Bennight, (254) 657-9503  
 Architect: N/A, , Cost Estimator: Warren Maupin Development, Inc., Warren Maupin, (254) 982-4243  
 Attorney: , , Engineer: , ,  
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Accountant: Brockway, Gersback, McKinnon & Niemeier, Lisa McKinnon, (254) 773-9907  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/8/2007  
 Second Review: Sharon, Reviewed on 3/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	0	0	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	0	0
5 (A)	6	6	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24	0	0
9 (B)	0	0	25	0	0
10	7	7	26	0	0
11	5	5	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>107</b>	
			<b>Total Points Awarded:</b>	<b>107</b>	

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

**07180: Holland House 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

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

**Comment** Competitive in At-Risk Set-Aside.

**Credit Amount Allocated by Board:** \$267,348

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/26/2007	Ben Sheppard	MFFP	Mary Graves	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
3/30/2007	Ben Sheppard	MFFP	Mary Graves	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					

**07182: Retama Village - Phase II**

**A. General Project Information**

Project Location: 2301 Jasmine Ave. City: McAllen County: Hidalgo Region: 11  
 Total Units: 74 Total LI Units: 74 Activity\*: RC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$748,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

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

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

Retama Village Phase II GP, LLC Joe Saenz  
 McAllen Housing Facility Corporation Joe Saenz  
 Brownstone Affordable Housing, Ltd William L. Brown  
 Three B Ventures, Inc. William L. 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: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858  
 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: , ,  
 Attorney: , , Engineer: , ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 488-3300 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 3/21/2007

Second Review: Sharon, Reviewed on 3/29/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	172	
			<b>Total Points Awarded:</b>	165	

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

## 07182: Retama 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:  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:** \$734,361

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/2/2007	Kent Bedell	MFFP	Vine Terrace	Other	Deficiencies
<b>Description:</b> Returned a message from Eloisa Alonso who is assisting the President of the Resident Council of Retama Village/vine Terrace in addressing some deficiencies. I left a message and told her that she needed to speak with Audrey Martin regarding the deficiency letters that were sent. I left her Audrey's contact information.					
4/4/2007	Kent Bedell	MFFP	Eloisa Alonso	Other	Deficiencies
<b>Description:</b> Confirmed receipt of QCP Deficiency fax to Myrna Arteaga, President of the Resident Council of Retama Village/ Vine Terrace. Ms. Alonso is assisting Ms. Arteaga with the deficiency because Ms. Arteaga does not speak or read English. Ms. Alonso was going to contact Audrey Martin with some specific questions.					
4/19/2007	Emily Price	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called about to ask questions on the deficiency notice.					
4/19/2007	Emily Price	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called about to ask questions on the deficiency notice.					
4/20/2007	Emily Price	MFFP	Annette Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about to ask questions on the deficiency notice.					
4/26/2007	Emily Price	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Talked to Leslie several times today concerning the deficiency notice.					
5/30/2007	Kent Bedell	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Confirmed receipt of the deficiency notice for application #07182 that I emailed on 5/30/07.					

**07183: Sunset Terrace**

**A. General Project Information**

Project Location: 920 W. Villegas City: Pharr County: Hidalgo Region: 11  
 Total Units: 100 Total LI Units: 100 Activity\*: RC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$982,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Sunset Terrace, Ltd.; J. Fernando Lopez, (956) 783-1316

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

Sunset Terrace GP, LLC Roy Navarro  
 Pharr Housing Development Corporation Roy Navarro  
 Brownstone Affordable Housing, Ltd William L. Brown  
 Three B Ventures, Inc. William L. 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: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858  
 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: MMA Financial, Inc., Marie H. Keutmann, (617) 488-3300 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 3/21/2007

Second Review: Ben, Reviewed on 3/29/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	5	5	27	0	0
12	7	7	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	177
Total Points Awarded:	177

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

## 07183: Sunset 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/real/>.

Designated as Priority:  Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Forward Commitment of 2008 Credits Made in 2007

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **Credit Amount Allocated by Board:** \$975,319

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/30/2007	Kent Bedell	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Confirmed receipt of the deficiency notice I emailed on 5/30/07.					
6/6/2007	Kent Bedell	MFFP	Leslie Holleman	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Confirmed with Ms. Holleman that I received her deficiency response for #07183.					

**07185: Bluebonnet Senior Village**

**A. General Project Information**

Project Location: 1201 W. Austin Lane City: Alamo County: Hidalgo Region: 11  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$360,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Alamo Bluebonnet Senior Village, Ltd.; Mary Vela, (956) 787-2352

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

Alamo Bluebonnet Senior Village GP, LLC Mary Vela  
 Alamo Housing Opportunities Corporation Mary Vela  
 LEH Housing Development, LLC Leslie Holleman

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

Developer: LEH Housing Development, LLC, Leslie Holleman, (325) 784-9797 Housing GC: Brownstone Construction, Ltd, William L. Brown, (713) 432-7727  
 Appraiser: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858  
 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: , ,  
 Attorney: Campbell & Riggs, P.C., Doak Brown, (713) 963-7568 Engineer: , ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 488-3300 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/22/2007

Second Review: Shannon, Reviewed on 3/29/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	4	4	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	158
Total Points Awarded:	158

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

**07185: Bluebonnet 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: Diamond Thompson

2nd Underwriter: Tom Gouris

**3. Allocation Decision by Board: Forward Commitment of 2008 Credits Made in 2007**

**Comment** Awarded 2007 Forward Commitment by Board during August 23, 2007 meeting. **Credit Amount Allocated by Board:** \$360,000

**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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**07189: Sunlight Manor Apartments**

**A. General Project Information**

Project Location: 2950 S. 8th St. City: Beaumont County: Jefferson Region: 5  
 Total Units: 120 Total LI Units: 120 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$678,699  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Sunlight Manor, L.P.; K.T. (Ike) Akbari, (409) 724-0020  
 Applicant/Principals (Entity Name, Contact):  
 Sunlight Manor GP, LLC K.T. (Ike) Akbari

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

Developer: Itex Developers, LLC, K.T. (Ike) Akbari, (409) 742-0020 Housing GC: To Be Determined, ,  
 Appraiser: The Gerald A. Teel Company, Tim Treadway, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, 713-467-5858  
 Originator/UW: MMA Financial LLC, Marie Keutmann, (617) 439-3911 Property Manager: Itex Property Management, LLC, K.T. (Ike) Akbari, (409) 724-0020  
 Architect: Long Architects Inc., Philip Long, (409) 866-3443 Cost Estimator: , ,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: , ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 439-3911 Accountant: , ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/22/2007  
 Second Review: Emily, Reviewed on 3/29/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	163
Total Points Awarded:	163

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

## 07189: Sunlight Manor 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:

2nd Underwriter:

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse B

**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 when tax credits are collapsed state-wide, and because 07162 returned credits. **Credit Amount Allocated by Board:** \$678,699

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/29/2007	Emily Price	MFFP	Ike Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to discuss his deficiency notice.					
4/4/2007	Emily Price	MFFP	Chris Akbari	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called twice today to ask questions about his deficiency notice.					
4/27/2007	Audrey Martin	MFFP	Jeanette Lewis	Other	Other
<b>Description:</b> Jeanette is with City of Beaumont and wanted to know what the Department needed from them regarding a commitment of funding for 49.9(i)(5) that the City is considering for this project. I told her that based on the facts she was clarify, and then get back to her. After speaking with the applicant, I called Me. Lewis back to let her know that there is nothing due to the Department at this time, but that the applicant was trying to get a firm commitment by being out on the May City Council agenda. This is in preparation for the conditions of the Commitment Notice.					
4/27/2007	Audrey Martin	MFFP	Ike Akbari	Owner/Applicant/GP	Other
<b>Description:</b> Jeanette Lewis with the City of Beaumont called regarding this development and wanted to know what the Department needs from them regarding a commitment of funding for 49.9(i)(5) that the City is considering for this project. I told her that based on the facts she was presenting me, I wasn't sure what deadline the City is trying to meet. I told her would call the applicant for and clarify, and then get back to her. I spoke with Mr. Akbari and clarified that his contact with the City is in an effort to get a firm commitment for funding in anticipation of award and in preparation for the conditions of the Commitment Notice.					

**07190: Stephen Austin School Apartments**

**A. General Project Information**

Project Location: 1702 Wesley St. City: Greenville County: Hunt Region: 3  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$439,226  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Stephen Austin School Apartments, Ltd.; Hollis Fitch, (336) 714-8929

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

Landmark Asset Services, Inc. Jim Sari  
 Sari and Company Jim Sari  
 Fitch Development Group, Inc. Hollis M. 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) 714-8930  
 Appraiser: n/a, Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: Stearns Bank NA, Dennis Hanson, (320) 253-6607 Property Manager: Landmark Property Management Company, Blair Maas, (336) 722-9871  
 Architect: Martin Riley Associates- Architects, P.C., Jackie Martin, (404) 373-2800 Cost Estimator: Rehab Builders, Inc, Keith Maness, (336) 714-8932  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: Rehab Engineering, P.C., Flay Blalock, (336) 714-8935  
 Syndicator: Column Capital, LLC, Chris Diaz, (813) 207-2111 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/13/2007  
 Second Review: Emily, Reviewed on 3/16/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	-1	2
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	159
Total Points Awarded:	154

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

## 07190: Stephen Austin School 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$439,226

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/19/2007	Emily Price	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over his deficiency notice.					
3/22/2007	Emily Price	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to him regarding his deficiency notice.					
4/27/2007	Ben Sheppard	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with owner twice. Once when he called and again on a return call.					
4/30/2007	Ben Sheppard	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> 2 calls					

**07191: Washington Hotel Lofts**

**A. General Project Information**

Project Location: 2612 Washington St. City: Greenville County: Hunt Region: 3  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$349,937  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Washington Hotel Lofts, LTD; Hollis Fitch, 3367229871

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

Landmark Asset Services, Inc. Jim Sari  
 Sari and Company Jim Sari  
 Fitch Development Group, Inc. Hollis M. 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) 714-8930  
 Appraiser: n/a, Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: Stearns Bank NA, Dennis Hanson, (320) 253-6607 Property Manager: Landmark Property Management Company, Blair Maas, (336) 722-9871  
 Architect: Martin Riley Associates- Architects, P.C., Jackie Martin, (404) 373-2800 Cost Estimator: Rehab Builders, Inc, Keith Maness, (336) 714-8932  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: Rehab Engineering, P.C., Flay Blalock, (336) 714-8935  
 Syndicator: Column Capital, LLC, Chris Diaz, (813) 207-2111 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Michael Garrett, Reviewed on 3/22/2007  
 Second Review: Emily, Reviewed on 3/29/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	0
10	0	0	26	1	0
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		5
13	6	0			

Total Points Requested:	167
Total Points Awarded:	149

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

## 07191: Washington Hotel 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:  Declined

1st Underwriter:

2nd Underwriter:

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$349,937

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/4/2007	Emily Price	MFFP	Bill Scantland	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called about his deficiency notice.					
4/11/2007	Emily Price	MFFP	Bill Scantland	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to tell him what he still needed to submit in order to clear all deficiencies.					
5/10/2007	Kent Bedell	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed with Hollis that he received the Additional Threshold Deficiency I emailed.					

**07192: Historic Lofts of Waco High**

**A. General Project Information**

Project Location: 815 Columbus Ave. City: Waco County: McLennan Region: 8  
 Total Units: 104 Total LI Units: 104 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,050,888  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Historic Lofts of Waco High, LTD; Hollis Fitch, (336) 714-8929

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

Landmark Asset Services, Inc Jim Sari  
 Sari and Company Jim Sari  
 Fitch Development Group, Inc Hollis M. 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) 714-8930  
 Appraiser: Pacific Southwest Valuation, Tim Cole, (512) 371-9027 Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: Stearns Bank NA, Dennis Hanson, (320) 253-6607 Property Manager: Landmark Property Management Company, Blair Maas, (336) 722-9871  
 Architect: Martin Riley Associates- Architects, P.C., Jackie Martin, (404) 373-2800 Cost Estimator: Rehab Builders, Inc, Keith Maness, (336) 714-8932  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: Rehab Engineering, P.C., Flay Blalock, (336) 714-8935  
 Syndicator: Column Capital, LLC, Chris Diaz, (813) 207-2111 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/22/2007  
 Second Review: Ben, Reviewed on 3/28/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		10
13	6	0			

Total Points Requested:	159
Total Points Awarded:	138

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

## 07192: Historic Lofts of Waco High 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: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in Region Because Credits Were Rescind

**Comment** Has a competitive score within its allocation type and region because the tax credits for 07275 were rescinded. **Credit Amount Allocated by Board:** \$1,031,581

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/30/2007	Kent Bedell	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I left a message for Hollis Fitch in regards to a deficiency he received under Vol 4, Tab 21.					
3/30/2007	Kent Bedell	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I contacted Hollis to tell him that we needed a letter from the City of Waco indicating that they intend to use CDBG funding for the proposed \$750,000 loan they have committed to under Vol.4, Tab 21, Leveraging of Private, State, and Federal Resources.					
4/11/2007	Emily Price	MFFP	Bill Scantland	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to tell him what he still needed to submit in order to clear all deficiencies. He asked when it all had to be submitted. I told him 5pm.					
5/10/2007	Kent Bedell	MFFP	Hollis Fitch	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of the additional Threshold Deficiency I emailed.					
7/6/2007	Audrey Martin	MFFP	Hollis Fitch	Owner/Applicant/GP	Other
<b>Description:</b> Hollis called to inquire if there were any circumstances under which the credit request could be increased to account for acquisition credits. I said there is not.					
7/24/2007	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Application General
<b>Description:</b> Hollis called to talk through the Department's collapse methodology, and to discuss protocol for credit returns.					
7/26/2007	Audrey Martin	LIHTC	Hollis Fitch	Owner/Applicant/GP	Application General
<b>Description:</b> Hollis called to talk to about commitment notices as they relate to forward commitments.					

**07193: Stone Brook Senior Apartments**

**A. General Project Information**

Project Location: NW Corner Loop 256 & Threll St. City: Palestine County: Anderson Region: 4  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$795,428  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Threll Field, LLC; Matt Harris, (972) 239-8500

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

Threll Field GP, LLC Matt Harris  
 Provident Communities Development, LP Leon J. Backes  
 MHH Holdings, LLC Matt Harris

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

Developer: Provident Realty Development, LP, Matt Harris, (972) 239-8500 Housing GC: PRA Construction, LP, Chuck Wright, (972) 239-8500  
 Appraiser: , , Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: Provident Communities Management, LP, Julie Valley, (972) 239-8500  
 Architect: GTF Designs, Marc Tolson, (817) 514-0584 Cost Estimator: , ,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7395 Engineer: Kennedy Consulting Ltd, Sandy H. Stephens, (972) 542-1754  
 Syndicator: CharterMac Capital, Andrew Foster, (212) 588-2050 Accountant: Reznick Fedder & Silverman, Tim Kemper, (404) 847-7764  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/14/2007  
 Second Review: Shannon, Reviewed on 3/27/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	150	
			<b>Total Points Awarded:</b>	150	

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

## 07193: Stone Brook Senior 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/real/>.

Designated as Priority:  Declined

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Not Competitive in Region and Financially Infeasible

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region and found to be infeasible by Department. **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>
4/12/2007	Elizabeth Henderson	MFFP	Matt Harris	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Stonebrook Seniors - Matt Harris called. He got a copy of Jeff Spicer's email saying that they should get more time on item 3 of the deficiency list since it wasn't in the original deficiency. Item 3 was caused because the org chart was changed. ( I didn't answer Jeff's email, the tone of which was less than cordial). After seeing Jeff's email, Matt called to say that he had gotten everything in before 5pm including Item 3. He wasn't able to get the letter from Alpha Testing in which he received at 5:01. I told him I'd let him know if 5:01 was okay once I found out. Later I realized that 5:01 pm was the time the letter got to him. He didn't get it to me until 5:04 so it's considered late.					
4/12/2007	Elizabeth Henderson	MFFP	Jeff Spicer	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Stonebrook Seniors. I called Jeff back to tell him that if Alpha Testing would shoot us an email stating that the year 2006 on the letter was a typo then we would attach that to the letter that they send and it would be sufficient. He said he wasn't sure he'd be able to get it or not.					
4/12/2007	Elizabeth Henderson	MFFP	Jeff Spicer	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Stonebrook Seniors. About the letter from Alpha Testing concerning consistency with the REA Rules. He says that the incorrect year is "obviously a typo". I told him that I didn't know if that answer would be sufficient but I would ask. He said he'd try to get in touch with Matt (Harris) and Doug (Backes) and get the other information in.					

**07194: 377 Villas**

**A. General Project Information**

Project Location: 4236 Hwy 377 S. City: Brownwood County: Brown Region: 2  
Total Units: 76 Total LI Units: 73 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$710,919  
Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): 377 Villas of Brownwood Apartments, L.P.; Justin MacDonald, (830) 257-5323

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

377 Villas of Brownwood Apartments, LP T. Justin MacDonald  
377 Villas of Brownwood Developers, LLC T. Justin MacDonald  
377 Villas of Brownwood Builders, LLC T. Justin MacDonald

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

Developer: 377 Villas of Brownwood Builders, LLC, T. Justin MacDonald, (830) 257-5323 Housing GC: G.G. Macdonald, Inc., T. Justin MacDonald, (830) 257-5323  
5323

Appraiser: , ,

Market Analyst: O' Conner & Associates, Kathryn Koepke, 713-686-9955

Originator/UW: , ,

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205

Architect: Ray Payne, A.I.A., Ray Payne, (512) 343-7239

Cost Estimator: , ,

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

Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922

Syndicator: Boston Capital Corporation, Diego Benites, (617) 624-8898

Accountant: Reznick Group, PC, Tim Kemper, (404) 847-7764

Supp. Services: JC Ventures, LLC, Comellia Rue, (830) 257-3429

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/12/2007

Second Review: Emily, Reviewed on 3/22/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	2
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	0	0
9 (B)	6	6	25	1	0
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	157
Total Points Awarded:	156

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

**07194: 377 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: David Burrell

2nd Underwriter: Lisa Vecchietti

**3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse**

**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 when tax credits are collapsed state-wide. **Credit Amount Allocated by Board:** \$687,210

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07198: West Durango Plaza Apartments**

**A. General Project Information**

Project Location: 5635 W. Durango City: San Antonio County: Bexar Region: 9  
 Total Units: 82 Total LI Units: 82 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$657,418  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): West Durango, L.P.; Ronald C. Anderson, (210) 821-4310

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

West Durango, LP Ronald C. Anderson  
 West Durango GP, LLC Ronald C. Anderson  
 Housing and Community Services, Inc Ronald C. Anderson  
 Lucas & Associates, L.P. Raymond H. Lucas

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

Developer: Housing and Community Services, Inc., Ronald C. Anderson, (210) 821-4310 Housing GC: Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550  
 Appraiser: Butler Burgher, Inc., Diana Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diana Butler, 214-739-0700  
 Originator/UW: Evanston Financial Corporation, Monica Griffith, (425) 657-2245 Property Manager: Wedge Management, Inc., Steve Henderson, (210) 821-4300  
 Architect: Gonzalez Newell Bender Architects, Francisco D. Gonzalez, (210) 692-0331 Cost Estimator: MCMG, Inc., Carlos Madrid, (210) 737-0599  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: Astex Environmental Services, Ron Greenberg, (210) 828-9800  
 Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4469 Accountant: n/a, ,  
 Supp. Services: Housing and Community Services, Inc., Jose Mascorro, (210) 821-4320

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/22/2007

Second Review: Shannon, Reviewed on 3/30/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	0	0
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		170
			<b>Total Points Awarded:</b>		170

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

## 07198: West Durango Plaza 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: 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:** \$657,418

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/2007	Shannon Roth	MFFP	Ray Lucas	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called with a question regarding his deficiency. Transferred his call to REA for further discussion.					
4/10/2007	Shannon Roth	MFFP	Ron Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He returned my call, I asked that since he has no many items on his deficiency notice, if he could send the items as he completed them so I can review them, rather than wait and send them all on Thursday. I explained if he sent them all on Thursday afternoon, it would be difficult to kook at them all and get back to him in time for any corrections if necessary. He said ok.					

**07199: Kingsville LULAC Manor Apartments**

**A. General Project Information**

Project Location: 1220 N. 17th City: Kingsville County: Kleberg Region: 10  
 Total Units: 88 Total LI Units: 88 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$491,514  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Kingsville LULAC Manor, L.P.; Walter Martinez, (210) 821-4308

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

Housing and Community Services, Inc. Ronald C. Anderson  
 Lucas & Associates, L.P. Raymond H. Lucas  
 JSJR, Inc. Raymond H. Lucas  
 Raymond H. Lucas Raymond H. Lucas

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

Developer: Housing and Community Services, Inc., Ronald C. Anderson, (210) 821-4310 Housing GC: Amstar, Inc., Fernando Flores, (210) 927-5705

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

Market Analyst: Butler Burgher, Inc., Diana Butler, 214-739-0700

Originator/UW: Evanston Financial Corporation, Monica Griffith, (425) 657-2245

Property Manager: National Housing Management Corporation, Walter Martinez, (210) 821-4308

Architect: AG Associates Architects, Ron M. Alvarado, (210) 734-6885

Cost Estimator: Clyde Johnson, Clyde Johnson, (210) 789-3727

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707

Engineer: n/a, ,

Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4469

Accountant: n/a, ,

Supp. Services: Housing and Community Services, Inc., Jose Mascorro, (210) 821-4320

**C. Scoring Information**

First Review: Kent, Reviewed on 3/23/2007  
 Second Review: Emily, Reviewed on 4/24/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	6
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	7	7	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		6
			<b>Total Points Requested:</b>	166	
			<b>Total Points Awarded:</b>	160	

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

## 07199: Kingsville LULAC Manor 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/real/>.

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:** \$491,514

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/25/2007	Emily Price	MFFP	Bonnie Sears	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She asked a question about the deficiency notice.					
4/25/2007	Emily Price	MFFP	Bonnie Sears	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She asked a question about the deficiency notice.					
5/30/2007	Audrey Martin	MFFP	Bonnie Sears	Owner/Applicant/GP	Scoring
<b>Description:</b> I called Bonnie to confirm that she had received the scoring notice I emailed last Thursday; she confirmed receipt.					
7/11/2007	Audrey Martin	LIHTC	Walter Martinez	Owner/Applicant/GP	Other
<b>Description:</b> Walter called to confirm that I received his challenge response and that it was sufficient. I told him that I received his response at it was sufficient.					
7/26/2007	Audrey Martin	LIHTC	Raymond Lucas	Owner/Applicant/GP	Application General
<b>Description:</b> I called Raymond to let him know that we received additional challenge documentation for this application and that I would be sending it to him shortly. I told him that since the award Board meeting is Monday, we really need a response by tomorrow.					
8/8/2007	Audrey Martin	LIHTC	Walter Martinez	Owner/Applicant/GP	Application General
<b>Description:</b> I returned Walter's call to discuss the condition in his Commitment Notice related to the Local Political Subdivision points.					
8/8/2007	Audrey Martin	LIHTC	Walter Martinez	Owner/Applicant/GP	Application General
<b>Description:</b> I returned Walter's phone call regarding the Commitment Notice for this application, but had to leave a message.					

**07203: Melbourne Apartments**

**A. General Project Information**

Project Location: 3337 Mustang Rd. City: Alvin County: Brazoria Region: 6  
 Total Units: 110 Total LI Units: 110 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): Melbourne Development Partners, L.P.; Alyssa Carpenter, (512) 789-1295

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

MRG Allycat, Inc Frank A. Doyle  
 SGI Ventures Sally Gaskin  
 NZ-H Properties, Inc. Barry Palmer

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

Developer: NZ-H Properties Inc., Barry Palmer, (713) 653-7395

Appraiser: , ,

Originator/UW: Citigroup Global Markets, Lloyd H. Griffin, (615) 279-7508

Architect: T. Trout Architects, Ted Trout, (713) 266-7887

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111

Syndicator: Red Capital Group, Inc., Dale Cook, (830) 997-0350

Housing GC: Construction Supervisors, Terry Carter, (713) 667-0123

Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040

Property Manager: , ,

Cost Estimator: Construction Supervisors, Terry Carter, (713) 667-0123

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

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

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/23/2007

Second Review: Emily, Reviewed on 4/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	165
Total Points Awarded:	165

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

## 07203: Melbourne 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/real/>.

Designated as Priority:  Approved with Conditions

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:** \$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>
4/13/2007	Kent Bedell	MFFP	Alyssa Carpenter	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed email receipt of Selection Deficiency # 07203.					
4/16/2007	Emily Price	MFFP	Sarah Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I talked to Sarah three times today concerning her deficiency notice. She stated that the ESA was done on the correct site. I explained that the site control conflicts with the ESA. She stated that the site control gives an approximate description and is dependent on the survey. I explained that the site control does not appear to be approximate - it actually gives the boundaries of the land to be purchased. I also explained that the site can not change during the application deficiency process. I told her that she needed to put everything in writing and we would evaluate her written response to the deficiency.					
4/18/2007	Emily Price	MFFP	Jim Flint	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I explained to him how to fill out the rent schedule in order to meet the deficiency.					

**07204: Notting Hill Gate Apartments**

**A. General Project Information**

**Project Location:** 200 S.E. of Intersection of S. Gessner & Beltway 8      **City:** Missouri City      **County:** Harris      **Region:** 6  
**Total Units:** 108 **Total LI Units:** 108 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,093,000  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** BW8 200, L.P.; Alyssa Carpenter, (512) 789-1295  
**Applicant/Principals (Entity Name, Contact):**  
Alix Capital Investments Inc.      Joseph J. Lopez

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

**Developer:** Alix Capital Investments, Joseph J. Lopez, (713) 533-5853      **Housing GC:** Construction Supervisors, Terry Carter, (713) 667-0123  
**Appraiser:** n/a, ,      **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
**Originator/UW:** Citigroup Global Markets, Lloyd H. Griffin, (615) 279-7508      **Property Manager:** TBD, ,  
**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 J. Palmer, (713) 651-0111      **Engineer:** Brown & Gay Engineers, Inc., Larry Milberger, (281) 558-8700  
**Syndicator:** Red Capital Group, Inc., Dale Cook, (830) 997-0350      **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
**Supp. Services:** To Be Determined, ,

**C. Scoring Information**

**First Review:** E.Henderson, Reviewed on 3/26/2007  
**Second Review:** Sharon, Reviewed on 4/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	165	
			<b>Total Points Awarded:</b>	165	

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

**07204: Notting Hill Gate 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: 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:** \$1,093,000

**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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**07205: North Manor Estates Apartments**

**A. General Project Information**

**Project Location:** Southwest corner of Mile 10 Rd. and mile 4.5, entrance fronts on mile 10 road. **City:** Weslaco **County:** Hidalgo **Region:** 11

**Total Units:** 130 **Total LI Units:** 126 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,115,662

**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:** Housing Authority of the County of Hidalgo, Mike Lopez, (956) 969-3024

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

**Originator/UW:** , ,

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

**Attorney:** Gayle, Wilson & Sanchez, Mark Anthony, (210) 222-8899

**Syndicator:** AIG SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645

**Housing GC:** Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550

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

**Property Manager:** American Management Services Central LLC, Jeannie Swindle, (956) 423-2170

**Cost Estimator:** , ,

**Engineer:** AGH Consultants, PLLC, Fred Hernandez, (956) 874-8300

**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:** Kent, Reviewed on 3/26/2007

**Second Review:** Emily, Reviewed on 4/18/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	163
<b>Total Points Awarded:</b>	163

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

## 07205: North Manor Estates 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,115,662

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/20/2007	Kent Bedell	MFFP	Dora Moreno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed email receipt of # 07205 Selection Deficiency notice with Ms. Moreno.					
4/26/2007	Kent Bedell	MFFP	Nehemiah Prado	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Nehemiah called to confirm my email address so he could forward me the On-Demand letter I requested.					
4/26/2007	Kent Bedell	MFFP	Nehemiah Preado	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Mike Lopez and Dora Moreno (spoke with Neheiah Prado) to remind them that their deficiency response for application # 07205 was due at 5:00 PM. Nehemiah said he would be faxing the deficiency response within the hour.					
4/26/2007	Kent Bedell	MFFP	Nehemiah Preado	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called Nehemiah Prado to let him know that we still needed more information for application # 07205 to receive points for On-demand transportation. I told him we needed a written letter, from the provider of the on-demand transportation, stating they would provide transportation to all residents of North Manor Estates Apts.					
5/21/2007	Kent Bedell	MFFP	Mike Lopez	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of 2007 Scoring Notice email. I also asked if he could send a confirmation email response.					

**07206: Villa Estella Trevino**

**A. General Project Information**

**Project Location:** 1/4 Mile E. of Sugar Rd., N. Side of Mile 17 1/2 Rd. (a.k.a. Russell Rd.)      **City:** Edinburg      **County:** Hidalgo      **Region:** 11

**Total Units:** 168 **Total LI Units:** 161 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,152,000

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Villa Estella Trevino, LP; Gilberto de los Santos, (956) 383-3033

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

Edinburg VET GP LLC	Estella Trevino
Edinburg Housing Development Corporation	Estella Trevino
Art-Gil Management, L.L.C.	Gilberto de los Santos

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

**Developer:** Fortuna Enterprises and the Housing Authority of the City of Edinburg, Gilberto de los Santos, (956) 383-3033      **Housing GC:** Fortuna Ace Builders LLC, Valente Alaniz Jr., (956) 279-8391

**Appraiser:** Hutton & Company, Mary Jo Hutton,      **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040

**Originator/UW:** TBD, ,      **Property Manager:** Edinburg Housing Authority, Estella Trevino, (956) 383-3839

**Architect:** Art Ayala Architects, Inc., Art Ayala, (713) 224-7390      **Cost Estimator:** TBD, ,

**Attorney:** William T. Cornwell III, William T. Cornwell III, (512) 773-5100      **Engineer:** TBD, ,

**Syndicator:** Boston Capital, Sam Guagliano, (617) 624-8869      **Accountant:** TBD, ,

**Supp. Services:** Edinburg Housing Authority, Estella Trevino, (956) 383-3939

**C. Scoring Information**

**First Review:** Elizabeth, Reviewed on 3/26/2007

**Second Review:** Emily, Reviewed on 4/18/2007

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	165
<b>Total Points Awarded:</b>	165

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

## 07206: Villa Estella Trevino 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 Because 07183 Removed from

**Comment** Has a competitive score within its allocation type and region because 07183 was removed from recommended list by Board. **Credit Amount Allocated by Board:** \$1,151,989

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/7/2007	Ben Sheppard	MFFP	Gilbert de los Santos and R	Owner/Applicant/GP	Deficiencies

**Description:** Contacted both parties and the consultant, Sarah Anderson, to tell them to send responses as they become available.

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**07210: New Hope Housing at Bray's Crossing**

**A. General Project Information**

Project Location: 6311 Gulf Freeway City: Houston County: Harris Region: 6  
 Total Units: 149 Total LI Units: 149 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$705,791  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): FDI-Houston SRO, LTD.: Joy Horak-Brown, (713) 222-0290

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

FDI-Houston SRO, LTD Joy Horak-Brown  
 NHH at Brays Crossing, L.L.C. Joy Horak-Brown  
 New Hope Housing, Inc. Joy Horak-Brown

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

Developer: New Hope Housing, Inc., Joy Horak-Brown, (713) 222-0290 Housing GC: Camden Builders, Inc., Bobby Rivers, (713) 222-2500  
 Appraiser: O'Connor & Associates, Craig Young, (713) 686-9955 Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955  
 Originator/UW: , , Property Manager: New Hope Housing, Inc, Tamara Foster, (713) 222-0290  
 Architect: Glassman, Shoemake, Maldonado Architects, Ernesto Maldonado, (713) 521-3353 Cost Estimator: Project Cost Estimators, Bob Hansen, (281) 437-4171  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 653-7322 Engineer: , ,  
 Syndicator: Enterprise Community Investments, Inc., Phillip Porter, (410) 772-2594 Accountant: The Reznick Group, Edwina Carrington, (512) 494-9100  
 Supp. Services: New Hope Housing, Inc., Joy Horak-Brown, (713) 222-0290

**C. Scoring Information**

First Review: Kent, Reviewed on 3/26/2007  
 Second Review: Ben, Reviewed on 4/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	5	5	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	171	
			<b>Total Points Awarded:</b>	171	

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

## 07210: New Hope Housing at Bray's 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: 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:** \$680,321

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/2007	Kent Bedell	MFFP	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed email receipt for deficiency # 07210.					
4/30/2007	Kent Bedell	MFFP	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Joy confirmed receipt of deficiency email.					
5/2/2007	Kent Bedell	MFFP	Scott Marks	Market Analyst/Appraiser	Deficiencies
<b>Description:</b> Answered Scott Marks ( Development Attorney) question bout the deficiency request for an updated commitment letter with figures that match the pro forma.					
5/3/2007	Kent Bedell	MFFP	Scott Marks	Market Analyst/Appraiser	Deficiencies
<b>Description:</b> Answered further questions Scott Marks had regarding revising the commitment letter so that the figures provided matched the pro forma.					
5/7/2007	Audrey Martin	MFFP	Joy Horak- Brown	Owner/Applicant/GP	Scoring
<b>Description:</b> I called Ms. Horak-Brown to notify her of a recent Legal Determination regarding the eligibility of Houston Super Neighborhood for points under Section 49.9(i)(2) of the 2007 QAP, QCP, that affects 07210. I told her that Super Neighborhood were ruled as ineligible, and then talked to her about the appeals process, and also scoring item Section 49.9(i)(16) Support Other Than QCP.					

**07217: Victory Place Seniors**

**A. General Project Information**

Project Location: 2001 S. Victory City: Houston County: Harris Region: 6  
 Total Units: 75 Total LI Units: 75 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$737,449  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Victory Place Seniors, L.P.; Margie Lee Bingham, (713) 224-5526  
 Applicant/Principals (Entity Name, Contact):  
 M.L. Bingham, Inc. Margie L. Bingham

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

Developer: M.L. Bingham, Inc., Margie Bingham, (713) 224-5526  
 Appraiser: , ,  
 Originator/UW: Wachovia Bank, Timothy J. McCann, (704) 374-3468  
 Architect: Architectura Drawings Unlimited, Michael Sowell, (281) 500-8223  
 Attorney: Law Office of Mark Foster, Mark Foster, (214) 362-9599  
 Syndicator: Wachovia Securities, Timothy J. McCann, (704) 374-3468  
 Housing GC: Construction Supervisors, Terry Carter, (713) 667-0123  
 Market Analyst: O' Conner & Associates, George Thomas, 713-686-9955  
 Property Manager: Capstone Real Estate Services, Inc., Matthew C. Lutz, (512) 646-6700  
 Cost Estimator: Construction Supervisors, Terry Carter, (713) 667-0123  
 Engineer: , ,  
 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 231-0158  
 Supp. Services: M.L. Bingham, Inc., Margie Bingham, (713) 224-5526

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 3/27/2007  
 Second Review: Shannon, Reviewed on 4/17/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	0	0
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	126
Total Points Awarded:	126

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

**07217: Victory Place Seniors 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$737,449

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/13/2007	Emily Price	LIHTC	Margie Bingham	Owner/Applicant/GP	Deficiencies

**Description:** She called to go over her deficiency notice.

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**07219: 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: 106 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$879,582  
 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.; Jamie Hayden, (325) 691-5519

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

Canyons Senior Living, L.P. Jamie Hayden  
 Sears Methodist Senior Housing, LLC Jamie Hayden  
 Sears Methodist Retirement System, Inc Jamie Hayden

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

Developer: Sears Methodist Retirement System, Inc., Jamie Hayden, (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, 972-960-1222  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: Sears Methodist Retirement System, Inc., Jamie Hayden, (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, Andrew Foster, (212) 588-2050 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: Emily, Reviewed on 3/8/2007  
 Second Review: Sharon, Reviewed on 3/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	1	1
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	7	7	25	1	1
11	6	6	26	0	0
12	7	7	27	0	0
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>165</b>	
			<b>Total Points Awarded:</b>	<b>165</b>	

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

## 07219: 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:  Approved with Conditions

1st Underwriter: David Burrell

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:** \$876,745

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2007	Shannon Roth	MFFP	JoEllen Smith	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Question about the deficiency.					
3/27/2007	Shannon Roth	MFFP	JoEllen Smith	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called regarding deficiency items.					
3/27/2007	Shannon Roth	MFFP	JoEllen Smith	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind her that tomorrow is the 5th day for the deficiency items.					
6/6/2007	Tom Gouris	REA	JoEllen Smith	Consultant/Lobbyist	Deficiencies
<b>Description:</b> I spoke with JoEllen today about the acquisition costs and asked her to look into the dates for the previous rehab I also told her we had a potential concern about the values for the prior rehab since it was on the same statement that listed the original value of the acquisition at \$1.5M and we know that was donated to them. I asked if they had any audited statements to review and she said she would look into that. I told her that we would not be including and of the \$1.5M original value but the true capital improvement costs they have put into the development could be claimed to support an id of interest acquisition cost today. I also told her that if a substantial amount of the capital improvement were done in the last 10 years then we would need to do more research and may seek an opinion as to the eligibility of the deal for acquisition credits, but that first we needed to know the dates for the prior rehab.					

**07220: San Gabriel Crossing**

**A. General Project Information**

Project Location: 1625 Loop 332 City: Liberty Hill County: Williamson Region: 7  
 Total Units: 76 Total LI Units: 73 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$597,220  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Liberty Hill THF Housing, L.P.; Mark Mayfield, (830) 693-4521

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

Liberty Hill THF Housing, L.P. Mark Mayfield  
 THF San Gabriel Crossing, LLC Mark Mayfield  
 THF Housing Facility Corporation Mark Mayfield  
 DMA Community Ventures, LLC Diana Mclver

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

Developer: DMA Development Company, LLC, Diana Mclver, (512) 328-3232 Housing GC: Nash Builders, Ltd., Steve Nash, (830) 598-2454  
 Appraiser: , , Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
 Originator/UW: Lancaster Pollard Mortgage Company, Ginger McGuire, (512) 703-4600 Property Manager: THF Housing Management Corporation, Mark Mayfield, (830) 693-4521  
 Architect: Cameron Alread, Architect, Inc, Cameron Alread, (817) 332-6231 Cost Estimator: Nash Builders, Ltd., Steve Nash, (830) 598-2454  
 Attorney: Dominic Audino, Attorney at Law, Dominic Audino, (512) 251-5004 Engineer: , ,  
 Syndicator: Boston Capital Corporation, Olga Winner, (617) 624-8816 Accountant: , ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Shannon, Reviewed on 3/12/2007  
 Second Review: Ben, Reviewed on 3/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	4	4	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	155
Total Points Awarded:	155

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

## 07220: San Gabriel 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: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in USDA Allocation

**Comment** Competitive in USDA Allocation.

**Credit Amount Allocated by Board:** \$582,217

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/22/2007	Kent Bedell	LIHTC	Ruth Lucka	Other	Other
<b>Description:</b> Ms. Lucka, who is a resident of Liberty Hill, wanted to contact the ownership for San Gabriel Crossing, and HTC applicant for the 2007 cycle, to ask them about their income qualification. I provided her with the contact information for Mark Mayfield who is listed as the Owner/contact.					
7/17/2007	Kent Bedell	LIHTC	Mark Mayfield	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of deficiency notice I emailed at 8:14 a.m. on 7-16-07.					

**07222: Riverbend Trails**

**A. General Project Information**

**Project Location:** Intersection of Surber Dr. & Rio Concho Dr.      **City:** San Angelo      **County:** Tom Green      **Region:** 12

**Total Units:** 100 **Total LI Units:** 96 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$901,200

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** San Angelo Riverbend Trails Housing, L.P.; Diana McIver, 5123283232

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

San Angelo Riverbend Trials Housing, L.P.      Diana McIver  
 San Angelo Riverbend Trials, LLC      Diana McIver  
 DMA Community Ventures, LLC      Diana McIver  
 DMA Development Company, LLC      Diana McIver

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

**Developer:** DMA Development Company, LLC, Diana McIver, (512) 328-3232

**Appraiser:** , ,

**Originator/UW:** Boston Capital Mortgage Fund, Corine Sheridan, (410) 451-7309

**Architect:** Chiles Architects, Inc., John M. Kelly, (512) 327-3397

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

**Syndicator:** Boston Capital Corporation, Corine Sheridan, (410) 451-7309

**Housing GC:** G.G. MacDonald, Inc, G. Granger MacDonald, (830) 257-5323

**Market Analyst:** Mark C. Temple & Associates, LLC, Mark Temple, 210-496-9499

**Property Manager:** DMA Properties, LLC, Sergio Amaya, (512) 328-3232

**Cost Estimator:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323

**Engineer:** , ,

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

**Supp. Services:** To Be Determined, ,

**C. Scoring Information**

**First Review:** Kent, Reviewed on 3/27/2007

**Second Review:** Emily, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	6
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	6			

**App Deficiency Points Lost:**

<b>Total Points Requested:</b>	<b>166</b>
<b>Total Points Awarded:</b>	<b>166</b>

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

## 07222: Riverbend Trails 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: Lisa Vecchietti

#### 3. Allocation Decision by Board: **Not Competitive in Region, Award Would Cause Viola**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. In addition, an award of this application would result in a violation of the \$2M limit. **Credit Amount Allocated by Board:** \$893,976

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/21/2007	Kent Bedell	MFFP	Diana McIver	Owner/Applicant/GP	Deficiencies

**Description:** Confirmed receipt of 2007 Scoring Notice. I also asked if she could send an email confirmation response.

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**07223: Shady Oaks Apartments**

**A. General Project Information**

Project Location: 501 Janis Dr. City: Georgetown County: Williamson Region: 7  
 Total Units: 60 Total LI Units: 60 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$369,110  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Shady Oaks GHA Housing, L.P.; Naomi Walker, (512) 863-5565

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

Shady Oaks GHA Housing, L.P. Naomi Walker  
 GHA Shady Oaks, LLC Naomi Walker  
 Georgetown Shady Oaks Housing Development Corp. Naomi Walker  
 Georgetown Housing Authority Naomi Walker

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

Developer: Georgetown Housing Authority, Naomi Walker, (512) 863-5565 Housing GC: Campbell Hogue Construction Associates, LLP, Jim Hogue, (512) 794-9378  
 Appraiser: O'Connor & Associates, Bob Coe, (713) 686-9955 Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: Georgetown Housing Authority, Naomi Walker, (512) 863-5565  
 Architect: 1113 Architects, Inc., Tom Nichols, (512) 869-1104 Cost Estimator: Campbell Hogue Construction Associates, LLP, Jim Hogue, (425) 455-3879  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Scott Marks, (512) 469-7987 Engineer: , ,  
 Syndicator: CharterMac Capital, Andrew Foster, (212) 588-2050 Accountant: , ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Sharon, Reviewed on 3/8/2007  
 Second Review: Emily, Reviewed on 3/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		12	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	1	1
11	4	4	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	163	
			<b>Total Points Awarded:</b>	159	

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

**07223: Shady Oaks 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: Lisa Vecchietti

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

**Comment** Competitive in At-Risk Set-Aside.

**Credit Amount Allocated by Board:** \$369,110

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/26/2007	Shannon Roth	MFFP	Janine Sisak	Consultant/Lobbyist	Deficiencies

**Description:** Left message, 5th day for deficiencies is tomorrow.

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**07224: Sierra Ridge Apartments**

**A. General Project Information**

**Project Location:** Intersection of N.W. Blvd. & Washam Dr.      **City:** Georgetown      **County:** Williamson      **Region:** 7  
**Total Units:** 80 **Total LI Units:** 77 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$731,071  
**Set Asides:**     Non-Profit     At-Risk     USDA Allocation      **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Georgetown Sierra Ridge Housing, L.P.; Naomi Walker, (512) 863-5565

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

Georgetown Sierra Ridge Housing, L.P.      Naomi Walker  
 GHA Sierra Ridge, LLC      Naomi Walker  
 Georgetown Housing Authority Public Facilities Cor      Naomi Walker  
 Georgetown Housing Authority      Naomi Walker

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

**Developer:** Georgetown Housing Authority, Naomi Walker, (512) 863-5565      **Housing GC:** Campbell-Hogue Construction Associates, LLC, Jim Hogue, (512) 794-9378  
**Appraiser:** O'Connor & Associates, Bob Coe, (713) 686-9955      **Market Analyst:** O' Conner & Associates, Bob Coe, 713-686-9955  
**Originator/UW:** JP Morgan Chase Bank, David H. Saling, (512) 479-2218      **Property Manager:** Georgetown Housing Authority, Naomi Walker, (512) 863-5565  
**Architect:** 1113 Architects, Inc, Tom Nichols, (512) 869-1104      **Cost Estimator:** Campbell-Hogue Construction Associates, LLC, Jim Hogue, (512) 794-9373  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Scott Marks, (512) 469-7987      **Engineer:** , ,  
**Syndicator:** CharterMac Capital, Andrew Foster, (212) 588-2050      **Accountant:** , ,  
**Supp. Services:** To Be Determined, ,

**C. Scoring Information**

**First Review:** E.Henderson, Reviewed on 3/27/2007

**Second Review:** Emily, Reviewed on 4/17/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	4	4	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	156	
			<b>Total Points Awarded:</b>	155	

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

**07224: Sierra Ridge 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$731,071

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07226: Candlewick Apartments**

**A. General Project Information**

Project Location: 1155 Paredes Line Rd. City: Brownsville County: Cameron Region: 11  
 Total Units: 132 Total LI Units: 132 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$993,280  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Chicory Court VI, L.P.; Saleem Jafar, (972) 701-5550

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

Chicory GP-VI, Inc. Saleem Jafar  
 Odyssey Residential Holdings, L.P. Saleem Jafar  
 Cameron County Housing Authority Daisy Flores  
 1029 Family L.P. Saleem Jafar

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

Developer: Odyssey Residential Holdings, L.P., Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552  
 Appraiser: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858  
 Originator/UW: , , Property Manager: , ,  
 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 C. Shackelford, (214) 780-1400 Engineer: TBD, ,  
 Syndicator: AIG Sun America, Robert Johnston, (972) 238-7645 Accountant: , ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Sharon, Reviewed on 3/13/2007  
 Second Review: Emily, Reviewed on 3/14/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	7	7	26	1	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	171	
			<b>Total Points Awarded:</b>	170	

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

## 07226: Candlewick 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

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

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$981,612

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2007	Ben Sheppard	MFFP	Ben Halpern	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/22/2007	Emily Price	MFFP	Ben Halpern	Consultant/Lobbyist	Deficiencies
<b>Description:</b> He called to ask a question about his deficiency notice.					
3/26/2007	Emily Price	MFFP	Bill Fisher	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called about his deficiency response.					
3/28/2007	Emily Price	MFFP	Brent Yeldell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to ask about one of the deficiency items.					

## 07227: Champion Home at La Joya

### A. General Project Information

Project Location: 945 S Leo & Various Addresses for Scattered SF Homes City: La Joya County: Hidalgo Region: 11

Total Units: 50 Total LI Units: 50 Activity\*: RC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$641,374

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

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Chicory Court VIII, L.P.; Saleem Jafar, (972) 701-5550

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

Chicory GP-VIII, Inc. Saleem Jafar  
Odyssey Residential Holdings, L.P. Saleem Jafar  
La Joya Housing Authority J.J. Garza  
Odyssey Residential GP-LLC Saleem Jafar

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

Developer: Odyssey Residential Holdings, L.P., Saleem Jafar, (972) 701-5550

Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552

Appraiser: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858

Market Analyst: The Gerald A. Teel Company, Inc., 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 C. Shackelford, (214) 780-1400

Engineer: TBD, ,

Syndicator: AIG Sun America, Robert Johnston, (972) 238-7645

Accountant: The Reznick Group, Sondra Weeks, (404) 847-9447

Supp. Services: To Be Determined, ,

### C. Scoring Information

First Review: R. McDonald, Reviewed on 3/20/2007

Second Review: Sharon, Reviewed on 3/30/2007

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	0	0
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	7	7	25	0	0
11	7	7	26	0	0
12	7	7	27	0	0
13	6	6			
			<b>App Deficiency Points Lost:</b>		5

Total Points Requested: 171

Total Points Awarded: 166

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

## 07227: Champion Home at La Joya 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: 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:** \$481,928

#### 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>
4/12/2007	Ben Sheppard	MFFP	Bill Fisher	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Exchanged many calls with this applicant today.					
5/22/2007	Cameron Dorsey	REA	Bill Fisher	Owner/Applicant/GP	Application General
<b>Description:</b> Mr. Fisher called me in order to see if I had received his information in response to a public library located on the property being purchased. I expressed some concern about unclear site control, the development plan, and the demolition of the public library and Housing Authority offices. He explained that the public library has been abandoned in preparation for the proposed development and has been relocated elsewhere in town. He also stated that the land had already been deeded over to the Housing Authority in preparation for this plan.					
5/29/2007	Cameron Dorsey	REA	Bill Fisher	Owner/Applicant/GP	Application General
<b>Description:</b> Tom Gouris and I set up a conference call with Bill Fisher, Nono Flores ( Consultant for the PHA), and Juan Garza (ED of the La Joya HA). The call was meant to clarify the development plan as the application and subsequent information submitted left many inconsistencies and lack of clarity. The following topics were discussed: 1. Operating and Regulatory Agreement: The applicant had previously stated that they could not submit an O&R agreement for the planned Public Housing Units. However, previous Applicant had demonstrated this ability as long as the agreement was conditioned upon HUD and approval and/or receipt of tax credits. Mr. Fisher stated that he will submit a conditional O&R. 2. Section 8 Voucher Units: The development plan calls for the PHA to dedicate 34 vouchers from their voucher pool to the development. These vouchers will constitute a form of project-based rental assistance and staff felt that a contract or agreement between the Applicant and the PHA was relevant and required in order to support the application information. Mr. Fisher agreed to submit a conditional agreement with the terms of such assistance. The following additional information was also communicated to Tom and me: 34 of the existing PHUs will be replaced with 34 dedicated voucher units.					

**07228: Las Palmas Homes**

**A. General Project Information**

Project Location: 213 Orive City: Los Fresnos County: Cameron Region: 11  
 Total Units: 75 Total LI Units: 75 Activity\*: RC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$600,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Chicory Court VII, L.P.; Saleem Jafar, (972) 701-5550

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

Chicory GP-VII, Inc. Saleem Jafar  
 Odyssey Residential Holdings, L.P. Saleem Jafar  
 Cameron County Housing Authority Daisy Flores  
 Odyssey Residential GP-LLC Saleem Jafar

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

Developer: Odyssey Residential Holdings, L.P., Saleem Jafar, (972) 701-5550 Housing GC: Odyssey Residential Construction, L.P., Dewey Stevens, (972) 701-5552  
 Appraiser: The Gerald A. Teel Company, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., 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 C. Shackelford, (214) 780-1400 Engineer: TBD, ,  
 Syndicator: AIG Sun America, Robert Johnston, (972) 238-7645 Accountant: The Reznick Group, Sondra Weeks, (404) 847-9447  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/20/2007  
 Second Review: Sharon, Reviewed on 4/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	5	5	27	0	0
12	7	7			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	163
<b>Total Points Awarded:</b>	163

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

**07228: Las Palmas 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

**3. Allocation Decision by Board: Financially Infeasible, and Award Would Cause Violati**

**Comment** Not Recommended: Found to be infeasible by Department. In addition, an award of this application would result in a violation of the \$2M limit. **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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## 07233: Ingram Square Apartments

### A. General Project Information

Project Location: 5901 Flynn Dr. City: San Antonio County: Bexar Region: 9  
 Total Units: 120 Total LI Units: 120 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$652,194  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

### B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Ingram Square Preservation, LP; Paul Patierno, (310) 258-5122

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

AIMCO Ingram Square, LLC Paul Patierno  
 AIMCO Equity Services, Inc Paul Patierno  
 AIMCO San Jose, LLC Paul Patierno  
 AIMCO Pavilion Preservation GP, LLC Paul Patierno

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

Developer: AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5122 Housing GC: Penco Construction Co. of Houston, Inc., Brad Bowers, (713) 460-3363  
 Appraiser: Novogradic & Company, LLP, John Cole, (512) 340-0420 Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: AIMCO Equity Services, Inc., Paul Patierno, (310) 258-5122 Property Manager: NHPMN Management Company, Jimmy Arnold, (972) 432-1152  
 Architect: Architectural Group International, Cindy McInturff, (214) 446-0950 Cost Estimator: Blackstone Consulting, LLC, John Williams, (505) 299-1800  
 Attorney: Resch, Polster Alpert and Berger, Peter Alpert, (310) 277-8300 Engineer: TRC Environomics, TBD, (602) 266-8288  
 Syndicator: AIMCO Capital Tax Credit Fund VII, Senja Lappin, (310) 258-5100 Accountant: The Reznick Group, Joshua Northcutt, (404) 847-7674  
 Supp. Services: Texas Inter-Faith Housing Corporation, Cynthia Boutineau, (713) 526-6634

### C. Scoring Information

First Review: E.Henderson, Reviewed on 3/28/2007  
 Second Review: Emily, Reviewed on 4/19/2007

QAP Category	Requested	Awarded	QAP Category	Requested	Awarded
1	28	28	14	0	0
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	7	7	26	0	0
11	6	6	27	0	0
12	7	7			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		161
			<b>Total Points Awarded:</b>		161

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

## 07233: Ingram Square 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$652,194

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/19/2007	Emily Price	MFFP	Janine Sisak	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called about the nonprofit deficiency.					
3/20/2007	Shannon Roth	MFFP	Janine Sisak	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to discuss deficiency notice sent for Shady Oaks. Re: NP Board Members on the org chart.					
4/25/2007	Emily Price	MFFP	Paul Patierno	Owner/Applicant/GP	Deficiencies
<b>Description:</b> We discussed his deficiency notice. I told him that he needed to submit more information in order to get points for the community revitalization plan. We also talked about the At-Risk set-aside.					

**07234: Tuscany Park at Buda**

**A. General Project Information**

Project Location: FM 2001 E. of IH 35 City: Buda County: Hays Region: 7  
 Total Units: 176 Total LI Units: 170 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): Buda Tuscany Partners, Ltd.; Mark Musemeche, (713) 522-4141

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: , ,

Originator/UW: , ,

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

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

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

Housing GC: To Be Determined, ,

Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955

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

Cost Estimator: , ,

Engineer: , ,

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

Supp. Services: Community Action, Inc., Corina Jaimes, (512) 392-1161

**C. Scoring Information**

First Review: E.Henderson, Reviewed on 3/13/2007

Second Review: Ben, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	164
Total Points Awarded:	164

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

## 07234: Tuscany Park at Buda 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: Lisa Vecchietti

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse

**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 when tax credits are collapsed state-wide. **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>
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**07235: Woodchase Senior Community**

**A. General Project Information**

Project Location: 8410 & 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: \$1,069,620  
 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 J. 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  
 Appraiser: Zacour and Associates, Inc., Paul Zacour, (915) 581-1141  
 Originator/UW: MMA Financial, Inc., Christopher E. Tawn, (202) 777-0920  
 Architect: David J. Marquez A&E Services, David J. Marquez, (915) 532-7188  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (915) 305-4707  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 439-3911  
 Housing GC: Investment Builders, Inc., Ike J. Monty, (915) 599-1245  
 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
 Property Manager: IBI Property Management, Gloria Garza, (915) 590-1515  
 Cost Estimator: Investment Builders, Inc., Antonio Gallardo, (915) 599-1245  
 Engineer: Roe Engineering, L.C., Hector Porras, (915) 533-1418  
 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: Shannon, Reviewed on 3/13/2007  
 Second Review: Emily, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	132
Total Points Awarded:	132

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

## 07235: 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:  Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Significant Sub-Regional Shortfall in State Collapse

**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 when tax credits are collapsed state-wide. In addition, the Board waived the 65% rule for this application during the June 14, 2007 Board meeting.

**Credit Amount Allocated by Board:** \$1,069,620

#### 4. Records of Contact

The information below reflects telephone conversations between staff and Applicants or 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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**07236: Green Briar Village Phase II**

**A. General Project Information**

Project Location: Approx. SH 240 at Airport Dr. City: Wichita Falls County: Wichita Region: 2  
 Total Units: 36 Total LI Units: 36 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$375,091  
 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 II, L.P.; Randy Stevenson, (817) 261-5088

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

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

Appraiser: , ,

Originator/UW: , ,

Architect: Beeler, Guest, Owens Architects, L.P., Buz Owens, (214) 520-8878

Attorney: McWhorter, Cobb & Johnson, LLP, Gwynn Key, (806) 762-0214

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

Housing GC: To Be Determined, ,

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

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

Cost Estimator: , ,

Engineer: , ,

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

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Michael Garrett, Reviewed on 3/26/2007

Second Review: Emily, Reviewed on 4/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	153
Total Points Awarded:	153

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

**07236: Green Briar 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$375,091

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07242: Paseo de Paz Apartments**

**A. General Project Information**

Project Location: 400 Blk 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: \$749,635  
 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, L.P.; Justin MacDonald, (830) 257-5323

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

Kerrville Clearwater Paseo Apartments, LP Justin MacDonald  
 Kerrville Clearwater Paseo Developers, LLC T. Justin MacDonald  
 Kerrville Clearwater Paseo Builders, LLC Justin MacDonald

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

Developer: Kerrville Clearwater Paseo Builders, LLC, T. Justin MacDonald, (830) 257-5323 Housing GC: G.G. MacDonald, Inc, G. Granger MacDonald, (830) 257-5323

Appraiser: , ,

Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, 210-496-9499

Originator/UW: , ,

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205

Architect: Ray Payne, A.I.A., Ray Payne, (512) 343-7239

Cost Estimator: , ,

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

Engineer: Tetra Tech, Inc., Brad Groves, (210) 226-2922

Syndicator: Boston Capital Corporation, Diego Benites, (617) 624-8886

Accountant: Reznick Group, PC, Tim Kemper, (404) 847-7764

Supp. Services: JC Ventures, LLC, Comellia Rue, (830) 257-3429

**C. Scoring Information**

First Review: Emily, Reviewed on 3/13/2007  
 Second Review: Shannon, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	0	0
9 (B)	6	6	25	1	0
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	158
<b>Total Points Awarded:</b>	157

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

**07242: Paseo de Paz 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: Lisa Vecchietti

**3. Allocation Decision by Board: Significant Sub-Regional Shortfall in Regional Collap**

**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 when tax credits are collapsed within Region 9. **Credit Amount Allocated by Board:** \$712,276

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07244: Alamito Place**

**A. General Project Information**

**Project Location:** Bordered by Delta Drive, St Vrain St. E. Third St, & Hill Street **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:** \$669,659  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Alamito Place, L.P.; Gary Sanchez, (915) 849-3749  
**Applicant/Principals (Entity Name, Contact):**  
 Housing Authority of the City of El Paso Vincent Dodds  
 Paisano Housing Redevelopment Corporation Vincent Dodds  
 Alamito Place GP, LLC Vincent Dodds  
 Alamito Place, LP Vincent Dodds  
**Development Team (Entity, Contact Name, Phone):**  
**Developer:** Paisano Housing Redevelopment Corporation, Vince Dodds, (915) 849-3700 **Housing GC:** To Be Determined, ,  
**Appraiser:** Wilkinson, Pendergrass & Beard, L.P, Walker Beard, (915) 845-3459 **Market Analyst:** Zacour and Associates, Paul Zacour, 915-581-1141  
**Originator/UW:** MMA Financial, Inc., Bernie Husser, (617) 493-3911 **Property Manager:** Housing Authority of the City of El Paso, Vince Dodds, (915) 849-3700  
**Architect:** Moore, Nordell, Kroeger Architects, Inc., Mervin Moore, (915) 587-8023 **Cost Estimator:** Moore, Nordell, Kroeger Architects, Mervin Moore, (915) 587-8023  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Antoinette M. Jackson, (713) 653-7392 **Engineer:** SLI Engineering, Inc., Georges Halloul, (915) 584-4457  
**Syndicator:** MMA Financial, Inc., Bernie Husser, (617) 493-3911 **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:** Kent, Reviewed on 4/20/2007  
**Second Review:** Ben, Reviewed on 4/24/2007

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	14	4	4				
2*		12	15	0	0				
3	22	22	16	-1	0				
4 (A)	6	6	17 (A)	7	7				
4 (B)	14	14	18	4	4				
5 (A)	12	12	19	4	4				
			20 (A)	4	4				
6 (A)*		7	20 (B)	0	0				
6 (B)*		7	21	0	0				
7	12	12	22	1	1				
8	0	0	23	0	0				
9 (A)	2	2	24	0	0				
9 (B)	6	6	25	1	1				
10	7	0	26	0	0				
11	7	7	27	0	0				
12	7	0	<b>App Deficiency Points Lost:</b>		5				
13	6	0	<table border="1" style="width: 100%;"> <tr> <td><b>Total Points Requested:</b></td> <td style="text-align: right;"><b>154</b></td> </tr> <tr> <td><b>Total Points Awarded:</b></td> <td style="text-align: right;"><b>129</b></td> </tr> </table>			<b>Total Points Requested:</b>	<b>154</b>	<b>Total Points Awarded:</b>	<b>129</b>
<b>Total Points Requested:</b>	<b>154</b>								
<b>Total Points Awarded:</b>	<b>129</b>								

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

**07244: Alamito Place Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Application reinstated, April 12, 2007 Board Meeting

**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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$669,659

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
5/8/2007	Ben Sheppard	MFFP	Gary Sanchez	Owner/Applicant/GP	Deficiencies

Description:

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**07245: Sphinx at Fiji Seniors**

**A. General Project Information**

Project Location: 201 Fran Way City: Dallas County: Dallas Region: 3  
 Total Units: 130 Total LI Units: 124 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): SDC FIJI Seniors, LP; Jay Oji, (214) 342-1400  
 Applicant/Principals (Entity Name, Contact):  
 FIJI Villas, LLC Jay O. Oji

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

Developer: Sphinx Development Corporation, Jay O. Oji, (214) 342-1400  
 Appraiser: Butler Burgher, Inc., Diane Butler, (214) 739-0700  
 Originator/UW: , ,  
 Architect: James, Harwick & Partners, Inc., Ron Harwick, (214) 363-5687  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (972) 490-1400  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 439-3911  
 Housing GC: Alta Construction Services, Eric McMillen, (972) 733-0055  
 Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3200  
 Cost Estimator: Alta Construction Services, Eric McMillen, (972) 733-0055  
 Engineer: Brokette-Davis Drake, Inc., Jim Riley, (214) 824-3647  
 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 552-3100  
 Supp. Services: Crossroads In Life Foundation, Inc., Josh McCasland, (817) 341-1378

**C. Scoring Information**

First Review: Kent, Reviewed on 3/28/2007  
 Second Review: Shannon, Reviewed on 4/18/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	0
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>150</b>	
			<b>Total Points Awarded:</b>	<b>149</b>	

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

## 07245: Sphinx at Fiji Seniors 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
5/21/2007	Kent Bedell	MFFP	Jay Oji	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to confirm that Mr. Oji received the 2007 Scoring Notice I emailed. He had not, so I faxed it to him and confirmed receipt of fax.					
5/23/2007	Kent Bedell	MFFP	Melba Williams	Other	Other
<b>Description:</b> I received a phone call from Melba Williams, President of the ACORN Neighborhood Association saying she did receive the Ineligible notice for the Sphinx at Fiji Seniors that I emailed her, but was unable to open it. She also stated that her computer was down for a week when the notice was sent out because of some bad storms in her area. I attempted to fax her a hard copy, but the fax would not go through. I also left her a voice message letting her know that the fax would not go through.					

**07246: Lexington Square**

**A. General Project Information**

Project Location: 1324 E. Hospital Dr. City: Angleton County: Brazoria Region: 6  
Total Units: 80 Total LI Units: 80 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$384,038  
Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): NHDC Lexington Square Apartments, LP; Lisa Castillo, (909) 291-1400

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

NHDC Lexington Square, LLC Ivy Carter  
National Housing Development Corporation Ivy Carter

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

Developer: National Housing Development Corporation, Ivy Carter, (909) 291-1400 Housing GC: To Be Determined, ,  
Appraiser: Novogradic & Company, LLP, John Cole, (512) 340-0420 Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
Originator/UW: , , Property Manager: Southern California Housing Development Corp., Jim Aliberti, (909) 483-2444  
Architect: Michael Gaertner, Michael Gaertner, (409) 762-0500 Cost Estimator: Dominion Due Diligence, Jesse Pasco, (804) 237-1870  
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: , ,  
Syndicator: CharterMac Capital, Ronne Thielen, (949) 660-0326 Accountant: Reznick Fedder & Silverman, Mary Beth Norwood, (916) 442-9100  
Supp. Services: HOPE Through Housing, George Searcy, (909) 483-2444

**C. Scoring Information**

First Review: Sharon, Reviewed on 3/14/2007  
Second Review: Emily, Reviewed on 3/15/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	13	13	18	0	0
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24	0	0
9 (B)	6	6	25	0	0
10	7	7	26	0	0
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	135
Total Points Awarded:	135

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

## 07246: Lexington 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:  Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Lisa Vecchietti

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

Comment Competitive in At-Risk Set-Aside.

Credit Amount Allocated by Board: \$347,876

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2007	Emily Price	MFFP	Tamea Dula	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Talked to her twice concerning nonprofit board members on credit limit certification.					
5/7/2007	Tom Cavanagh	REA	Elaine Harrison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with Ms. Harrison on May 7 and May 8 regarding 07246 (Lexington Sq.) and 07252 (Brooks Manor).					

**07247: Terry Street Apartments**

**A. General Project Information**

Project Location: 215 N. Terry St. City: Malakoff County: Henderson Region: 4  
 Total Units: 48 Total LI Units: 48 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$580,813  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): GS 198 Housing, L.P.; Jeffrey S. Spicer, (214) 346-0707

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

GS 198 Housing GP, LLC Jeffrey S. Spicer  
 State Street GP Holdings, L.P. Jeffrey S. Spicer  
 State Street GP Holdings GP, LLC Jeffrey S. Spicer

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

Developer: State Street Housing Development, L.P., Jeffrey S. Spicer, (214) 346-0707 Housing GC: GS Housing Construction, L.P., Kelly Garrett, (903) 456-0411  
 Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: Guardian Management, Dan Steffey, (503) 802-3557  
 Architect: Galier Tolson French, Mark Tolson, (817) 514-0584 Cost Estimator: , ,  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (214) 780-1400 Engineer: , ,  
 Syndicator: CharterMac Capital Company, Katherine Connolly, (212) 521-6395 Accountant: , ,  
 Supp. Services: Housing Services, Inc, Lee Anderson, (214) 351-6922

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 3/28/2007  
 Second Review: Shannon, Reviewed on 4/18/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	4
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	157
Total Points Awarded:	157

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

**07247: Terry Street Apartments Continued**

**D. Decisions Regarding Application**

**1. Withdrawal or Termination:**

Terminated

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/rea/>.

Designated as Priority:  Declined

1st Underwriter:

2nd Underwriter:

**3. Allocation Decision by Board: Not Competitive in Region**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region.

**Credit Amount Allocated by Board:** \$580,813

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07249: Bluffs Landing Senior Village**

**A. General Project Information**

Project Location: 2200 Old Settlers Blvd. City: Round Rock County: Williamson Region: 7  
 Total Units: 144 Total LI Units: 144 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,189,481  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

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

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

DDC RRTC GP, LLC Colby Denison  
 DDC Investments, Ltd Colby Denison  
 DDC Housing, LLC Colby Denison  
 Crossroads Housing Development Corporation Paul Pryor

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

Developer: DDC Investments, Ltd., Colby Denison, (512) 732-1226

Appraiser: , ,

Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913

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

Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707

Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 722-9557

Housing GC: To Be Determined, ,

Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955

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

Cost Estimator: , ,

Engineer: , ,

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

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Elizabeth, Reviewed on 3/29/2007

Second Review: Sharon, Reviewed on 4/10/2007

<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	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	161
Total Points Awarded:	161

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

## 07249: Bluffs Landing 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: Carl Hoover

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:** \$1,189,481

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/19/2007	Emily Price	MFFP	Colby Dennison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He wanted to know if I got the deficiency response that he sent to Sharon.					
4/23/2007	Emily Price	MFFP	Cynthia Bast	Other	Deficiencies
<b>Description:</b> She and Colby called regarding the deficiency that the nonprofit board members have to be on the credit limit certification.					
4/24/2007	Emily Price	MFFP	Colby Dennison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to remind him that his deficiency response is due by 5pm. I also talked to him in the afternoon about the problem he was having e-mailing the response. I finally received the e-mail and his deficiency was cleared by the 5pm deadline.					
5/8/2007	Kent Bedell	MFFP	Chris Porter	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed that Chris Porter received the 4% Threshold Deficiency Notice I emailed him. I also transferred him to Teresa Morales because I was unsure about some deficiency submission question he had.					

**07252: Brooks Manor Apartments**

**A. General Project Information**

Project Location: 444 Jefferson Ave. City: West Columbia County: Brazoria Region: 6  
 Total Units: 50 Total LI Units: 50 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$226,377  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): National Housing Development Corporation; Lisa Castillo, (909) 816-2463

Applicant/Principals (Entity Name, Contact):

NHDC Brooks Manor, LLC Ivy Carter  
 National Housing Development Corporation Ivy Carter

Development Team (Entity, Contact Name, Phone):

Developer: National Housing Development Corporation, Ivy Carter, (909) 291-1400 Housing GC: To Be Determined, ,  
 Appraiser: Novogradic & Company, LLP, John Cole, (512) 340-0420 Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
 Originator/UW: , , Property Manager: Southern California Housing Development Corp., Jim Aliberti, (909) 483-2444  
 Architect: Michael Gaertner, Michael Gaertner, (409) 762-0500 Cost Estimator: Dominion Due Diligence, Jesse Pasco, (804) 237-1870  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: , ,  
 Syndicator: CharterMac Capital, Ronne Thielen, (949) 660-0326 Accountant: Reznick Fedder & Silverman, Mary Beth Norwood, (916) 442-9100  
 Supp. Services: HOPE Through Housing, George Searcy, (909) 483-2444

**C. Scoring Information**

First Review: Kent, Reviewed on 3/12/2007  
 Second Review: Ben, Reviewed on 3/13/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	0	0
9 (A)	0	0	24	0	0
9 (B)	4	4	25	0	0
10	7	7	26	0	0
11	7	7	27	0	0
12	0	0	App Deficiency Points Lost:		0
13	6	6			

Total Points Requested:	132
Total Points Awarded:	132

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

## 07252: Brooks Manor 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$226,377

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/29/2007	Ben Sheppard	MFFP	Ivy Carter	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/29/2007	Ben Sheppard	MFFP	Ivy Carter	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/16/2007	Thomas Cavanaugh	REA	Elaine Harrison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke to Elaine regarding inconsistencies in document revisions submitted.					

**07254: Evergreen at Farmers Branch**

**A. General Project Information**

Project Location: 11701 Mira Lago Blvd. City: Farmers Branch County: Dallas Region: 3  
 Total Units: 90 Total LI Units: 90 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): Farmers Branch Senior Community, L.P.; Bradley E. Forslund, 9725507800

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

LifeNet Community Behavioral Healthcare Liam Mulvaney  
 Churchill Residential, Inc. Brad Forlund  
 LifeNet-Farmers Branch GP, L.L.C. Liam Mulvaney

**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/ John Cruse, 972-960-1222

Originator/UW: SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645

Property Manager: Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800

Architect: GTF Designs, Marc Tolson, (817) 514-0584

Cost Estimator: ICI Construction, Inc., Chris Sidwa, (972) 387-8000

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Tamea Dula/ Berry Palmer, (713) 669-9724

Engineer: Kimely-Horn & Associates, Inc, James Hall/ Brian Parker, (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 Behavior Healthcare, Liam Mulvaney, (214) 932-1937

**C. Scoring Information**

First Review: Kent, Reviewed on 3/29/2007  
 Second Review: Sharon, Reviewed on 4/12/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	4	4	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>162</b>	
			<b>Total Points Awarded:</b>	<b>162</b>	

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

**07254: 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:  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:** \$1,194,940

**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>
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**07256: Evergreen at The Colony**

**A. General Project Information**

**Project Location:** NW Quadrant of SH 121 & Morning Star      **City:** The Colony      **County:** Denton      **Region:** 3  
**Total Units:** 145 **Total LI Units:** 145 **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):** The Colony Senior Community, L.P.; Bradley E. Forslund, (972) 550-7800

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

LifeNet Community Behavioral Healthcare      Liam Mulvaney  
 Churchill Residential, Inc.      Brad Forlund  
 LCBH-The Colony GP, L.L.C      Liam Mulvaney

**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:** , ,      **Market Analyst:** Integra Realty Resources, Charles A. Bissell/ John Cruse, 972-960-1222  
**Originator/UW:** SunAmerica Affordable Housing Partners, Inc., Robert Johnston, (972) 238-7645      **Property Manager:** Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800  
**Architect:** GTF Designs, Marc Tolson, (817) 514-0584      **Cost Estimator:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
**Attorney:** Coats, Rose, Yale, Ryman & Lee, P.C., Tamea Dula/ Berry Palmer, (713) 669-9724      **Engineer:** Kimely-Horn & Associates, Inc, James Hall/ Brian Parker, (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 Behavior Healthcare, Liam Mulvaney, (214) 932-1937

**C. Scoring Information**

**First Review:** E. Henderson, Reviewed on 3/30/2007  
**Second Review:** Emily, Reviewed on 4/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	5	5	27	0	0
12	0	0			
13	6	6			

**App Deficiency Points Lost:** 0

<b>Total Points Requested:</b>	<b>164</b>
<b>Total Points Awarded:</b>	<b>163</b>

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

07256: Evergreen at The Colony 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, Award Would Cause Viola**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. In addition, an award of this application would result in a violation of the \$2M limit. **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>
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**07257: Orange Palm Garden Apt Homes**

**A. General Project Information**

Project Location: 1727 37th St. 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: \$809,338  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Orange Palm Gardens Apartment Homes, L.P.; Marc Caldwell, (713) 626-9655

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

Orange Palm Garden Apartment Homes, LP Marc Caldwell  
 Orange Palm Garden Apartment Homes I, LLC Marc Caldwell  
 Del Mar Development, LLC Marc Caldwell

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

Developer: Del Mar Development, LLC, Marc Caldwell, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655  
 Appraiser: TBD, , Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955  
 Originator/UW: Provident Tax Credit Fund IX, LLC, Dale Cook, (614) 857-1474 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: , ,  
 Syndicator: Provident Tax Credit Funds IX, LLC, Dale Cook, (614) 857-1474 Accountant: Reznick Group, PC, Tim Kemper, (404) 847-9447  
 Supp. Services: Texas Post Oak Residential Resources, LLC, Jennifer Gaytan, (713) 626-9655

**C. Scoring Information**

First Review: Kent, Reviewed on 3/30/2007  
 Second Review: Emily, Reviewed on 4/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	6
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	6	6			

**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.

## 07257: Orange Palm Garden Apt 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: David Burrell

2nd Underwriter: Tom Gouris

#### 3. Allocation Decision by Board: Competitive in Region Because Credits for 060148 We

**Comment** Has a competitive score within its allocation type and region because the tax credits for 060148 were returned. **Credit Amount Allocated by Board:** \$736,658

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/24/2007	Elizabeth Henderson	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Marc Caldwell for Orange Palms. Wanted to know if I got the email and if so was everything okay for the support letter deficiency. Told him it was okay for me but the Admin would look at it next and if she agreed it would be okay. He wanted to know if it was not okay would they get a new deadline. I said I'd ask but I believed that if it wasn't cleared today then they don't get the points.					
4/26/2007	Kent Bedell	MFFP	Tanny Maret	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed Deficiency email receipt with Tanny Maret.					
4/27/2007	Kent Bedell	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Marc called to ask a question about revising the commitment letter.					
4/30/2007	Kent Bedell	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Marc called to confirm that I received his Deficiency email response.					
5/21/2007	Kent Bedell	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left voice message for Mr. Caldwell asking him to either call or reply by email that he received the 2007 Scoring Notice I emailed him.					
6/6/2007	Audrey Martin	MFFP	Marc Caldwell	Owner/Applicant/GP	Other
<b>Description:</b> I returned Marc's call regarding a challenge of his application. We discussed the issues addressed in the challenge and the typical format of a challenge response.					
6/13/2007	Audrey Martin	MFFP	Marc Caldwell	Owner/Applicant/GP	Other
<b>Description:</b> I left a message for Marc reminding him that his challenge response is due today.					

**07258: Trinity Garden Apt Homes**

**A. General Project Information**

Project Location: 2000 Blk of Panther Dr. City: Liberty County: Liberty Region: 6  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$808,895  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Liberty Trinity Garden Apartment Homes, L.P.; Marc Caldwell, (713) 626-9655

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

Liberty Trinity Garden Apartment Homes, LP Marc Caldwell  
 Liberty Trinity Garden Apartment Homes I, LLC Marc Caldwell  
 Del Mar Development, LLC Marc Caldwell

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

Developer: Del Mar Development, LLC, Marc Caldwell, (713) 626-9655

Housing GC: Lancaster Construction, L.L.C., Claudia Lankford, (713) 626-9655

Appraiser: TBD, ,

Market Analyst: O' Conner & Associates, Craig Young, 713-686-9955

Originator/UW: Provident Tax Credit Fund IX, LLC, Dale Cook, (614) 857-1474

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: EGA Engineering, Rick Freeman, (936) 634-5528

Syndicator: Provident Tax Credit Funds IX, LLC, Dale Cook, (614) 857-1474

Accountant: Reznick Group, PC, Tim Kemper, (404) 847-9447

Supp. Services: Texas Post Oak Residential Resources, LLC, Jennifer Gaytan, (713) 626-9655

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/15/2007

Second Review: Shannon, Reviewed on 4/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	157
Total Points Awarded:	157

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

## 07258: Trinity Garden Apt 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: Thomas Cavanagh

2nd Underwriter: Raquel Morales

#### 3. Allocation Decision by Board: Competitive in USDA Allocation

**Comment** Competitive in USDA Allocation.

**Credit Amount Allocated by Board:** \$665,529

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/13/2007	Shannon Roth	MFFP	Mark Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> He called to go over deficiency and let me know he is sending me an email. He called twice this morning.					
4/19/2007	Elizabeth Henders	MFFP	Marc Caldwell	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Marc wanted to know if what he sent to clear the support letter deficiency was ok because he wanted to get his other 2 deficiencies started and they would need similar information. I told him I'd check with Audrey and email him back today saying yes or no.					

## 07259: Montgomery Meadows Phase II

### A. General Project Information

**Project Location:** Corner of Old Montgomery Rd. & Cline  
**City:** Huntsville **County:** Walker **Region:** 6

**Total Units:** 48 **Total LI Units:** 48 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$492,857

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

### B. Ownership and Development Team Information

**Owner (Name, Contact, Phone):** Montgomery Meadows Phase II, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

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

Lucky B Properties, Inc. Claire E. Brown

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

**Developer:** Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878

**Appraiser:** Allen and Associates Consulting, Jeff Carroll, (704) 905-2276

**Originator/UW:** n/a, ,

**Architect:** Myriad Designs, Ltd., Harry Bostic, (979) 846-3366

**Attorney:** Christopher J. Smitherman, Christopher J. Smitherman, (979) 731-8700

**Syndicator:** Boston Capital Corporation, Ryan Zebro, (617) 624-8898

**Housing GC:** Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878

**Market Analyst:** Allen and Associates Consulting, Jeff Carroll, 704-905-2276

**Property Manager:** Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878

**Cost Estimator:** n/a, ,

**Engineer:** Ash and Browne Engineering, Inc., Dale Browne, (979) 846-6914

**Accountant:** Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044

**Supp. Services:** Cambridge Interests, Inc, Elaina D. Glockzin, (979) 846-8878

### C. Scoring Information

**First Review:** R. McDonald, Reviewed on 3/15/2007

**Second Review:** Shannon, Reviewed on 4/18/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	2
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	12	12	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	7	7	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>146</b>	
			<b>Total Points Awarded:</b>	<b>145</b>	

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

**07259: Montgomery Meadows 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region.

**Credit Amount Allocated by Board:** \$492,857

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07260: Victoria Place Addition**

**A. General Project Information**

Project Location: 5.10 Acres Barbara St. Extension City: Athens County: Henderson Region: 4  
 Total Units: 16 Total LI Units: 16 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$409,663  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Victoria Place Addition, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

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

Affordable Caring Housing, Inc. Jason Bienski  
 EHG Five, Inc. Elaina D. Glockzin

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

Developer: Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Appraiser: Allen and Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen and 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., Harry Bostic, (979) 846-3366 Cost Estimator: n/a, ,  
 Attorney: Christopher J. Smitherman, Christopher J. Smitherman, (979) 731-8700 Engineer: Ash and Browne Engineering, Inc., Dale Browne, (979) 846-6914  
 Syndicator: Boston Capital Corporation, Joshua A. Gould, (617) 624-8898 Accountant: Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044  
 Supp. Services: Cambridge Interests, Inc, Elaina D. Glockzin, (979) 846-8878

**C. Scoring Information**

First Review: Kent, Reviewed on 4/2/2007  
 Second Review: Shannon, Reviewed on 4/19/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0

Total Points Requested:	153
Total Points Awarded:	152

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

**07260: Victoria Place Addition 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$409,663

**4. Records of Contact**

The information below reflects telephone conversations between staff and Applicants or 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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**07261: Lexington Court Phase II**

**A. General Project Information**

Project Location: 3509 U.S. Hwy 259 N. City: Kilgore County: Gregg Region: 4  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$693,735  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Lexington Court Phase II, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878  
 Applicant/Principals (Entity Name, Contact):  
 Affordable Caring Housing, Inc. Jason Bienski  
 Cambridge Interests, Inc. Elaina D. Glockzin

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

Developer: Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 Housing GC: Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
 Appraiser: Allen and Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen and 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., Harry Bostic, (979) 846-3366 Cost Estimator: n/a, ,  
 Attorney: Christopher J. Smitherman, Christopher J. Smitherman, (979) 731-8700 Engineer: Ash and Browne Engineering, Inc., Dale Browne, (979) 846-6914  
 Syndicator: Boston Capital Corporation, Ryan Zebro, (617) 624-8898 Accountant: Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044  
 Supp. Services: Cambridge Interests, Inc, Elaina D. Glockzin, (979) 846-8878

**C. Scoring Information**

First Review: E. Hemderson, Reviewed on 4/2/2007  
 Second Review: Shannon, Reviewed on 4/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	2
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>150</b>	
			<b>Total Points Awarded:</b>	<b>150</b>	

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

**07261: Lexington Court 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region.

**Credit Amount Allocated by Board:** \$693,735

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2007	Shannon Roth	MFFP	Pixie	Owner/Applicant/GP	Deficiencies

**Description:** Called to remind her Monday is the 5th day.

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**07262: Santour Court**

**A. General Project Information**

**Project Location:** Lots 14-26 & 40-42, Blk 14  
Santour Court St., Edelweiss  
Gartens Subdivision  
**City:** College Station **County:** Brazos **Region:** 8

**Total Units:** 16 **Total LI Units:** 16 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$294,106

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Santour Court, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

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

Pinnacle Homestead Management, Inc. Elaina D. Glockzin

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

**Developer:** Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878

**Appraiser:** Allen and Associates Consulting, Jeff Carroll, (704) 905-2276

**Originator/UW:** n/a, ,

**Architect:** Myriad Designs, Ltd., Harry Bostic, (979) 846-3366

**Attorney:** Christopher J. Smitherman, Christopher J. Smitherman, (979) 731-8700

**Syndicator:** Boston Capital Corporation, Ryan Zebro, (617) 624-8898

**Housing GC:** Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878

**Market Analyst:** Allen and Associates Consulting, Jeff Carroll, 704-905-2276

**Property Manager:** Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878

**Cost Estimator:** n/a, ,

**Engineer:** Ash and Browne Engineering, Inc., Dale Browne, (979) 846-6914

**Accountant:** Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044

**Supp. Services:** Cambridge Interests, Inc, Elaina D. Glockzin, (979) 846-8878

**C. Scoring Information**

**First Review:** E.Henderson, Reviewed on 3/29/2007

**Second Review:** Sharon, Reviewed on 4/3/2007

<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>OAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	0
10	0	0	26	1	0
11	7	7	27	0	0
12	0	0			
13	6	0			
			<b>App Deficiency Points Lost:</b>		0

**Total Points Requested: 169**

**Total Points Awarded: 154**

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

## 07262: Santour 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: David Burrell

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:** \$294,106

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/12/2007	Ben Sheppard	MFFP	Pixie Stracener	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/12/2007	Ben Sheppard	MFFP	Pixie Stracener	Owner/Applicant/GP	Deficiencies
<b>Description:</b> 2 calls today.					

**07263: Constitution Court**

**A. General Project Information**

**Project Location:** Constitution Dr., Off U.S. Hwy 190 **City:** Copperas Cove **County:** Coryell **Region:** 8  
**Total Units:** 108 **Total LI Units:** 108 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$991,075  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Constitution Court, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

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

Shelter the Homeless International Projects Maria L. Martinez  
 Cambridge Interests, Inc Elaina D. Glockzin

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

**Developer:** Homestead Development Group, Ltd., Emanuel H. Glockzin, Jr., (979) 846-8878 **Housing GC:** Brazos Valley Construction, Inc., Emanuel H. Glockzin, Jr., (979) 846-8878  
**Appraiser:** Allen and Associates Consulting, Jeff Carroll, (704) 905-2276 **Market Analyst:** Allen and Associates Consulting, Jeff Carroll, 704-905-2276  
**Originator/UW:** n/a, , **Property Manager:** kimberly@lampc.com, Elaina D. Glockzin, (979) 846-8878  
**Architect:** Myriad Designs, Ltd., Harry Bostic, (979) 846-3366 **Cost Estimator:** n/a, ,  
**Attorney:** Christopher J. Smitherman, Christopher J. Smitherman, (979) 731-8700 **Engineer:** Ash and Browne Engineering, Inc., Dale Browne, (979) 846-6914  
**Syndicator:** Boston Capital Corporation, Joshua A. Gould, (617) 624-8898 **Accountant:** Lou Ann Montey and Associates, P.C., Lou Ann Montey, (512) 338-0044  
**Supp. Services:** Shelter the Homeless International Projects, Maria L. Martinez, (979) 776-7270

**C. Scoring Information**

**First Review:** Kent, Reviewed on 4/2/2007  
**Second Review:** Sharon, Reviewed on 4/16/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	-1	2
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>164</b>	
			<b>Total Points Awarded:</b>	<b>164</b>	

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

## 07263: Constitution Court Continued

### D. Decisions Regarding Application

#### 1. Withdrawal or Termination:

Terminated

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/rea/>.

Designated as Priority:  Declined

1st Underwriter: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: **Financially Infeasible**

**Comment** Not Recommended: Found to be infeasible by Department. **Credit Amount Allocated by Board:** \$0

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/23/2007	Shannon Roth	MFFP	Pixie Stracener	Owner/Applicant/GP	Deficiencies

**Description:** She called with a question regarding her deficiency letter.

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**07267: Buena Vida Apartments**

**A. General Project Information**

Project Location: 100 S. Kansas City Rd. City: La Feria County: Cameron Region: 11  
 Total Units: 58 Total LI Units: 58 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$137,560  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM La Feria, Ltd.; Dennis Hoover, (512) 756-6809  
 Applicant/Principals (Entity Name, Contact):  
 HVM Ventures, LLC Dennis Hoover

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

Developer: Dennis Hoover, 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, 817-927-0032  
 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: Webb Walker, Webb Walker, (512) 756-2931 Engineer: Highland Lakes Engineering, Brad Shaw, (325) 388-2609  
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, P.C., Kimberly Clakley, (512) 388-0044  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: R. McDonald, Reviewed on 3/13/2007  
 Second Review: Sharon, Reviewed on 4/4/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	4	4	25	1	1
10	0	0	26	1	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		5
13	6	0			

Total Points Requested:	143
Total Points Awarded:	126

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

## 07267: Buena Vida 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: Cameron Dorsey

2nd Underwriter: Tom Gouris

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

**Comment** Not Recommended: Not competitive within At-Risk Set-Aside or USDA Allocation, and does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$134,701

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/17/2007	Audrey Martin	LIHTC	Dennis Hoover	Owner/Applicant/GP	Scoring

**Description:** I called Dennis to let him know that because he didn't submit the 10% Test for his 2006 deal, he will be assessed a 5 point penalty for his 3 2007 deals and that I'll be issuing him a new revised scoring notice today with the penalties reflected.

---

**07268: Mid-Towne I Apartments**

**A. General Project Information**

Project Location: 820 E. Carrell St. City: Tomball County: Harris Region: 6  
 Total Units: 54 Total LI Units: 52 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$285,151  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM Mid-Town I, Ltd.; Dennis Hoover, (512) 756-6809  
 Applicant/Principals (Entity Name, Contact):  
 HVM Ventures, LLC Dennis Hoover

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

Developer: Dennis Hoover, 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: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-0032  
 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: Webb Walker, Webb Walker, (512) 756-2931 Engineer: Highland Lakes Engineering, Brad Shaw, (325) 388-2609  
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, P.C., Kimberly Clakley, (512) 388-0044  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Ben, Reviewed on 3/9/2007  
 Second Review: Sharon, Reviewed on 3/12/2007

<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	0	4
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	0	0	24	1	1
9 (B)	0	0	25	0	0
10	0	0	26	0	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		15
13	6	0			

Total Points Requested:	131
Total Points Awarded:	105

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

## 07268: Mid-Towne I 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: Thomas Cavanagh

2nd Underwriter: Cameron Dorsey

#### 3. Allocation Decision by Board: Financially Infeasible

**Comment** Not Recommended: Found to be infeasible by Department. **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>
3/9/2007	Ben Sheppard	MFFP	Dennis Hoover and Kim Tr	Owner/Applicant/GP	Other
<b>Description:</b> Needed identification of a form for our scoring process.					
3/27/2007	Ben Sheppard	MFFP	Dennis Hoover	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/29/2007	Ben Sheppard	MFFP	Dennis Hoover	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
6/5/2007	Tom Cavanagh	REA	Kim Treiber	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I spoke with Ms. Treiber yesterday 6/4 and today regarding utility allowances and development costs for Mid-Towne I.					
7/17/2007	Audrey Martin	LIHTC	Dennis Hoover	Owner/Applicant/GP	Scoring
<b>Description:</b> I called Dennis to let him know that because he didn't submit the 10% Test for his 2006 deal, he will be assessed a 5 point penalty for his 3 2007 deals and that I'll be issuing him a new revised scoring notice today with the penalties reflected.					

**07271: Hyatt Manor Apartments**

**A. General Project Information**

Project Location: 1701 Waco St. City: Gonzales County: Gonzales Region: 10  
 Total Units: 65 Total LI Units: 65 Activity\*: RH \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$322,018  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): HVM Gonzales County, Ltd.; Dennis Hoover, (512) 756-6809  
 Applicant/Principals (Entity Name, Contact):  
 HVM Ventures, LLC Dennis Hoover

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

Developer: Dennis Hoover, 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, 817-927-0032  
 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: Webb Walker, Webb Walker, (512) 756-2931 Engineer: Highland Lakes Engineering, Brad Shaw, (325) 388-2609  
 Syndicator: Raymond James Tax Credit Funds, Inc, Gary Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, P.C., Kimberly Clakley, (512) 388-0044  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 3/14/2007  
 Second Review: Sharon, Reviewed on 3/15/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	4
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	12	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		0	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	0	0	24	1	1
9 (B)	0	0	25	1	0
10	0	0	26	1	0
11	0	0	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		5
13	6	0			

Total Points Requested:	137
Total Points Awarded:	113

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

## 07271: Hyatt Manor 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: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in USDA Allocation

Comment Competitive in USDA Allocation.

Credit Amount Allocated by Board: \$322,018

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
7/17/2007	Audrey Martin	LIHTC	Dennis Hoover	Owner/Applicant/GP	Scoring

**Description:** I called Dennis to let him know that because he didn't submit the 10% Test for his 2006 deal, he will be assessed a 5 point penalty for his 3 2007 deals and that I'll be issuing him a new revised scoring notice today with the penalties reflected.

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**07272: Plantation Valley Estates**

**A. General Project Information**

Project Location: Hopkins Rd. & E. McCart St. City: Krum County: Denton Region: 3  
 (FM1173)  
 Total Units: 76 Total LI Units: 76 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$650,842  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Rural

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Plantation Valley Estates, LLC; Alyssa Carpenter, (512) 789-1295

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

Omega CDS, LLC Byron Ballas  
 Zava J 444, LLC Byron Ballas  
 SEANDO, LLC Stuart Kalb

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

Developer: Byron Ballas, Byron Ballas, (940) 382-0700 Housing GC: Omega CDS LLC, Byron Ballas, (940) 382-0700  
 Appraiser: , , Market Analyst: Novogradac & Company, LLP, John Cole, 512-340-0420  
 Originator/UW: Lancaster Pollard Mortgage Company, Ginger McGuire, (512) 703-4600 Property Manager: Greystar, Jeremy Edminston, (866) 240-7827  
 Architect: Parker Associates, Jim Parker, (918) 742-2485 Cost Estimator: , ,  
 Attorney: Kendall R. McPhail, LLC, Kendall R. McPhail, (417) 864-4700 Engineer: Crannell, Crannell & Martin Engineering, Jeff Crannell, (972) 691-6633  
 Syndicator: PNC Multifamily Capital, Inc., Nicole Flores, (512) 391-9084 Accountant: , ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Gus Garcia, Reviewed on 3/9/2007

Second Review: Sharon, Reviewed on 3/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	4	4	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
Total Points Requested:	156
Total Points Awarded:	156

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

## 07272: Plantation Valley 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: Diamond Thompson

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Financially Infeasible

**Comment** Not Recommended: Found to be infeasible by Department. **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>
3/26/2007	Ben Sheppard	MFFP	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
3/26/2007	Ben Sheppard	MFFP	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
5/29/2007	Tom Gouris and BEA	BEA	Sarah Andre	Consultant/Lobbyist	Deficiencies
<b>Description:</b> After our conversation with Alyssa Carpenter, Tom and I contacted Sarah Andre to reiterate the same concerns we were having regarding the proposed \$200K Seller's Line of Credit/Note. According to the submitted commitment, the seller of the land is to be the issuer of the line of credit, with advances to be rolled into a long term note amortized over 20 years from the date of the initial advance the seller will be providing the line of credit and a 20-year note to the development at Prime + 2% interest. However, we expressed to Sarah that this structure appeared to be less economical in the sense that the seller might be being slightly over compensated for the note. Also, the development could potentially receive more credits than actually required. Therefore, we informed Sarah that we would most likely recommend that the Lancaster Pollard loan be increased by the amount of the seller's note and it be amortized over the same terms and lower rate. As a result, the development would be further gapped, and the tax credits would most likely decrease. We also informed Sarah that we would follow up with her after we had a chance to finalize our analysis, and allow her time to speak with other development team members.					
5/29/2007	Tom Gouris and BEA	BEA	Alyssa Carpenter	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Tom and I contacted Alyssa to clarify some concerns we had regarding the proposed \$200K Seller's Line of Credit/Note. According to the submitted commitment, seller of land is to be the issuer of line of credit, with advances to be rolled into a long term note amortized over 20 years from the date of the initial advance the seller will be providing the line of credit and a 20-year note to the development at Prime + 2% interest. However, we expressed to Alyssa that this structure appeared to be less economical in the sense that the seller might be being slightly over compensated for the note. Also, the development could potentially receive more credits than actually required. Therefore, we informed Alyssa that we would most likely recommend that the Lancaster Pollard loan be increased by the amount of the seller's note and it be amortized over the same terms and lower rate. As a result, the development would be further gapped, and the tax credits would most likely decrease. Alyssa suggested that we speak with Sarah Andre and explain everything to her since she works on the financial aspects.					

**07275: Mansions at Briar Creek**

**A. General Project Information**

Project Location: Near 200 Blk of E. Wm. J. Bryan Pkwy City: Bryan County: Brazos Region: 8

Total Units: 171 Total LI Units: 171 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): Mansions at Briar Creek, L.P.; Robert R. Burchfield, (713) 956-0555

Applicant/Principals (Entity Name, Contact):

Mansions at Briar Creek I, L.L.C. Robert R. 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: O'Conner & Associates, Buddy Trotter, (713) 686-9955

Market Analyst: O' Conner & Associates, Buddy Trotter, 713-686-9955

Originator/UW: n/a, ,

Property Manager: Alpha-Barnes Real Estate Services, Michael D. Clark, (972) 643-3205

Architect: Mark S. Mucasey, AIA, Mark S. Mucasey, (713) 521-1233

Cost Estimator: n/a, ,

Attorney: TBD, ,

Engineer: TBD, ,

Syndicator: Red Capital Markets, Inc., Paul Smith, (614) 857-1685

Accountant: TBD, ,

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Michael Garrett, Reviewed on 3/30/2007

Second Review: Sharon, Reviewed on 4/4/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	0
10	0	0	26	0	0
11	7	7	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	165
Total Points Awarded:	164

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

## 07275: 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: Carl Hoover

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Credits Rescinded

**Comment** Tax credits were rescinded by the Department.

**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>
5/8/2007	Shannon Roth	MFFP	Lee Burchfield	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him that tomorrow is the 5th day.					
7/5/2007	Audrey Martin	LIHTC	Rob/Lee Burchfield	Owner/Applicant/GP	Scoring
<b>Description:</b> I called Rob and Lee to let them know that we are adjusting their application score downward because of a scoring error under section 49.0(i) (16) of the 2007 QAP.					
7/19/2007	Audrey Martin	LIHTC	Rob & Lee Burchfield	Owner/Applicant/GP	Scoring
<b>Description:</b> I called Rob and Lee to tell them that the Department cannot accept revised Development Cost Schedules without having first requested one, and that the revised exhibit submitted in response to the deficiency will not be accepted. As a result, the application will lose 17 points. I told them that I will issue a revised scoring notice today and that they may appeal the decision.					
7/24/2007	Audrey Martin	LIHTC	Rob & Lee Burchfield	Owner/Applicant/GP	Application General
<b>Description:</b> I returned Lee's call regarding the staff recommendation to award this application. I let him know that his appeal of the loss of cost per square foot points is being granted at the ED level and that is the reason his application is being recommended.					

**07280: Andalusia**

**A. General Project Information**

Project Location: 4343 Old Spanish Tr. City: Houston County: Harris Region: 6  
 Total Units: 102 Total LI Units: 102 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,095,525  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): CIS Andalusia Homes, L.P.; Manish Verma, (210) 240-8376  
 Applicant/Principals (Entity Name, Contact):  
 CSI Andalusia Homes GP, LLC Manish Verma

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

Developer: GMAT- Development-Andalusia, Ltd., Manish Verma, (210) 240-8376 Housing GC: Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550  
 Appraiser: n/a, Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: TBD, Property Manager: TBD,  
 Architect: Keller Architects, Michael Keller, (713) 527-0527 Cost Estimator: n/a,  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: TBD,  
 Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4488 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/3/2007  
 Second Review: Ben, Reviewed on 4/3/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		0	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	157
Total Points Awarded:	157

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

## 07280: Andalusia 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,095,525

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2007	Audrey Martin	MFFP	Chris Applequest	Owner/Applicant/GP	Scoring

**Description:** Mr. Applequest left a message to inquire whether the Department received a deficiency response from the organization that provided a QCP letter for the development. I left him a message letting him know that we did not receive a response by the response deadline and the letter will not count for points. I also advised him that scoring determinations by the Department may be appealed by the applicant.

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**07282: Palermo**

**A. General Project Information**

**Project Location:** SE Corner of Gist Ave. & Wayside Dr. **City:** Midland **County:** Midland **Region:** 12

**Total Units:** 136 **Total LI Units:** 130 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$904,473

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

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** CIS Palermo Homes, L.P.; Manish Verma, (210) 240-8376

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

CIS Palermo Homes GP, LLC Manish Verma

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

**Developer:** GMAT Development-Palermo, Ltd, Manish Verma, (210) 240-8376

**Appraiser:** TBD, ,

**Originator/UW:** , ,

**Architect:** Chiles Architects, Inc., John M. Kelly, (512) 327-3397

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

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

**Housing GC:** Galaxy Builders, Ltd., Arun K. Verma, (210) 493-0550

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

**Property Manager:** TBD, ,

**Cost Estimator:** n/a, ,

**Engineer:** TBD, ,

**Accountant:** TBD, ,

**Supp. Services:** To Be Determined, ,

**C. Scoring Information**

**First Review:** Ben, Reviewed on 4/5/2007

**Second Review:** Emily, Reviewed on 4/9/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

<b>Total Points Requested:</b>	<b>165</b>
<b>Total Points Awarded:</b>	<b>165</b>

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

## 07282: Palermo 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:** \$904,473

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/17/2007	Emily Price	MFFP	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to him about his deficiency response which is due today. He asked if Southeast Texas HFC was already an approved LPS. I told him yes. I also explained that I need more information on the community revitalization plan.					
4/23/2007	Emily Price	MFFP	Manish Verma	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to remind him that deficiencies are due by 5pm. At 4:30 I called to tell him that the rent schedule was still deficient. He submitted corrected rent schedule by 5pm deadline.					
4/23/2007	Audrey Martin	MFFP	Manish Verma	Owner/Applicant/GP	Other
<b>Description:</b> Spoke with Manish about challenge received regarding his application. Advised him that he could request the submission from the neighborhood organization that provided QCP input for his application and that he could contact the organization in order to prepare his deficiency response. Conversation was followed up with an email.					
4/30/2007	Audrey Martin	MFFP	Manish Verma	Owner/Applicant/GP	Other
<b>Description:</b> I returned Mr. Verma's call regarding the response for the challenge on this application. I left him a message letting him know that the response is due by 5pm, 5/2/07.					
5/15/2007	Kent Bedell	MFFP	Vicky Hailey	Other	Other
<b>Description:</b> Confirmed receipt of QCP Score Letter with Ms. Hailey.					

**07285: Anson Park Seniors**

**A. General Project Information**

**Project Location:** Ambrocio Flores Jr. Rd. & Vogel Ave. **City:** Abilene **County:** Taylor **Region:** 2  
**Total Units:** 80 **Total LI Units:** 80 **Activity\*:** NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$729,049  
**Set Asides:**  Non-Profit  At-Risk  USDA Allocation **Regional Allocation:** Urban/Exurban

**B. Ownership and Development Team Information**

**Owner (Name, Contact, Phone):** Anson Park Seniors, L.P.; Theresa Martin-Holder, (512) 258-9194

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

Anson Park Seniors LP Theresa Martin-Holder  
 Newlife Housing Foundation Theresa Martin-Holder  
 Michael Hartman Michael Hartman

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

**Developer:** Newlife Housing Foundation, Theresa Martin-Holder, (512) 258-9194 **Housing GC:** Charter Contractors, LP, R.J. Collins, (512) 249-6240  
**Appraiser:** Novogradic & Company, LLP, John Cole, (512) 340-0420 **Market Analyst:** Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
**Originator/UW:** , , **Property Manager:** Myan Management Group, Darla Miles, (817) 442-8200  
**Architect:** Cross Architects, PLLC, Brian Rumsey, (972) 727-0044 **Cost Estimator:** Charter Contractors LP, R. J. Collins, (512) 249-6240  
**Attorney:** Kuperman, Orr & Albers NA, Rick Albers, (512) 473-4106 **Engineer:** , ,  
**Syndicator:** Raymond James Tax Credit Funds, Inc., Gary Robinson, (800) 438-8088 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
**Supp. Services:** Newlife Housing Foundation, Theresa Martin-Holder, (512) 258-9194

**C. Scoring Information**

**First Review:** E. Henderson, Reviewed on 4/5/2007

**Second Review:** Ben, Reviewed on 4/6/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	1	1
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	0	0	25	0	0
11	6	6	26	0	0
12	0	0	27	0	0
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	157	
			<b>Total Points Awarded:</b>	157	

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

## 07285: Anson Park Seniors 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$729,049

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
6/21/2007	Kent Bedell	LIHTC	Theresa Martin-Holder	Owner/Applicant/GP	Deficiencies
<b>Description:</b> confirm receipt of deficiency notice I emailed.					
6/29/2007	Kent Bedell	LIHTC	Tim Lay	Consultant/Lobbyist	Deficiencies
<b>Description:</b> answered a couple of questions that Tim had about submitting a new Sources and Uses Exhibit and a revised Site Plan. Ben- Sheppard assisted me in answering his question regarding the revision of the Site Plan.					
6/29/2007	Kent Bedell	LIHTC	Brenda Given	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I left a voice message for Brenda regarding a question she had over Credit Limit Certification that she needed to submit.					

**07289: Peachtree Seniors**

**A. General Project Information**

Project Location: 5009 S. Peachtree Rd. City: Balch Springs County: Dallas Region: 3  
 Total Units: 144 Total LI Units: 144 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,161,000  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Peachtree Housing, L.P.; Ron Pegram, 8172672492

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

Peachtree Housing Development LLC Ron Pegram  
 Boulevard Enterprises, Inc Ron Pegram

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

Developer: RLP Development LLC, Ron Pegram, (817) 267-2492 Housing GC: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040  
 Originator/UW: Evanston Financial Corporation, B.J. Taylor, (214) 763-6996 Property Manager: Myan Management Group, Bruce Woodward, (817) 442-8200  
 Architect: GTF Designs, Marc Tolson, (817) 514-0584 Cost Estimator: ICI Construction, Inc., Chris Sidwa, (972) 387-8000  
 Attorney: Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707 Engineer: Bury & Partners-DFW, Inc., Dave DeWeirdt, (972) 991-0011  
 Syndicator: PNC Multifamily Capital, Inc., Nicole Flores, (512) 454-8020 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 3/29/2007  
 Second Review: Emily, Reviewed on 4/19/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	7	7
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	1	1
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	5	5	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	163
<b>Total Points Awarded:</b>	162

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

## 07289: Peachtree Seniors 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:** \$1,161,000

#### 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>
4/19/2007	Emily Price	MFFP	Cynthia Bast	Other	Deficiencies
<b>Description:</b> She called about deficiency notice. We talked about the tax abatement, vouchers and loan from the City.					
4/23/2007	Emily Price	MFFP	Cynthia Bast	Other	Deficiencies
<b>Description:</b> She asked if they could use a tax abatement for i(26). I told her yes, but it would have to be final as of March 1 and would have to be above what they may be required to receive under state law. I also explained that any funding commitment must already be in place as of March 1st.					
4/23/2007	Emily Price	MFFP	Annette Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to ask questions about her deficiency notice.					
4/24/2007	Emily Price	MFFP	Annette Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called about one of her deficiency items. I also reminded her that any evidence submitted to get points for i(26) must have been committed as of March 1, 2007.					
4/26/2007	Emily Price	MFFP	Ron Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I called to tell him that we do not consider the evidence of the tax abatement a final commitment and he will not be awarded the 1 point.					
4/30/2007	Emily Price	MFFP	Annette Peagram	Owner/Applicant/GP	Deficiencies
<b>Description:</b> She called to ask about the deficiency response for third party funding. I told her that we do not consider the tax abatement to be final and that the point will not be awarded. I told her she can appeal this upon receipt of the scoring notice.					

**07291: Cypress Creek at Reed Road**

**A. General Project Information**

Project Location: Approx. 2900 Blk of Reed Rd. City: Houston County: Harris Region: 6  
 Total Units: 132 Total LI Units: 126 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): Cypress Creek Reed Road L.P.; Stuart Shaw, (512) 220-8000

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

SSFP 288 VII LLC Stuart Shaw  
 Stuart Shaw Family Partnership, Ltd. Stuart Shaw  
 Stuart Shaw Family Management LLC Stuart Shaw

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

Developer: SSFP 288 VII LLC, Stuart Shaw, (512) 220-8000 Housing GC: Bonner Carrington Construction LLC, Stuart Shaw, (512) 220-8000  
 Appraiser: O'Connor & Associates, Patrick O'Connor, (713) 686-9955 Market Analyst: O' Conner & Associates, Kathryn Koepke, 713-686-9955  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: TBD, ,  
 Architect: Chiles Architects, Inc., Allan Beason, (512) 327-3397 Cost Estimator: Bonner Carrington Construction LLC, Stuart Shaw, (512) 220-8000  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: RG Miller Engineers, Inc., D. Reed Phillips, P.E., (713) 461-7600  
 Syndicator: Apollo Equity Providers, Daniel Kierce, (216) 875-2626 Accountant: TBD, ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/3/2007  
 Second Review: Ben, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
6 (A)*		7	20 (A)	4	4
6 (B)*		7	20 (B)	0	0
7	12	12	21	0	0
8	10	10	22	1	1
9 (A)	2	2	23	2	2
9 (B)	6	6	24	1	1
10	0	0	25	0	0
11	5	5	26	0	0
12	0	0	27	0	0
13	6	6	<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>		156
			<b>Total Points Awarded:</b>		156

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

## 07291: Cypress Creek at Reed Road 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: Competitive in Region

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

**Credit Amount Allocated by Board:** \$1,199,797

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/11/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of Deficiency # 07291 email.					
4/24/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed deficiency email receipt with Casey Bump.					
4/27/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Casey Bump called to confirm that I received his deficiency response email. I confirmed that I received his email.					
4/30/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I contacted Casey to let him know that he still needed to provide more detailed information/evidence regarding the development of Residential Developments in Community Development Area # 16 ( Sunnyside) in order for his application to receive the QCT w/ Revitalization point.					
4/30/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I contacted Casey to see if he would be submitting any more information regarding the QCP w/ Revitalization Deficiency request. He said he was going to contact Audrey to determine why the deficiency response that he already submitted was insufficient to receive the QCT point. He indicated that he submitted the same type of information on one year's application and received the QCT w/ Revitalization point.					
5/8/2007	Emily Price	MFFP	Casey Bump and Jeff Spic	Owner/Applicant/GP	Deficiencies
<b>Description:</b> They called about the deficiency notice.					
6/7/2007	Tom Gouris	REA	Stuart Shaw	Owner/Applicant/GP	Appeals
<b>Description:</b> Commented on how strong the market is and that wastewater that he is helping to bring to the area will significantly increase development in the area. He understands that another tax credit property owner in the area has requested a copy of the market study for this development and that he has no problem in releasing that information.					

**07292: North Eastman Residential**

**A. General Project Information**

Project Location: 1400 N. Eastman Rd. City: Longview County: Gregg Region: 4  
 Total Units: 76 Total LI Units: 73 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$799,995  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): North Eastman Residential L.P.; Stuart Shaw, (512) 220-8000

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

SSFP North Eastman VIII LLC Stuart Shaw  
 Stuart Shaw Family Management Ltd. Stuart Shaw  
 Stuart Shaw Family Management LLC Stuart Shaw

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

Developer: SSFP North Eastman VIII LLC, Stuart Shaw, (512) 220-8000 Housing GC: Bonner Carrington Construction LLC, Stuart Shaw, (512) 220-8000  
 Appraiser: O'Connor & Associates, Kathryn Koepke, (713) 686-9955 Market Analyst: O' Conner & Associates, Kathryn Koepke, 713-686-9955  
 Originator/UW: JP Morgan Chase Bank, David H. Saling, (512) 479-2218 Property Manager: TBD, ,  
 Architect: Chiles Architects, Inc., Allan Beason, (512) 327-3397 Cost Estimator: Bonner Carrington Construction LLC, Stuart Shaw, (512) 220-8000  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: R. G. Miller Engineers, Reed Phillips, (713) 461-9600  
 Syndicator: Apollo Equity Partners, Daniel Kierce, (216) 875-2626 Accountant: TBD, ,  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/3/2007  
 Second Review: Ben, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>				
1	28	28	14	4	4				
2*		12	15	7	7				
3	22	22	16	-1	6				
4 (A)	6	6	17 (A)	7	7				
4 (B)	14	14	18	4	4				
5 (A)	18	18	19	4	4				
			20 (A)	4	4				
6 (A)*		7	20 (B)	0	0				
6 (B)*		7	21	0	0				
7	12	12	22	0	0				
8	10	10	23	2	2				
9 (A)	2	2	24	1	1				
9 (B)	6	6	25	1	1				
10	0	0	26	0	0				
11	6	6	27	0	0				
12	0	0	<b>App Deficiency Points Lost:</b>		0				
13	6	6	<table border="1"> <tr> <td>Total Points Requested:</td> <td>164</td> </tr> <tr> <td>Total Points Awarded:</td> <td>164</td> </tr> </table>			Total Points Requested:	164	Total Points Awarded:	164
Total Points Requested:	164								
Total Points Awarded:	164								

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

## 07292: North Eastman 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

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$799,995

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/10/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Discussed and confirmed what information he needed to submit to resolve deficiency.					
4/11/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed that his deficiency response was satisfactory.					
4/13/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed email receipt for Deficiency # 07292.					
5/15/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a message for Casey responding to a voice message that he left me about the additional deficiency request.					
5/15/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a message letting Casey know that I emailed an additional selection deficiency to him.					
5/17/2007	Kent Bedell	MFFP	Casey Bump	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Contacted Casey to see if had received the updated commitment letter that was requested in the additional deficiency that I sent him. He said he was just waiting on a signature and would have it to me after lunch.					

**07293: Morningstar Villas**

**A. General Project Information**

Project Location: 3500 Blk of Magnolia Ave. City: Texas City County: Galveston Region: 6  
 Total Units: 36 Total LI Units: 35 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$385,100  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Texas City DMA Housing II, L.P.; Diana McIver, (512) 328-3232

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

Texas City DMA Housing II, L.P. Diana McIver  
 Morningstar Villas, LLC Diana McIver  
 DMA Community Partners II, Inc. Diana McIver  
 DMA Development Company, LLC Diana McIver

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

Developer: DMA Development Company, LLC, Diana McIver, (512) 328-3232 Housing GC: Campbell Hogue Construction Associates, LLC, Jim Hogue, (512) 794-9378  
 Appraiser: n/a, Market Analyst: O' Conner & Associates, Bob Coe, 713-686-9955  
 Originator/UW: n/a, Property Manager: DMA Properties, LLC, Sergio Amaya, (512) 328-3232  
 Architect: Chiles Architects, Inc., John M. Kelly, (512) 327-3397 Cost Estimator: Campbell Hogue Construction Associates, LLC, Jim Hogue, (512) 794-9378  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Scott Marks, (512) 469-7987 Engineer: TBD,  
 Syndicator: CharterMac Capital, Andrew Foster, (212) 588-2050 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: E.Henderson, Reviewed on 4/5/2007  
 Second Review: Ben, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	3	3
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0			
13	6	6			

<b>App Deficiency Points Lost:</b>	0
<b>Total Points Requested:</b>	162
<b>Total Points Awarded:</b>	162

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

**07293: Morningstar 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:** \$385,100

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/20/2007	Audrey Martin	MFFP	Camile Pahwa	Owner/Applicant/GP	Deficiencies

**Description:** Spoke with Camile about deficiency notice. Discussed evidence that the Department would accept in response.

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**07294: Grove at Brushy Creek**

**A. General Project Information**

Project Location: NE Corner of El Dorado & Patterson City: Bowie County: Montague Region: 2  
 Total Units: 48 Total LI Units: 42 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$551,374  
 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) 450-0933  
 Applicant/Principals (Entity Name, Contact):  
 BETCO-Bowie Housing, LP Erin Hartzell  
 The Grove at Brushy Creek, LLC 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: Campbell Hogue Construction Associates, LLC, Jim Hogue, (512) 794-9378  
 Appraiser: Enlow Appraisal, William Enlow, (940) 322-9925 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., John M. Kelly, (512) 327-3397 Cost Estimator: n/a, ,  
 Attorney: , , Engineer: TBD, ,  
 Syndicator: CharterMac Capital, Andrew Foster, (212) 588-2050 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: Kent, Reviewed on 3/12/2007  
 Second Review: Ben, Reviewed on 3/15/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	9	9	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	1	1
11	7	7	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>148</b>	
			<b>Total Points Awarded:</b>	<b>148</b>	

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

## 07294: 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:  Approved with Conditions

1st Underwriter: David Burrell

2nd Underwriter: Lisa Vecchietti

#### 3. Allocation Decision by Board: Competitive in Region and USDA Allocation

**Comment** Competitive in USDA Allocation, and has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$506,036

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/22/2007	Ben Sheppard	MFFP	line Mores	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/22/2007	Ben Sheppard	MFFP	Ilene Manes	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
3/29/2007	Shannon Roth	MFFP	Camile Pahwa	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Called to remind her tomorrow is the 5th day.					
3/30/2007	Shannon Roth	MFFP	Eileen Manes	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called regarding deficiencies.					
4/23/2007	Kent Bedell	MFFP	Eileen Manes	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Eileen called to confirm that I had received the deficiency response that she emailed.					



## 07295: Bluestone 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:** \$758,354

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
3/29/2007	Ben Sheppard	MFFP	Aileen Manes	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
5/9/2007	Ben Sheppard	MFFP	Camile Pahwa	Consultant/Lobbyist	Deficiencies
<b>Description:</b>					
5/9/2007	Ben Sheppard	MFFP	Eileen Manes	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Two calls, one at about 2 pm and another about 3 pm.					



**07300: Wentworth 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: 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:** \$907,000

**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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**07302: Casa Alton**

**A. General Project Information**

**Project Location:** NW Corner Trosper Rd. & Proposed Oxford St.      **City:** Alton      **County:** Hidalgo      **Region:** 11

**Total Units:** 76 **Total LI Units:** 73 **Activity\*:** NC      \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$705,994

**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.; Jean Coburn, 5124745003

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

Rufino Contreras Affordable Housing Corporation      Jean Coburn  
National Farm Workers Service Center, Inc.      Jean Coburn

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

<b>Developer:</b> Rufino Contreras Affordable Housing Corp., Inc., Jean Coburn, (512) 474-5003	<b>Housing GC:</b> Rufino Contreras Affordable Housing Corp.. Inc., Jean Coburn, (512) 474-5003
<b>Appraiser:</b> , ,	<b>Market Analyst:</b> Apartment Market Data Research Services, LLC, Darrell Jack, 210-530-0040
<b>Originator/UW:</b> Lancaster Pollard Mortgage Company, Ginger McGuire, (512) 703-4600	<b>Property Manager:</b> National Farm Workers Service Center, Bert Ortiz, (512) 298-1540
<b>Architect:</b> Rodriguez & Associates Architects & Planners, Inc., Carlos Rodriguez, (619) 544-8951	<b>Cost Estimator:</b> Rufino Contreras Affordable Housing Corp., Inc., Jean Coburn, (512) 474-5003
<b>Attorney:</b> Locke, Liddell & Sapp, LLP, Cynthia L. Bast, (512) 305-4707	<b>Engineer:</b> Barrera Infrastructure Group, Rene Barrera, (956) 318-1116
<b>Syndicator:</b> CharterMac Capital, Katherine Connolly, (212) 521-6395	<b>Accountant:</b> Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
	<b>Supp. Services:</b> La Union del Pueblo Entero, Juanita Valdez-Cox, (956) 782-6655

**C. Scoring Information**

**First Review:** Gus Garcia, Reviewed on 3/21/2007

**Second Review:** Ben, Reviewed on 3/26/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	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	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	6	4	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

<b>Total Points Requested:</b>	<b>154</b>
<b>Total Points Awarded:</b>	<b>152</b>

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

## 07302: Casa 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:  Declined

1st Underwriter:

2nd Underwriter:

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

**Comment** Not Recommended: Not competitive within USDA **Credit Amount Allocated by Board:** \$705,994  
Allocation, and does not have a competitive 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>
4/3/2007	Ben Sheppard	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b>					
4/16/2007	Kent Bedell	MFFP	Coque Johnson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of # 07302 Threshold Deficiency notice.					
4/19/2007	Kent Bedell	MFFP	Jean Coburn	Consultant/Lobbyist	Deficiencies
<b>Description:</b> Left a voicemail for Jean regarding a question she had on a deficiency her application received for Vol. 1, Tab 5, Part D. Certification of Principal deficiency.					
4/20/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Answered a specific question that Jean had regarding Vol.1, Tab 5, Part D. Certification of Principal. I clarified that she needed a separate, executed form for all board members. One of the members is out of the country so she will not be able to get their signature.					
4/23/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called Jean to check on the status of her deficiency response that is due at 5:00PM. She said she would be dropping her deficiency responses just before 5:00PM because she was waiting on one last signature.					
4/23/2007	Audrey Martin	MFFP	Monica Poss, Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with Jean and Monica about deficiency notice; informed them that credit request cannot be increased in response to deficiency notice.					
4/24/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed that Jean received an additional deficiency request that was needed because of a change to the Development Cost Schedule she submitted.					
4/24/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> I left a message for Jean telling her that we would be seeking a legal determination regarding her deficiency response for Volume 1, Tab 5, Part D. Certification of Principal.					
5/4/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Left a voice message letting her know that I emailed an additional deficiency request.					
5/7/2007	Kent Bedell	MFFP	Jean Coburn	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Spoke with Jean and confirmed what she needed to submit in order to resolve the deficiency request I emailed her.					

5/11/2007	Elizabeth Henderson	MFFP	Alyssa Carpenter	Owner/Applicant/GP	Scoring
<b>Description:</b> Alyssa received the scoring notice for one of her applications and wanted to ask about a second, 07302. I told her that 07302 had received 12 points. That's all she wanted to know.					
6/5/2007	Audrey Martin	MFFP	Jean Coburn	Owner/Applicant/GP	Appeals
<b>Description:</b> I called Jean to let her know that her appeal to the Executive Director was denied and that any supplemental documentation she would like to be considered by the Board is due to the Department tomorrow by 5:00 pm.					

**07303: Villas on Raiford**

**A. General Project Information**

Project Location: Raiford Rd. City: Carrollton County: Dallas Region: 3  
 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): Villas on Raiford Carrollton Senior Housing, L.P.; Chan II Pak, (972) 620-3877

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

Carrollton Senior Housing, L.P. Chan II Pak  
 Villas on Raiford, LLC Chan II Pak

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

Developer: Villas on Raiford, LLC, Chan II Pak, (972) 620-3877  
 Appraiser: , ,  
 Originator/UW: Collateral Mortgage Capital, LLC, Phil Melton, (972) 385-6005  
 Architect: Architettura-Inc., Frank Pollacia, (972) 509-0088  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (214) 780-4100  
 Syndicator: The Richman Group, Chris Clarke, (760) 804-6071  
 Housing GC: KRR Construction Inc., Joseph Kemp, (972) 224-1096  
 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-927-2838  
 Property Manager: Integrity Management, Inc., Star Rhodes, (972) 881-9052  
 Cost Estimator: KRR Construction Inc., Joseph Kemp, (972) 244-1096  
 Engineer: Architettura, Inc, Frank Pollacia, (972) 509-0088  
 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: Kent, Reviewed on 4/4/2007  
 Second Review: Shannon, Reviewed on 4/19/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	0	0
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	5	5	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	157
Total Points Awarded:	157

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

## 07303: Villas on Raiford 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: Tom Gouris

#### 3. Allocation Decision by Board: Not Competitive in Region

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **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>
4/19/2007	Kent Bedell	MFFP	Terri Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of deficiency email.					
4/23/2007	Elizabeth Henders	MFFP	Hugh Harrison	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Hugh called and left message to see whether we had gotten his email for Villas on Railroad. I called him back at 11:09 to tell him we had.					
4/24/2007	Kent Bedell	MFFP	Terri L. Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Ms. Anderson requested that I fax her the original contribution letter from the Council of Korean Church of Dallas.					
4/25/2007	Kent Bedell	MFFP	Terri L. Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed that Ms. Anderson still needed to provide a written certification of intent to apply for funding from the City of Carrollton.					
4/26/2007	Kent Bedell	MFFP	Terri L. Anderson	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed to Ms. Anderson that I received her fax for the last deficiency requested.					
7/11/2007	Audrey Martin	LIHTC	Terri Anderson	Consultant/Lobbyist	Other
<b>Description:</b> I spoke with Terri regarding the methodology for the regional and state-wide collapse for credits as it relates to 07303, and the possibility of the application being transferred to underwriting. In addition, we discussed a challenge that has been received fro 07306, and the fact the Material Noncompliance was revealed for the applicant, which will result in termination.					
9/11/2007	Audrey Martin	LIHTC	Terri Anderson	Consultant/Lobbyist	Application General
<b>Description:</b> I returned Terri's call to give her an update on a possible award for 07303 Villas on Raiford. I told her we would know something more by the end of next week.					
9/12/2007	Audrey Martin	LIHTC	Terri Anderson	Consultant/Lobbyist	Other
<b>Description:</b> I called Terri to let her know that \$897,393 is now available to 07303 due to a credit return from 07126. She will be allowed to restructure to the deal to take advantage of the lower credit amount.					

**07306: Zion Village Apartments**

**A. General Project Information**

Project Location: 3154 Gray St. City: Houston County: Harris Region: 6  
 Total Units: 50 Total LI Units: 50 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$597,543  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Village of Zion, L.P.; Thomas Jones, (713) 968-1600  
 Applicant/Principals (Entity Name, Contact):  
 Village of Zion, L.P. Thomas Jones  
 TK Net, LLC Thomas Jones

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

Developer: TK Net, LLC, Thomas Jones, (713) 968-1600 Housing GC: Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353  
 Appraiser: , , Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-972-2838  
 Originator/UW: Collateral Mortgage Capital, LLC, Phil Melton, (972) 385-6005 Property Manager: , ,  
 Architect: SIR Architects, Inc., Shafik Rifaat, (713) 520-0631 Cost Estimator: Northwest Construction Services, L.P., Kent Plemons, (972) 494-3353  
 Attorney: Shackelford Melton and McKinley, John C. Shackelford, (214) 780-1400 Engineer: , ,  
 Syndicator: The Richman Group of Companies, Terry A. Gentry, (503) 459-8741 Accountant: Reznick, Fedder & Silverman, Thomas Fassett, (704) 332-9100  
 Supp. Services: Greater Zion Missionary Baptist Church, Pastor Punch, (832) 347-0900

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 4/4/2007  
 Second Review: Sharon, Reviewed on 4/16/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	1	1
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	0	0
11	5	5	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>157</b>	
			<b>Total Points Awarded:</b>	<b>157</b>	

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

## 07306: Zion Village 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: 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:** \$541,928

#### 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>
7/11/2007	Audrey Martin	LIHTC	Terri Anderson	Consultant/Lobbyist	Other
<b>Description:</b> I spoke with Terri regarding the methodology for the regional and state-wide collapse for credits as it relates to 07303, and the possibility of the application being transferred to underwriting. In addition, we discussed a challenge that has been received fro 07306, and the fact the Material Noncompliance was revealed for the applicant, which will result in termination.					
7/11/2007	Audrey Martin	LIHTC	Terri Anderson	Consultant/Lobbyist	Application General
<b>Description:</b> Terri and I discussed the Material Noncompliance issue further, and established that because the applicant's participation in the development that has MNC ended in 2002, the compliance score is in fact not high enough to be considered MNC. I told Terri that the application will not b terminated.					

**07309: Glenwood Trails**

**A. General Project Information**

Project Location: Glenwood Dr. N. of Holton Ave. City: Deer Park County: Harris Region: 6  
 Total Units: 114 Total LI Units: 114 Activity\*: NC \* Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$942,176  
 Set Asides:  Non-Profit  At-Risk  USDA Allocation Regional Allocation: Urban/Exurban

**B. Ownership and Development Team Information**

Owner (Name, Contact, Phone): Glenwood Trails LP; Les Kilday, (713) 914-9400

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

Glenwood Trials Partners LLC Les Kilday  
 Kilday Partners LLC Dianne Kilday  
 Kilday Realty Corp Dianne Kilday

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

Developer: Kilday Partners LLC, Dianne Kilday, (713) 914-9400

Appraiser: TBD, ,

Originator/UW: Bank of America, Valerie Williams, (214) 209-2239

Architect: Jim Gwin Architects, Jim Gwin, (713) 529-6262

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111

Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 722-9557

Housing GC: To Be Determined, ,

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

Property Manager: TBD, ,

Cost Estimator: TBD, ,

Engineer: TBD, ,

Accountant: Reznick Group, PC, Tim Kemper, (404) 847-9447

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/4/2007

Second Review: Sharon, Reviewed on 4/5/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	0	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	6	6	27	0	0
12	0	0			
13	6	6			
			<b>App Deficiency Points Lost:</b>		0
			<b>Total Points Requested:</b>	<b>165</b>	
			<b>Total Points Awarded:</b>	<b>164</b>	

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

## 07309: Glenwood Trails 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: Competitive in Region

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

**Credit Amount Allocated by Board:** \$942,176

#### 4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/9/2007	Kent Bedell	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed receipt of deficiency # 07309 email I sent him.					
4/11/2007	Kent Bedell	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Confirmed email receipt for deficiency # 07309 (Threshold).					

**07310: Gardens at Friendswood Lakes**

**A. General Project Information**

Project Location: 1400 Blk of FM 528 City: Friendswood County: Galveston Region: 6  
 Total Units: 114 Total LI Units: 114 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): Gardens at Friendswood Lakes, LP; Les Kilday, (713) 914-9400

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

Gardens At Friendswood Lakes LLC Les Kilday  
 Gardens At Friendswood Lakes LLC Les Kilday  
 Kilday Partners LLC Les Kilday  
 Kilday Realty Corp Les Kilday

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

Developer: Kilday Partners LLC, Les Kilday, (713) 914-9400

Appraiser: To Be Determined, ,

Originator/UW: TBD, ,

Architect: Jim Gwin Architects, Jim Gwin, (713) 529-6262

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111

Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 722-9557

Housing GC: To Be Determined, ,

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

Property Manager: TBD, ,

Cost Estimator: To Be Determined, ,

Engineer: To Be Determined, ,

Accountant: The Reznick Group, Linda Sleigher, (404) 847-9447

Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/4/2007  
 Second Review: Emily, Reviewed on 4/17/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	4
2*		12	15	7	7
3	22	22	16	-1	6
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	0
11	6	6	27	0	0
12	0	0			
13	6	6			

**App Deficiency Points Lost:** 0

Total Points Requested:	165
Total Points Awarded:	164

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

**07310: Gardens at Friendswood Lakes 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: Competitive in Region**

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

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

**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>
4/24/2007	Emily Price	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies

**Description:** I called to remind him that his deficiency response was due by 5pm.

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**07313: Villas at Rabbit Hill**

**A. General Project Information**

Project Location: FM 1460 Across from Timberline Dr. City: Round Rock County: Williamson Region: 7  
 Total Units: 136 Total LI Units: 136 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): Villas at Rabbit Hill, LP; Ebby Green, (512) 255-9159

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

Villas at Rabbit Hill LP Les Kilday  
 Villas at Rabbit Hill LLC Les Kilday  
 Round Rock Housing Authority Ebby Green  
 Kilday Partners Les Kilday

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

Developer: Kilday Partners LLC, Les Kilday, (713) 914-9400 Housing GC: To Be Determined, ,  
 Appraiser: TBD, , 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) 529-6262 Cost Estimator: TBD, ,  
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 722-9557 Accountant: The Reznick Group, Linda Sleigher, (404) 847-9447  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: Kent, Reviewed on 4/4/2007  
 Second Review: Shannon, Reviewed on 4/19/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		12	15	7	7
3	22	22	16	-1	7
4 (A)	6	6	17 (A)	7	7
4 (B)	14	14	18	4	4
5 (A)	18	18	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	1	1
10	0	0	26	1	1
11	6	6	27	0	0
12	0	0	<b>App Deficiency Points Lost:</b>		0
13	6	6			

Total Points Requested:	165
Total Points Awarded:	161

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

## 07313: Villas at Rabbit Hill 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,000,000

#### 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>
4/26/2007	Shannon Roth	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Talked to him 3 times today regarding his deficiencies.					
4/27/2007	Shannon Roth	MFFP	Les Kilday	Owner/Applicant/GP	Deficiencies
<b>Description:</b> Called to remind him the 5th day for his items is Monday.					

**07318: 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: \$1,103,844  
 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, 8172615088  
 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: To Be Determined, ,  
 Appraiser: TBD, , Market Analyst: Mark C. Temple & Associates, LLC, Mark Temple, 210-496-9499  
 Originator/UW: n/a, , Property Manager: UAH Property Management, L.P., Michael V. Clark, (214) 265-7227  
 Architect: Beeler, Guest, Owens Architects, L.P., Buz Owen, (972) 248-2486 Cost Estimator: TBD, ,  
 Attorney: McWhorter, Cobb & Johnson, LLP, Gwynn Key, (806) 762-0214 Engineer: TBD, ,  
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 772-9557 Accountant: Thomas Stephen & Company, LLP, Tom Katopody, (817) 424-2437  
 Supp. Services: To Be Determined, ,

**C. Scoring Information**

First Review: E. Henderson, Reviewed on 4/4/2007  
 Second Review: Shannon, Reviewed on 4/23/2007

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	4	0
2*		24	15	0	0
3	22	22	16	0	0
4 (A)	6	6	17 (A)	0	0
4 (B)	14	14	18	4	4
5 (A)	0	0	19	4	4
			20 (A)	4	4
6 (A)*		7	20 (B)	0	0
6 (B)*		7	21	0	0
7	12	12	22	0	0
8	10	10	23	2	2
9 (A)	2	2	24	1	1
9 (B)	6	6	25	0	0
10	0	0	26	0	0
11	6	6	27	0	0
12	0	0			
13	0	0			
			<b>App Deficiency Points Lost:</b>	0	
			<b>Total Points Requested:</b>	125	
			<b>Total Points Awarded:</b>	121	

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

**07318: 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**

**Comment** Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,103,844

**4. Records of Contact**

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact</u>
4/27/2007	Shannon Roth	MFFP	Sharon Laurence	Owner/Applicant/GP	Deficiencies

**Description:** Called to let her know that Monday is the 5th day.

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