



MULTI-FAMILY FINANCE PRODUCTION DIVISION

2008 HTC APPLICATION LOG

Texas Department of Housing and Community Affairs

08091: 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: \$687,957
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: StoneLeaf Development, LLC, Mike Sugrue, (903) 887-4344 Housing GC: Stone Leaf Builders, LLC, Mike Sugrue, (903) 887-4344
Appraiser: , , Market Analyst: Apartment Market Data Research Services, LLC, Darrell Jack, (210) 530-0040
Originator/UW: , , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: Stone Leaf Development, LLC, J M Sugrue, (903) 887-4344
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: N/A, ,
Syndicator: Alliant Capital, Ltd., Thomas W. Dixon, (818) 449-5179 Accountant: Reznick Group, PC, Edwina Carrington, (512) 494-9100
Supp. Services: TBD, ,

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 and App Deficiency Points Lost.

Summary table with 2 columns: Total Points Requested: 301, Total Points Awarded: 301

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

08091: 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: FWD and additional credits

Staff Recommendation:

Credit Amount Allocated by Board: \$784,446

4. Records of Contact

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

08092: 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

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 Elderly Housing Corporation Bernadine Spears
 Odessa Housing Authority Bernadine 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: TBD, ,
 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, LP, Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest & Owens Architects, L.P., Buz Owens, (972) 248-2486 Cost Estimator: TBD, ,
 Attorney: TBD, , Engineer: TBF, ,
 Syndicator: MMA Financial LLC, Chris Tawa, (202) 777-0906 Accountant: TBD, ,
 Supp. Services: Odessa Housing Authority, Bernadine Spears, (432) 333-1088

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	301	301	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	301
Total Points Awarded:	301

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

08092: Key West Village Phase II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: FWD and additional credits

Staff Recommendation: Forward Commitment of 2008 Credits Made in 2007 **Credit Amount Allocated by Board:** \$267,217

4. Records of Contact

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

08093: 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

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: TBD, ,
 Supp. Services: Community Housing Resources Partners, Inc., Charles Miller, (216) 571-9939

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	301	301	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
App Deficiency Points Lost:					0

Total Points Requested:	301
Total Points Awarded:	301

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

08093: 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: FWD and additional credits

Staff Recommendation: Forward Commitment of 2008 Credits Made in 2007 **Credit Amount Allocated by Board:** \$1,413,279

4. Records of Contact

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

08094: 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: \$975,319
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

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 "Bill" Brown
 Three B Ventures, Inc. William "Bill" Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. "Bill" Brown, (713) 432-7727 Housing GC: Brownstone Construction, Ltd., William L. "Bill" Brown, (713) 432-7727
 Appraiser: The Gerald A. Teel Company, Inc, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858
 Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. ("Bill") 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 Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	301	301	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	301
Total Points Awarded:	301

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

08094: 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/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Lisa Vecchietti

3. Allocation Decision by Board: FWD

Staff Recommendation: Forward Commitment of 2008 Credits Made in 2007 **Credit Amount Allocated by Board:** \$982,852

4. Records of Contact

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

08095: Bluebonnet Senior Village

A. General Project Information

Project Location: 1201 W. Austin Ln. 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

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. "Bill" Brown, (713) 432-7727
 Appraiser: The Gerald A. Teel Company, Inc, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 713-467-5858
 Originator/UW: JP Morgan Chase Bank, Eugene Bynum, (214) 965-2913 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. ("Bill") Brown, (713) 432-7727 Cost Estimator: , , Engineer: N/A, ,
 Attorney: Campbell & Riggs, P.C., Doak Brown, (713) 963-7568 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Syndicator: MMA Financial, Inc., Marie H. Keutmann, (617) 488-3300 Supp. Services: TBD, ,

C. Scoring Information

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

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	301	301	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	301
Total Points Awarded:	301

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

08095: 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: FWD

Staff Recommendation: Forward Commitment of 2008 Credits Made in 2007 **Credit Amount Allocated by Board:** \$360,000

4. Records of Contact

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

08096: 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: \$734,466
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

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 W. Pollacia, (972) 509-0088
 Attorney: Shackelford, Melton & McKinney, LLP, John C. Shackelford, (214) 780-4100
 Syndicator: The Richman Group of Companies, 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 W. 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: , 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	301	301	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	301
Total Points Awarded:	301

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

08096: 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/rea/>.

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: FWD and additional credits

Staff Recommendation: Forward Commitment of 2008 Credits Made in 2007 **Credit Amount Allocated by Board:** \$903,621

4. Records of Contact

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

08100: Grand Reserve Seniors - Waxahachie Community

A. General Project Information

Project Location: Park Hills Dr. (New Street Being Constructed) City: Waxahachie County: Ellis Region: 3

Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$891,368

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

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

Waxahachie Grand Reserve, LLC Kenneth H. Mitchell
N/A

Development Team (Entity, Contact Name, Phone):

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

Appraiser: TBD, ,

Originator/UW: N/A, ,

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

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

Syndicator: Bank of America, John Twining, (214) 209-2239

Housing GC: TBD, ,

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

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

Cost Estimator: N/A, ,

Engineer: Turley Associates, Inc., Victor Turley, P.E., (254) 773-2400

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

Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/13/2008

Second Review: Kent, Reviewed on 3/14/2008

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

Total Points Requested:	159
-------------------------	-----

Total Points Awarded:	159
-----------------------	-----

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

08100: Grand Reserve Seniors - Waxahachie Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$986,830

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/17/2008	Kent Bedell	LIHTC	Kenneth Mitchell	Owner/Applicant/GP	Deficiencies
Description: Mr. Mitchell called to get further clarification on the deficiency item he received and how he should appropriately respond.					
3/19/2008	Kent Bedell	LIHTC	Kenneth Mitchell	Owner/Applicant/GP	Deficiencies
Description: I called K. Mitchell to confirm that he has satisfactorily responded to the deficiency item.					
3/19/2008	Kent Bedell	LIHTC	Kenneth Mitchell	Owner/Applicant/GP	Deficiencies
Description: Mr. Mitchell called to confirm that he had received the deficiency notice and asked a few questions regarding how he should respond.					

08101: Jackson Village Retirement Center

A. General Project Information

Project Location: 200 Abner Jackson Blvd. City: Lake Jackson County: Brazoria Region: 6
Total Units: 96 Total LI Units: 92 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$887,645
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Community Retirement Center of Lake Jackson, LP; Ofelia Elizondo, (713) 522-4141

Applicant/Principals (Entity Name, Contact):

Community Retirement Center of Lake Jackson, LP Ofelia Elizondo
LJ Partners, LLC Ofelia Elizondo

Development Team (Entity, Contact Name, Phone):

Developer: Community Retirement Center, Inc., Charles Holcomb, (713) 522-4141 Housing GC: TBD, ,
Appraiser: N/A, , Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
Originator/UW: N/A, , Property Manager: TBD, ,
Architect: MGroup & Architects, Inc., Mark Musemeche, (713) 522-4141 Cost Estimator: N/A, ,
Attorney: Rhem Golvach, P.C., Steven Golvach, (713) 652-2144 Engineer: TBD, ,
Syndicator: MMA Financial LLC, Suan Pixley, (800) 237-9946 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/31/2008
Second Review: Shannon, Reviewed on 3/7/2008

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

Total Points Requested:	173
Total Points Awarded:	173

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

08101: Jackson Village 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 with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded from 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$871,959

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/11/2008	Shannon Roth	LIHTC	Ofelia Elizondo	Owner/Applicant/GP	Deficiencies
Description: Called to remind her Monday is the 5th day.					
4/14/2008	Shannon Roth	LIHTC	Ofelia Elizondo	Owner/Applicant/GP	Deficiencies
Description: She called to go over an item on her deficiency form. She asked if they could get a one day extension on the deficiency time period and told her no we do not give extension and the item must be submitted by 5PM today to avoid any point loss.					

08106: Brookhollow Manor

A. General Project Information

Project Location: 3444 Depot St. City: Brookshire County: Waller Region: 6
 Total Units: 48 Total LI Units: 48 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$209,726
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Brookhollow Manor, LTD.; James W. Fieser, (281) 367-8189

Applicant/Principals (Entity Name, Contact):

FDI-Brookhollow Manor, LTD. James W. Fieser
 Fieser Holdings, Inc. James W. Fieser
 Fieser Development, Inc. James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: Rural Housing Specialists, Marlon Sullivan, (903) 756-5554
 Appraiser: Acorn Appraisal Associates, Mark Verrett, (713) 681-8878 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: FDI Property Management Services, Inc., Diane Kinney, (281) 367-5222
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Pat Schroeder, (281) 367-5222

C. Scoring Information

First Review: ORCA, Reviewed on 3/11/2008
 Second Review: Emily, Reviewed on 3/14/2008

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

Total Points Requested:	162
Total Points Awarded:	156

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

08106: Brookhollow 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 with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$227,342

4. Records of Contact

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

08107: Oak Timbers - River Oaks

A. General Project Information

Project Location: 5705, 5709 & 5713 Meandering Rd.; 5706 Black Oak Ln. **City:** River Oaks **County:** Tarrant **Region:** 3

Total Units: 96 **Total LI Units:** 96 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$805,487

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Oak Timbers-River Oaks, LP; A. V. Mitchell, (817) 810-9337

Applicant/Principals (Entity Name, Contact):

A.V. Mitchell A.V. Mitchell
Senior Living of River Oaks A.V. Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: A.V. Mitchell, A.V. Mitchell, (817) 810-9337 **Housing GC:** TBD, ,
Appraiser: TBD, , **Market Analyst:** Ed Ipser & Associates, Inc., Ed Ipser, 8179272832
Originator/UW: TBD, , **Property Manager:** Texas Street Management, Heather Glanton, (817) 810-9337
Architect: CM Architects, Eric Brooks, (817) 877-0044 **Cost Estimator:** N/A, ,
Attorney: Law Office of Mark D. Foster, Mark D. Foster, (214) 363-9599 **Engineer:** TBD, ,
Syndicator: WNC & Associates, Inc, Jeff Butcher, (714) 662-5565 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: Metroplex Senior Services, Monica Fredlund, (817) 201-5038

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/19/2008

Second Review: Ben, Reviewed on 3/7/2008

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

Total Points Requested:	165
Total Points Awarded:	165

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

08107: Oak Timbers - River Oaks Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on July 23

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Brandon Robertson	Owner/Applicant/GP	Deficiencies
Description: I confirmed with Mr. Robertson that he received my deficiency email for #08107.					
1/28/2008	Kent Bedell	LIHTC	A.V. Mitchell	Owner/Applicant/GP	Deficiencies
Description: A.V. Mitchell called to ask a question about how he should respond to the deficiency request I emailed him on 1/25/08					
2/1/2008	Ben Sheppard	LIHTC	Brandon Robertson	Owner/Applicant/GP	Deficiencies
Description:					
3/25/2008	Elizabeth Henderson	LIHTC	Vaughn Mitchell	Owner/Applicant/GP	Deficiencies
Description: Vaughn Mitchell had a question about clearing one of his deficiencies. He wanted to know if the same architect that drew the plans could do the certification for vol1, Tab 3. Told him yes as long as the architect is not part of the ownership.					
3/27/2008	Elizabeth Henderson	LIHTC	Brandon Robertson	Owner/Applicant/GP	Deficiencies
Description: Brandon works for Vaughn Mitchell and wanted to see whether we prefer getting deficiency responses in whole or in pieces. I told him that he could send them however it was earliest for them but that a full package was preferred. He said he'd wait and send it at the end of the day and maybe it would be complete by then.					
3/28/2008	Elizabeth Henderson	LIHTC	Brandon Robertson	Owner/Applicant/GP	Deficiencies
Description: I called Brandon to tell him that his deficiency response for number 2 was incorrect. The letter that was rewritten was not the one that was incorrect in the deficiency. He said he would call Vaughn Mitchell and see if they can get another letter today. I emailed Brandon also and asked if they could just get the first page corrected since that is where the error was. Their deficiency is due today.					
3/28/2008	Elizabeth Henderson	LIHTC	Brandon Robertson	Owner/Applicant/GP	Deficiencies
Description: Brandon called to say that Vaughn Mitchell has gotten a hold of Chase and they should have a revised first page for the permanent loan letter in 15 to 30 minutes. Told him as long as it's here by 5:00 they'd be good					
6/30/2008	Tom Gouris	LIHTC	A.V. Mitchell	Owner/Applicant/GP	Appeals
Description: Called Mr. Mitchell to inform him about the \$39K reduction in credits being recommended in the underwriting report.					

08110: Paris Big Sandy Apartments

A. General Project Information

Project Location: Lamar Ave., 1 Mile E. of Loop 289 City: Paris County: Lamar Region: 4
 Total Units: 64 Total LI Units: 63 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$612,210
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Paris Big Sandy Apartments, LP; Justin Zimmerman, (417) 883-1632

Applicant/Principals (Entity Name, Contact):

Paris Big Sandy Apartments, LP Justin Zimmerman
 Paris Big Sandy 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) 890-3239 Housing GC: Zimmerman Properties Construction, LLC, Matt Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chil Ard, (918) 492-4844 Market Analyst: Integra Realty Resources, Mark R. Lamb, 9729601222
 Originator/UW: N/A, , Property Manager: Wilhoit Properties, Inc, Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. Mcphail, LLP, Kendall R. Mcphail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osburn, (913) 894-5150
 Syndicator: Centerline Capital Group, Justin Ginsberg, (212) 588-2100 Accountant: Reznick Group, PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: ORCA, Reviewed on 3/19/2008
 Second Review: Ben, Reviewed on 3/10/2008

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

Total Points Requested:	167
Total Points Awarded:	167

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

08110: Paris Big Sandy Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: returned credits from 11/13/08 award

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

Credit Amount Allocated by Board: \$663,868

4. Records of Contact

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

08111: Lubbock 23rd Street Apartments

A. General Project Information

Project Location: 24th St. & I-27 City: Lubbock County: Lubbock Region: 1
 Total Units: 96 Total LI Units: 95 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$868,904
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Lubbock Twenty-Third Street Apartments, LP; Justin Zimmerman, 4178903239

Applicant/Principals (Entity Name, Contact):

Lubbock Twenty Third Street Apartments, LP Justin Zimmerman
 Lubbock Twenty Third Street Apartments, LLC 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) 890-3239 Housing GC: Zimmerman Properties Construction, LLC, Matt Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chil Ard, (918) 492-4844 Market Analyst: Integra Realty Resources, Mark R. Lamb, 9729601222
 Originator/UW: N/A, , Property Manager: Wilhoit Properties, Inc, Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. Mcphail, LLP, Kendall R. Mcphail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osborn, (913) 894-5150
 Syndicator: Centerline Capital Group, Justin Ginsberg, (212) 588-2100 Accountant: Reznick Group, PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Kent, Reviewed on 3/7/2008
 Second Review: Emily, Reviewed on 3/10/2008

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

App Deficiency Points Lost:	0
Total Points Requested:	134
Total Points Awarded:	0

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

08111: Lubbock 23rd Street Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on May 22

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Paul Holden	Owner/Applicant/GP	Pre-App General
Description: I called Paul to confirm receipt of the Deficiency email I sent him for #08111.					
3/18/2008	Kent Bedell	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: I called Paul to tell them that it was determined that his initial response to deficiency item #2 was sufficient and that he had resolved all deficiency items.					
4/4/2008	Kent Bedell	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul Holden called to confirm what he needed to submit to satisfy deficiency #12. I told him that I still needed financials for Vaughn and Rebecca Zimmerman Revocable Trust and Justin and Leah Zimmerman.					
4/17/2008	Kent Bedell	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: I called Paul Holden to confirm that he received the additional deficiency notice i emailed him.					

08112: Cedar Street Apartments

A. General Project Information

Project Location: N. Cedar St. N. of Hwy 380 City: Brownfield County: Terry Region: 1
 Total Units: 48 Total LI Units: 48 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$441,361
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Brownfield Cedar Street Apartments, LP; Justin Zimmerman, (417) 883-3239

Applicant/Principals (Entity Name, Contact):

Brownsfield Cedar Street Apartments, LP Justin Zimmerman
 Brownsfield Cedar Street Apartments, LP Justin Zimmerman
 Zimmerman Properties, LLC Justin Zimmerman
 Zimmerman Investments Justin Zimmerman

Development Team (Entity, Contact Name, Phone):

Developer: Zimmerman Properties, LLC, Justin Zimmerman, (417) 890-3239 Housing GC: Zimmerman Properties Construction, LLC, Matt Zimmerman, (417) 883-1632
 Appraiser: Integra Realty Resources, Chil Ard, (918) 492-4844 Market Analyst: Integra Realty Resources, Mark R. Lamb, 9729601222
 Originator/UW: N/A, , Property Manager: Wilhoit Properties, Inc, Robert Williams, (417) 883-1632
 Architect: Parker & Associates, Jim Parker, (918) 742-2485 Cost Estimator: N/A, ,
 Attorney: Kendall R. Mcphail, LLP, Kendall R. Mcphail, (417) 864-4700 Engineer: KAW Valley Engineers, Mike Osburn, (913) 894-5150
 Syndicator: Centerline Capital Group, Justin Ginsberg, (212) 588-2100 Accountant: Reznick Group, PC, Kirk T. Rogers, (301) 657-7715
 Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Eric Clennon, Reviewed on 3/11/2008
 Second Review: Ben, Reviewed on 4/2/2008

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

Total Points Requested:	124
Total Points Awarded:	124

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

08112: Cedar Street 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: awarded from waiting list 11/13/08

Staff Recommendation: Not Recommended: Due to forward commitments of credits made in 2007, funds available in sub-region are insufficient to award any Application in sub-region. **Credit Amount Allocated by Board:** \$510,685

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
10/28/200	Liz Cline	LIHTC	Justin Zimmerman	Owner/Applicant/GP	Deficiencies
Description: I verified that Justin did received the Deficiency email I sent for 08112 Cedar Street Apt.					
10/30/200	Liz Cline	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: Paul called to advise tht due to the market, the Syndicator and Sources of Uses have chaqnged. He will send new proposals and Sources of Uses hopefully 10/31 PM for review.					
11/3/2008	Liz Cline	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: I confirmeed that Paul received my email regarding the deficiencies received.					
11/4/2008	Liz Cline	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: I called Paul to confirm that he deficiencies for 08112 have been resolved but REA will need to review the financing proposalsa and changes in syndication amounts.					
11/4/2008	Liz Cline	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: Paul wanted to confirm that I received the email with deficiency responses.					

08118: Gardenwood Apartments

A. General Project Information

Project Location: 102 N. Purvis St. City: Magnolia County: Montgomery Region: 6
 Total Units: 36 Total LI Units: 36 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$275,455
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Gardenwood Apartments, LP; Gary Maddock, (913) 685-9000

Applicant/Principals (Entity Name, Contact):

Gardenwood Apartments, LP Gary Maddock
 Megan & Associates I, LLC Gary Maddock
 Gary L. Maddock Gary Maddock

Development Team (Entity, Contact Name, Phone):

Developer: Gardenwood Apartments, LP, Gary Maddock, (913) 685-9000 Housing GC: TBD, ,
 Appraiser: Rafael C. Luebbert & Associates, Rafael Luebbert, (210) 418-6041 Market Analyst: TBD, ,
 Originator/UW: N/A, , Property Manager: Kite Business Services, Mary Kite, (254) 947-0342
 Architect: Cameron Alread, Architects, Inc., Cameron Alread, (817) 332-6231 Cost Estimator: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Attorney: Baird, Crews, Schiller & Whitaker, Thomas C. Baird, (254) 774-8333 Engineer: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Syndicator: Michael Associates Ltd, Chip Holmes, (617) 261-4646 Accountant: Albee M. Richardson, CPA, Albee Richardson, (817) 481-2803
 Supp. Services: 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	0	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	0
Total Points Awarded:	0

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

08118: Gardenwood Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on March 12

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08119: Courtwood Apartments

A. General Project Information

Project Location: 400 South Austin Rd. City: Eagle Lake County: Colorado Region: 6
 Total Units: 50 Total LI Units: 50 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$273,517
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Courtwood Apartments, LP; Gary Maddock, (913) 685-9000

Applicant/Principals (Entity Name, Contact):

Courtwood Apartments, LP Gary Maddock
 Megan & Associates II. LLC Gary Maddock
 Gary L. Maddock Gary Maddock

Development Team (Entity, Contact Name, Phone):

Developer: Courtwood Apartments, LP, Gary Maddock, (913) 685-9000 Housing GC: TBD, ,
 Appraiser: Rafael C. Luebbert & Associates, Rafael Luebbert, (210) 418-6041 Market Analyst: TBD, ,
 Originator/UW: N/A, , Property Manager: Kite Business Services, Mary Kite, (254) 947-0342
 Architect: Cameron Alread, Architects, Inc., Cameron Alread, (817) 332-6231 Cost Estimator: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Attorney: Baird, Crews, Schiller & Whitaker, Thomas C. Baird, (254) 774-8333 Engineer: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Syndicator: Michael Associates Ltd, Chip Holmes, (617) 261-4646 Accountant: Albee M. Richardson, CPA, Albee Richardson, (817) 481-2803
 Supp. Services: 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	0	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	0
Total Points Awarded:	0

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

08119: Courtwood Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on February 28

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/29/2008	Sharon Gamble	LIHTC	Herbie Helmcamp	Other	Pre-App General

Description: Called the Colorado County Commissioner to ask question about the notification letter he received for "Carriage Hills," which is the current name of the development. Said just wanted to make sure that the rent would not go too high for the people living there, including his mother. Asked question about the selected amenities. I told him those were the amenities the Applicant has proposed. He said he will send us a letter with his opinion.

08120: Applewood Apartments, LP

A. General Project Information

Project Location: 701 Tokio Rd. City: West County: McLennan Region: 8
 Total Units: 24 Total LI Units: 24 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$127,059
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Megan & Associates IV, LLC; Gary Maddock, (913) 685-9000

Applicant/Principals (Entity Name, Contact):

Applewood Apartments, LP Gary Maddock
 Megan & Associates IV, LLC Gary Maddock
 Gary L. Maddock Gary Maddock

Development Team (Entity, Contact Name, Phone):

Developer: Applewood Apartments, LP, Gary Maddock, (913) 685-9000 Housing GC: TBD, ,
 Appraiser: Rafael C. Luebbert & Associates, Rafael Luebbert, (210) 418-6041 Market Analyst: TBD, ,
 Originator/UW: N/A, , Property Manager: Kite Business Services, Mary Kite, (254) 947-0342
 Architect: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231 Cost Estimator: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Attorney: Baird, Crews, Schiller & Whitaker, Thomas C. Baird, (254) 774-8333 Engineer: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Syndicator: Michael Associates Ltd, Chip Holmes, (617) 261-4646 Accountant: Albee M. Richardson, CPA, Albee Richardson, (817) 481-2803
 Supp. Services: Kelly Environmental Consulting, Steve Kelly, (512) 639-0539

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/11/2008
 Second Review: Ben, Reviewed on 3/14/2008

<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	16	16	16	4	4
4 (A)	6	6	17	0	0
4 (B)	14	14	18	0	0
5 (A)	18	18	19	0	0
			20	0	0
6 (A)*		14	21	4	4
6 (B)*		0	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	3	3
9 (A)	0	0	24	0	0
9 (B)	0	0	25	0	0
10	7	7	26	0	0
11	6	6	27	0	0
12	4	4	28	0	0
13	0	0			
			App Deficiency Points Lost:		10

Total Points Requested:	136
Total Points Awarded:	126

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

08120: Applewood Apartments, LP Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: withdrawn

Staff Recommendation: Not Recommended: Applicant ineligible for USDA Funding. **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>
3/31/2008	Ben Sheppard	LIHTC	Kelly Brooks	Consultant/Lobbyist	Deficiencies
Description:					
4/2/2008	Ben Sheppard	LIHTC	Warren Maupin	Owner/Applicant/GP	Deficiencies
Description:					
4/2/2008	Ben Sheppard	LIHTC	Mary Graves	Owner/Applicant/GP	Deficiencies
Description:					
4/2/2008	Ben Sheppard	LIHTC	Kelly Brooks	Consultant/Lobbyist	Deficiencies
Description:					

08121: Cherrywood Apartments

A. General Project Information

Project Location: 1301 I-35 S. City: West County: McLennan Region: 8
 Total Units: 20 Total LI Units: 20 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$110,304
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Cherrywood Apartments, LP; Gary Maddock, (913) 685-9000

Applicant/Principals (Entity Name, Contact):

Cherrywood Apartments, LP Gary Maddock
 Megan & Associates V, LLC Gary Maddock
 Gary L. Maddock Gary Maddock

Development Team (Entity, Contact Name, Phone):

Developer: Cherrywood Apartments, LP, Gary Maddock, (913) 685-9000 Housing GC: TBD, ,
 Appraiser: Rafael C. Luebbert & Associates, Rafael Luebbert, (210) 418-6041 Market Analyst: TBD, ,
 Originator/UW: N/A, , Property Manager: Kite Business Services, Mary Kite, (254) 947-0342
 Architect: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231 Cost Estimator: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Attorney: Baird, Crews, Schiller & Whitaker, Thomas C. Baird, (254) 774-8333 Engineer: Cameron Alread, Architect, Inc., Cameron Alread, (817) 332-6231
 Syndicator: Michael Associates Ltd, Chip Holmes, (617) 261-4646 Accountant: Albee M. Richardson, CPA, Albee Richardson, (817) 481-2803
 Supp. Services: Kelly Environmental Consulting, Steve Kelly, (512) 639-0539

C. Scoring Information

First Review: ORCA, Reviewed on 3/12/2008
 Second Review: Emily, Reviewed on 3/14/2008

<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	16	16	16	4	4
4 (A)	6	6	17	0	0
4 (B)	14	14	18	0	0
5 (A)	18	18	19	0	0
			20	0	0
6 (A)*		14	21	4	4
6 (B)*		0	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	3	3
9 (A)	0	0	24	0	0
9 (B)	0	0	25	0	0
10	7	7	26	0	0
11	6	6	27	0	0
12	4	4	28	0	0
13	0	0			
			App Deficiency Points Lost:		5

Total Points Requested:	136
Total Points Awarded:	131

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

08121: Cherrywood Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: Not Recommended: Applicant ineligible for USDA Funding. **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>
3/20/2008	Emily Price	LIHTC	Mary Graves	Owner/Applicant/GP	Deficiencies
Description: She called to go over a few of her deficiency items.					
3/26/2008	Emily Price	LIHTC	Kelly Brooks	Owner/Applicant/GP	Deficiencies
Description: Talked to her regarding the census tract map deficiency.					
3/26/2008	Emily Price	LIHTC	Mary Graves	Owner/Applicant/GP	Deficiencies
Description: I called to discuss her deficiency response. More information is needed.					
3/31/2008	Elizabeth Henderson	LIHTC	Mary Graves	Owner/Applicant/GP	Deficiencies
Description: I returned a call to Mary Graves concerning her deficiencies which were all due tomorrow. One of her items due is a boundary survey (Def.#13) and she doesn't think she will have it in by the deadline. She is being told by the surveyors that due to rain they can't work on it today and that they will probably be able to deliver it by Friday. I told her that I couldn't just tell her that it would be okay since the weather was bad and that she would lose points. The points loss would still happen just as with any other application. I also told her that she could appeal the termination and let the board decide if weather was a reasonable cause for not being able to supply the survey on time. She said she would prepare for an appeal.					
4/1/2008	Elizabeth Henderson	LIHTC	Mary Graves	Owner/Applicant/GP	Deficiencies
Description: I called Mary Graves to tell her that the square footage on the floor plans that I got is not matching the rent schedule. She said that the old architect measured the unit from the outside and the new one who made the floor plans that were turned in used the inside measurements. I told her that since the net rentable area is what we were looking for, and the tenants usually only are renting the inside of the unit for their use that the inside measurements were what we needed. But whatever number they decided to use it needed to match the rent schedule.					

4/2/2008 Elizabeth Henderson LIHTC Mary Graves Owner/Applicant/GP Deficiencies

Description: I returned a call to Mary Graves about the deficiencies that she has. She says that in reference to the construction loan deficiency, her application don't understand that their HOME money will come in draws and that they don't need to show the interest they get during construction from the HOME funds. She says that they are used to the rules from Michigan and it's causing a problem here. She has tried to explain it to them but they won't listen to her. I told her that the issue of the construction loan was the fact that there was no commitment or term sheet. That's what we needed. She says that USDA won't let them choose a contractor at this stage. If they do they will be removed from the USDA's consideration for funds. They intended for the contractor, whoever it ends up being, to obtain their own construction funding, but they can't set that up now because it will knock them out with USDA. I asked if they had a person or other stand-in who could provide a commitment for the funds in place of the contractor. She said they can't put another contractor on that spot. For USDA it has to be competitively bid and if they choose someone now they will be eliminated. I told her that their chosen setup, with the contractor obtaining the construction loan, would probably end up causing them to be terminated because of the need to leave that spot open. I told her I'd check on the usefulness of the "intent to apply" letter for the construction loan but I didn't think it would work. Told her I'd call her back when I found out

4/2/2008 Elizabeth Henderson LIHTC Mary Graves Consultant/Lobbyist Deficiencies

Description: Mary Graves called. Gary has an investment trust who he has connections with who may do the letter but he wants to know if they are ok before he has them to write it. I referred her to the QAP, Page 81 and told her to review the definition as I didn't want to read it to her. If they believe the lender was a fit according to that then go with it. She said she understood and that it would be better for her to read it herself anyway.

4/2/2008 Elizabeth Henderson LIHTC Mary Graves Consultant/Lobbyist Deficiencies

Description: I called Mary to tell her that intent to apply won't work. She says she has Gary Maddock working to get a letter from a lender. She said she figured the intent letter wouldn't work so they're working to get a commitment before the end of the day.

08123: Oaks of Beeville

A. General Project Information

Project Location: 1900 Blk W. Corpus Christi City: Beeville County: Bee Region: 10
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$836,716
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Oaks of Beeville, LP; Donna Rickenbacker, (713) 623-1255

Applicant/Principals (Entity Name, Contact):

Oaks of Beeville I, LLC Robert R. Burchfield
 Nations Construction Management, Inc John M. Czapski
 Robert R. Burchfield 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: N/A, , Market Analyst: O'Connor & Associates, Robert Coe, (713) 686-9955
 Originator/UW: N/A, , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
 Architect: Mucasey & Associates Architects, Mark S. Mucasey, (713) 521-1233 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: Costello, Inc., Steve Costello, (713) 783-7788
 Syndicator: Red Capital Markets, Inc., Dale Cook, (830) 997-0350 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

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

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

Total Points Requested:	0
Total Points Awarded:	0

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

08123: Oaks of Beeville Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on March 7

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/16/2008	Nicole Fisher	LIHTC	Donna Rickenbacker	Owner/Applicant/GP	Deficiencies
Description: Donna called and wanting clarification of deficiency, sent her Audrey email.					
1/18/2008	Nicole Fisher	LIHTC	Donna Rickenbacker	Owner/Applicant/GP	Deficiencies
Description: I called Donna and told her it was fine to send in the response with no neighborhood organizations for the deficiency.					

08124: Mill Stone Apartments

A. General Project Information

Project Location: 8600 Randoll Mill Rd. City: Fort Worth County: Tarrant Region: 3
 Total Units: 144 Total LI Units: 144 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,200,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FW Mill Stone Partners, LP; Bert Magill, (713) 785-6006

Applicant/Principals (Entity Name, Contact):

FW Mill Stone Development, LLC Bert Magill
 Magill Development Company, LLC Jennifer T. Magill
 San Jacinto Realty Services, LLC Bert Magill

Development Team (Entity, Contact Name, Phone):

Developer: San Jacinto Realty Services, LLC, Bert Magill, (713) 785-6006 Housing GC: William Taylor & Co., Inc., Ford Taylor, (254) 772-9675
 Appraiser: TBD, , Market Analyst: Apartment Market Data, LLC, Darrell Jack, (210) 530-0040
 Originator/UW: N/A, , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
 Architect: Thompson Nelson Group, Daniel Mazula, (713) 266-7250 Cost Estimator: William Taylor & Co., Inc, Ford Taylor, (254) 772-9675
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: Thompson Nelson Group, Charles Thompson, (713) 266-7550
 Syndicator: Apollo Housing Capital, Dan Kierce, (216) 875-2626 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/17/2008
 Second Review: Ben, Reviewed on 3/11/2008

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

Total Points Requested:	161
Total Points Awarded:	160

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

08124: Mill Stone 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: Tom Cavanaugh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,410,399

4. Records of Contact

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

08126: South Acres Ranch

A. General Project Information

Project Location: E. Side of Approx. 11500 Blk Scott City: Houston County: Harris Region: 6
 Total Units: 80 Total LI Units: 77 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

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

HK South Acres, LLC W. Barry Kahn
 HK/South Acres Development W. Barry Kahn

Development Team (Entity, Contact Name, Phone):

Developer: HK/South Acres Development, LLC, W. Barry Kahn, (713) 871-0063 Housing GC: Hettig Construction Corp., John E. Hettig, (713) 871-0063
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Craig Young, (713) 686-9955
 Originator/UW: Capital One, NA, John R. Yochum, (713) 435-5324 Property Manager: Investors Management Group, LLC, Darlene S. Guidry, (713) 871-0063
 Architect: JRM Architects, Inc., James R. Merriman, (713) 871-0063 Cost Estimator: N/A, ,
 Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: Lin Engineering, Inc., Robert Lin, (281) 530-3168
 Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4488 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: Child and Adult Development Center of Houston, Inc, LaShondia Pollard-McNeal, (713) 290-1802

C. Scoring Information

First Review: Kent, Reviewed on 3/12/2008
 Second Review: Emily, Reviewed on 3/11/2008

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

Total Points Requested:	162
Total Points Awarded:	162

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

08126: South Acres Ranch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,442,656

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/18/2008	Kent Bedell	LIHTC	Barry Kahn	Owner/Applicant/GP	Deficiencies

Description: Barry called to go over the deficiency items i emailed him.

08128: Mid-Towne Apartments

A. General Project Information

Project Location: 820 E. Carrell St. City: Tomball County: Harris Region: 6
 Total Units: 54 Total LI Units: 54 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$281,188
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Mid-Towne, Ltd.; Dennis Hoover, (512) 756-6809
 Applicant/Principals (Entity Name, Contact):
 HVM Ventures, LLC Benjamin Farmer

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 Luebbert, (214) 408-6041 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179270032
 Originator/UW: N/A, , Property Manager: Hamilton Valley Management, Inc, Danna Hoover, (512) 756-6809
 Architect: Harry Bostic, Harry Bostic, (979) 846-3366 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 K. Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, P.C., Kimberley Claley, (512) 388-0044
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/9/2008
 Second Review: Shannon, Reviewed on 3/14/2008

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

Total Points Requested:	154
Total Points Awarded:	152

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

08128: Mid-Towne 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$314,787

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/31/2008	Shannon Roth	LIHTC	Tabitha/Kim Youngquist	Owner/Applicant/GP	Deficiencies
Description: Called to remind the deficiency items are due tomorrow.					
4/4/2008	Elizabeth Henderson	LIHTC	Kim Youngquist	Owner/Applicant/GP	Deficiencies
Description: Kim wanted to talk about the 12th deficiency. She says that the letter that there is actually only one unit that receives assistance on the property. She says that the code of 'O' on the rent roll means that there is no subsidy and the "1" means there is. I told her that putting the letter she sent later and the rent roll showing only one household with subsidy money should satisfy the question but that i needed her to write up an explanation that will be made a part of the response that should tie all of the pieces together. She also identifies the unit with a subsidy, and there id only one.					

08129: Alta Vista Apartments

A. General Project Information

Project Location: 1001 Pecan Valley Dr. City: Marble Falls County: Burnet Region: 7
 Total Units: 64 Total LI Units: 64 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$345,445
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Alta Vista, Ltd.; Dennis Hoover, (512) 756-6809
 Applicant/Principals (Entity Name, Contact):
 HVM Ventures, LLC Benjamin Farmer

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 Luebbert, (214) 408-6041 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179270032
 Originator/UW: N/A, , Property Manager: Hamilton Valley Management, Inc, Danna Hoover, (512) 756-6809
 Architect: Harry Bostic, Harry Bostic, (979) 846-3366 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 K. Robinson, (800) 438-8088 Accountant: Lou Ann Montey and Associates, P.C., Kimberley Claley, (512) 388-0044
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/10/2008
 Second Review: Ben, Reviewed on 3/14/2008

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

Total Points Requested:	150
Total Points Awarded:	142

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

08129: Alta Vista 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$345,445

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/1/2008	Kent Bedell	LIHTC	Benjamin Farmer	Owner/Applicant/GP	Deficiencies
Description: Left Voice mail for Benjamin Farmer in response to a voice mail he left me at 9:40AM. I spoke with Mr. Farmer at 10:17AM and confirmed the he needed to submit a vol 1, Tab 5, Part E. for himself.					
4/2/2008	Kent Bedell	LIHTC	Kim Youngquist	Owner/Applicant/GP	Deficiencies
Description: I called Kim to let her know that Ben Sheppard would be sending an additional selection deficiency for (i)(28).					

08130: Jourdanton Square Apartments

A. General Project Information

Project Location: 2701 Zanderson City: Jourdanton County: Atascosa Region: 9
 Total Units: 52 Total LI Units: 52 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$223,173
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HVM Jourdanton, Ltd.; Dennis Hoover, (512) 756-6809
 Applicant/Principals (Entity Name, Contact):
 HVM Ventures, LLC Benjamin Farmer

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 Luebbert, (214) 408-6041 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179270032
 Originator/UW: N/A, , Property Manager: Hamilton Valley Management, Inc, Danna Hoover, (512) 756-6809
 Architect: W.S. Allen and Associates, Elaine Allen, (979) 779-2398 Cost Estimator: N/A, ,
 Attorney: Webb Walker, Webb Walker, (512) 756-2931 Engineer: Highland Lakes Engineering, Brad Shaw, (325) 388-2609
 Syndicator: Raymond James Tax Credit Funds, , Accountant: Lou Ann Montey and Associates, P.C., Kimberley Claley, (512) 388-0044
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/12/2008
 Second Review: Emily, Reviewed on 3/14/2008

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

Total Points Requested:	158
Total Points Awarded:	150

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

08130: Jourdanton Square Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: Competitive in USDA Allocation

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>
3/27/2008	Emily Price	LIHTC	Ben Farmer	Owner/Applicant/GP	Deficiencies
Description: Left message with Ben to let him know that I still needed 1 item by 5 pm. I called again at 4:45PM to make sure he got my emailing stating that what he submitted wasn't sufficient.					
3/27/2008	Kent Bedell	LIHTC	Dennis Hoover	Owner/Applicant/GP	Deficiencies
Description: Dennis called to confirm receipt of threshold deficiency notice i emailed him for #08130.					
4/1/2008	Emily Price	LIHTC	Kim Youngquist	Owner/Applicant/GP	Deficiencies
Description: Talked to her about the deficiency response.					
4/2/2008	Kent Bedell	LIHTC	Dennis Hoover and Kim Yo	Owner/Applicant/GP	Deficiencies
Description: Emily Price and I spoke with Dennis and Kim regarding changes that needed to be made to their rent schedule in order for them to resolve the last threshold deficiency item for #08130.					
4/3/2008	Kent Bedell	LIHTC	Dennis Hoover	Owner/Applicant/GP	Deficiencies
Description: Dennis Hoover called to say he would be mailing a response requesting that we resend the 5 point deduction that was given to app #08130 for a one day late submittal of the Rent Schedule.					

08133: Timber Creek Senior Living

A. General Project Information

Project Location: Proposed Sienna Trails Dr. & Timber Creek Loop **City:** Beaumont **County:** Jefferson **Region:** 5

Total Units: 120 **Total LI Units:** 115 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$1,110,256

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): ST Partners IV, Ltd.; Ofelia Elizondo, (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: N/A, ,

Originator/UW: N/A, ,

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

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

Syndicator: MMA Equity Corporation, Suzanne Pixley, (800) 237-9946

Housing GC: TBD, ,

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

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

Cost Estimator: N/A, ,

Engineer: TBD, ,

Accountant: Novogradac & Associates, Inc., Steve Golvach, (713) 668-9955

Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 4/4/2008

Second Review: Ben, Reviewed on 3/12/2008

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

Total Points Requested:	161
--------------------------------	------------

Total Points Awarded:	161
------------------------------	------------

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

08133: Timber Creek Senior Living Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$1,110,256

4. Records of Contact

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

08134: Huntington

A. General Project Information

Project Location: FM 118, 1550' N. of FM 2001 City: Buda County: Hays Region: 7
 Total Units: 120 Total LI Units: 116 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$888,471
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Buda Huntington Partners, Ltd.; Ofelia Elizondo, (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 Mesemeche, (713) 522-4141 Housing GC: TBD, ,
 Appraiser: N/A, , Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 Originator/UW: N/A, , Property Manager: Capstone Real Estate Services Inc., Matthew Lutz, (512) 646-6700
 Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141 Cost Estimator: N/A, ,
 Attorney: Rhem Golvach, P.C., Steven Golvach, (713) 652-2144 Engineer: TBD, ,
 Syndicator: Midland Equity Corporation, Suzanne Pixley, (800) 237-9946 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Nicole, Reviewed on 3/31/2008
 Second Review: Emily, Reviewed on 3/12/2008

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

Total Points Requested:	170
Total Points Awarded:	170

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

08134: Huntington Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: D Thompson

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,014,586

4. Records of Contact

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

08135: Gardens at Clearwater

A. General Project Information

Project Location: 400 Block of Clearwater Paseo City: Kerrville County: Kerr Region: 9
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$760,867
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Kerrville Gardens at Clearwater Apartments, L.P.; Lucille Jones, (830) 257-5323

Applicant/Principals (Entity Name, Contact):

Kerrville Garden at Clearwater Apartments, LP Lucille Jones
 Kerrville Gardened at Clearwater Apartments, LLC Lucille Jones
 Kerrville Garden at Clearwater Apartments, LLC G. Granger MacDonald
 JC Ventures, LLC Lucille Jones

Development Team (Entity, Contact Name, Phone):

Developer: Kerrville Gardens of Clearwater Builders, LLC, G. Granger MacDonald, (830) 257-5323 Housing GC: G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 Originator/UW: N/A, , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
 Architect: A. Ray Payne, A.I.A, Ray Payne, (512) 343-7239 Cost Estimator: N/A, ,
 Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 Engineer: DAVCAR Engineering, David Carroll, (512) 328-4428
 Syndicator: Boston Capital, Tom Dixon, (310) 300-3430 Accountant: Reznick Group, PC, Tim Kemper, (404) 847-7764
 Supp. Services: JC Ventures, LLC, Comellia Rue, (830) 257-3459

C. Scoring Information

First Review: Kent, Reviewed on 3/14/2008
 Second Review: Shannon, Reviewed on 3/12/2008

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

App Deficiency Points Lost:	0
Total Points Requested:	161
Total Points Awarded:	161

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

08135: Gardens at Clearwater Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$877,483

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
11/28/200	Liz Cline	LIHTC	Lucille Jones	Owner/Applicant/GP	Deficiencies
Description: Lucille called to let me know that the 24X36 survey plat will be sent overnight.					
11/28/200	Liz Cline	LIHTC	Lucille Jones	Owner/Applicant/GP	Deficiencies
Description: I called Lucille to confirm receipt for my email sent 11-24					

08138: River Place Apartments

A. General Project Information

Project Location: Rio Concho Dr. & Irene St. **City:** San Angelo **County:** Tom Green **Region:** 12
Total Units: 120 **Total LI Units:** 120 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$994,242
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): San Angelo River Place Apartments, LP; G. Granger MacDonald, (830) 257-5323

Applicant/Principals (Entity Name, Contact):

San Angelo River Place Apartments, L.P. Granger MacDonald
 San Angelo River Place Developers, LLC G. Granger MacDonald
 San Angelo River Place Developers, LLC G. Granger MacDonald
 Resolution Real Estate Services, L.L.C. J. Steve Ford

Development Team (Entity, Contact Name, Phone):

Developer: San Angelo River Place Builders, L.L.C., J. Steve Ford, (713) 334-5514 **Housing GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323

Appraiser: TBD, ,

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

Originator/UW: N/A, ,

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

Architect: ARCHON, Corp, David Carroll, (214) 526-0731

Cost Estimator: N/A, ,

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

Engineer: DAVCAR Engineering, David Carroll, (512) 328-4428

Syndicator: Boston Capital, Tom Dixon, (310) 300-3430

Accountant: Reznick Group, PC, Tim Kemper, (404) 847-7764

Supp. Services: JC Ventures, LLC, Comellia Rue, (830) 257-3459

C. Scoring Information

First Review: Nicole, Reviewed on 4/2/2008
Second Review: Emily, Reviewed on 3/13/2008

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

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.

08138: River Place Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$1,153,347

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Elizabeth Henderson	LIHTC	Leslie Clark	Owner/Applicant/GP	Pre-App General
Description: Leslie wanted to tell me that she had gotten my email and she would follow my instructions and follow up with a fax and a FedEx. I told her those weren't my instructions. She looked and they were from Granger Macdonald, her employer. She had replied to the deficiency email but I told her that I hadn't received it yet. She said that she sent it at 12:03. It did turn up later. The agency's SPAM filter had gotten it for some reason.					
1/15/2008	Elizabeth Henderson	LIHTC	Leslie Clark	Owner/Applicant/GP	Pre-App General
Description: Leslie wanted to tell me that she gotten my email and that she would follow my instructions and follow up with a fax and a FedEx. I told her those weren't my instructions. She looked again and they were from Granger Macdonald, her employer. She said that he had replied to the deficiency email but I told her that I hadn't received it yet. She said that she sent it at 12:03. It did turn up later. The agency's SPAM filter had gotten it for some reason					
4/15/2008	Nicole Fisher	LIHTC	Leslie Clark	Owner/Applicant/GP	Deficiencies
Description: I called Leslie to get clarification on the letter from Concho Valley workforce Development Board. She sent me the letter as an attachment in a email. Leslie said that the letter states the skills Development grants and dates to Howard College. I thanked her for the information.					

08139: Arizona Avenue Apartments

A. General Project Information

Project Location: Intersection of NW. E. Arizona Ave. & I-20 **City:** Sweetwater **County:** Nolan **Region:** 2
Total Units: 80 **Total LI Units:** 80 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$732,805
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sweetwater Arizona Avenue Apartments, L.P.; Leslie Clark, (830) 257-5323
Applicant/Principals (Entity Name, Contact):
 Sweerwater Arizona Avenue Apartments, LP J. Mark Wolcott
 Sweerwater Arizona Avenue, Builders LLC G. Granger MacDonald
 Sweerwater Arizona Avenue Developers, LLC J. Mark Wolcott
 Wolcott Development , LLC J. Mark Wolcott
Development Team (Entity, Contact Name, Phone):
Developer: Sweetwater Arizona Avenue Builders, L.L.C., J. Mark Wolcott, (817) 917-3294 **Housing GC:** G.G. MacDonald, Inc., G. Granger MacDonald, (830) 257-5323
Appraiser: TBD, , **Market Analyst:** O'Connor & Associates, Bob Coe, (713) 686-9955
Originator/UW: N/A, , **Property Manager:** Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
Architect: ARCHON, Corp, Don Lewis, (214) 526-0713 **Cost Estimator:** N/A, ,
Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 **Engineer:** Morris Engineering, Stanley Morris, (325) 235-8616
Syndicator: Boston Capital, Tom Dixon, (310) 300-8414 **Accountant:** Reznick Group, PC, Tim Kemper, (404) 847-7764
Supp. Services: JC Ventures, LLC, Comellia Rue, (830) 257-3459

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/19/2008
Second Review: Shannon, Reviewed on 3/13/2008

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

08139: Arizona Avenue Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

08140: Premier on Woodfair

A. General Project Information

Project Location: 9502 Woodfair Dr. City: Houston County: Harris Region: 6
Total Units: 408 Total LI Units: 390 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Premier on Woodfair, LP; Ruth Gaus, (512) 338-2213
Applicant/Principals (Entity Name, Contact):
Woodfair Apartments, LLC Steve Moore

Development Team (Entity, Contact Name, Phone):

Developer: Woodfair Apartments, LLC, Steve Moore, (512) 338-2213
Appraiser: National Realty Consultants, Ronald Little, (281) 497-2200
Originator/UW: PNC Multifamily Capital, Nicole Flores, (512) 391-9084
Architect: Morningside Architects, Timothy Schorre, (713) 529-2630
Attorney: TBD, ,
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: TBD, ,
Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040
Property Manager: TBD, ,
Cost Estimator: TBD, ,
Engineer: TBD, ,
Accountant: TBD, ,
Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/25/2008
Second Review: Ben, Reviewed on 3/13/2008

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

Total Points Requested:	168
Total Points Awarded:	168

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

08140: Premier on Woodfair Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,400,283

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/14/2008	Kent Bedell	LIHTC	Alyssa Carpenter	Owner/Applicant/GP	Pre-App General
Description: Alyssa called to confirm receipt of my deficiency email and ask a question about her response.					
1/28/2008	Kent Bedell	LIHTC	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Advised Sarah Andre about how they should respond to the deficiency regarding an updated settlement statement. I told her they needed to submit a clarification statement that the transaction was an identity of interest, thus a settlement statement required.					
3/27/2008	Elizabeth Henderson	LIHTC	Alyssa Carpenter	Owner/Applicant/GP	Deficiencies
Description: Alyssa called with questions about the deficiencies issued for 08140.					
4/7/2008	Elizabeth Henderson	LIHTC	Alyssa Carpenter	Owner/Applicant/GP	Deficiencies
Description: Returned a call from Alyssa Carpenter. She wanted her email updated because she didn't get the deficiency and she had two questions about the notice. Item two they are not going to bother to correct because they got full points on QCP, and she wanted to know if they could just pick another amenity from the list since their outdoor recreation choice was a private country club. Told her yes.					
4/9/2008	Elizabeth Henderson	LIHTC	Ruth Gaus	Owner/Applicant/GP	Deficiencies
Description: Ruth called about Premier on Woodfair. She wanted to know whether they could begin working on a few things now in anticipation of receiving the tax credits. She says that they will feel like they will get them and that there are a couple of things, namely reaping the swimming pool and giving cable tv to the residents, that they want to go ahead and get started on. She wondered whether they could reimburse themselves from the tax credit proceeds once they do, actually received them. I told her that my inclination was say no but that I would have to ask further. I went and asked raquel Morales who said did not believe that they could do that because the expenditures that would be covered by the tax credits would have to be incurred within a certain time frame in order to be claimed at cost certs. She didn't believe that if they incurred the expenses now that they could be reimbursed from the tax credits. She said she would look in the code for something that confirmed that but she was pretty sure that they couldn't do it. I relayed that information to Ruth. She was interested in the citation and I told her I'd email it to her when I got it.					

08142: 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:** \$781,619

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Anson Park Seniors, LP; Theresa Martin-Holder, (512) 258-9194

Applicant/Principals (Entity Name, Contact):

Anson Park Senior, 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, Jay Collins, (512) 249-6240
Appraiser: TBD, ,	Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 2105300040
Originator/UW: TBD, ,	Property Manager: Myan Management Group, Vicki Burd, (936) 344-9326
Architect: Cross Architects, Brain Rumsey, (972) 398-6644	Cost Estimator: Charter Contractors, LP, Jay Collins, (512) 249-6240
Attorney: Kuperman, Orr, Albers NA, Rick Albers, (512) 473-4106	Engineer: TBD, ,
Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. 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: Nicole, Reviewed on 3/31/2008
Second Review: Emily, Reviewed on 3/13/2008

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

App Deficiency Points Lost:		0
Total Points Requested:		163
Total Points Awarded:		139

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

08142: 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: Approved with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$884,554

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/16/2008	Nicole Fisher	LIHTC	Theresa Martin-Holder	Owner/Applicant/GP	Deficiencies
Description: Returned call to Theresa re: deficiencies. I receives all of them, but there are some corrections that need to be made. #1 Needs either V1, T7 revised to not loose pre-ap points or V1, T1, Part C revised and will loose pre-app points. #2 the letter from the city needs to state that funds are available #3 Provide relationship between Donco and CFHM Group. If there isn'tt one, other forms will need to be changed. Theresa understood the deficiencies and will get back to me soon with the corrections.					
5/14/2008	Kent Bedell	LIHTC	Tamea Dula	Consultant/Lobbyist	Deficiencies
Description: Tamea Dula called to discuss how she could satisfactorily address deficiency #3. We determined that I made an error in the deficiency and that she needed to clarify what green building materials will be used for Vol. 3, Tab 1 Part C2, not Part D.					
5/21/2008	Kent Bedell	LIHTC	Teresa Martin-Holder	Owner/Applicant/GP	Deficiencies
Description: Teresa called to get clarification for deficiency #11. She felt that she provided all the necessary information pursuant to the 2008 QAP.					
5/21/2008	Kent Bedell	LIHTC	Teresa Martin-Holder	Owner/Applicant/GP	Deficiencies
Description: Teres called to get clarification for deficiency #11. She felt that she provided all the necessary information pursuant to the 2008 QAP.					
5/22/2008	Kent Bedell	LIHTC	Teresa Martin-Holder	Owner/Applicant/GP	Deficiencies
Description: I called Teresa to make sure she was aware of the deficiency items that still needed to be cleared.					
5/22/2008	Kent Bedell	LIHTC	Teresa Martin-Holder	Owner/Applicant/GP	Deficiencies
Description: I called Teresa to make sure she was aware of the deficiency items that still needed to be cleared.					
11/24/200	Liz Cline	LIHTC	Ronette Hodges	Consultant/Lobbyist	Deficiencies
Description: I called Ronette and Advcised per Robbye, the letter from the City of Abilene must state that the city will waive fees for an amount no less than \$420,000 in order to maintqani 50.9 (i)(5) pts.					
11/24/200	Liz Cline	LIHTC	Ronette Hodges	Consultant/Lobbyist	Deficiencies
Description: Ronette stated that the City of Abilene is not able to provide a firm commitment letter as per 50.9 (i) (5) because they will need to know the construction costs. I advised that I will speak with Robbye and advise if this will be acceptable to maintain the 18 pts.					

08143: Villages at Snyder

A. General Project Information

Project Location: 1001 37th St. City: Snyder County: Scurry Region: 2
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,004,751
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Bison Country Housing, LP; Tim Lang, (512) 750-8009

Applicant/Principals (Entity Name, Contact):

Bison Country Housing, LP Tim Lang
 Eagles Nest Enterprise LLC Tim Lang
 Michael Hartman Michael Hartman

Development Team (Entity, Contact Name, Phone):

Developer: Eagles Nest Enterprise LLC, Tim Lang, (512) 750-8009 Housing GC: Charter Contractors LP, Jay Collins, (512) 249-6240
 Appraiser: TBD, , Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, 2105300040
 Originator/UW: NA, , Property Manager: Myan Management Group, Vicki Burd, (936) 344-9326
 Architect: Cross Architects, Brain Rumsey, (972) 398-6644 Cost Estimator: Charter Contractors, LP, Jay Collins, (512) 249-6240
 Attorney: Kuperman, Orr, Albers NA, Rick Albers, (512) 473-4106 Engineer: TBD, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. 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: Gus Garcia, Reviewed on 3/24/2008
 Second Review: Shannon, Reviewed on 3/13/2008

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

Total Points Requested:	173
Total Points Awarded:	162

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

08143: Villages at Snyder Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on July 16

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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 with Conditions

1st Underwriter: Diamond Thompson

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation:

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>
4/22/2008	Kent Bedell	LIHTC	Tim Lang	Owner/Applicant/GP	Deficiencies
Description: Tim Lang called to discuss deficiency #10 to see how he could satisfactory resolve this deficiency item.					
4/7/2008	Shannon Roth	LIHTC	Pat Barbolla	Owner/Applicant/GP	Deficiencies
Description: Called to go over deficiency letter.					
4/11/2008	Shannon Roth	LIHTC	Tim Lang	Owner/Applicant/GP	Deficiencies
Description: Called to remind him Monday is the 5th day.					
4/14/2008	shannon Roth	LIHTC	Tim Lang	Owner/Applicant/GP	Deficiencies
Description: Spoke to him twice to go over his deficiency notice from April 7					
4/24/2008	Kent Bedell	LIHTC	Tim Lang	Owner/Applicant/GP	Deficiencies
Description: I called Tim Lang to let him know what he still needed to submit in order to clear all Threshold Deficiencies for #08143.					

08145: Oasis at the Park

A. General Project Information

Project Location: 420 N. Port City: Corpus Christi County: Nueces Region: 10
 Total Units: 80 Total LI Units: 80 Activity*: ADR * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$292,131
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TX LULAC Oasis at the Park Housing, L.P.; David Marquez, (210) 228-0560
 Applicant/Principals (Entity Name, Contact):
 TX LULAC Oasis at the Park Housing, LP David Marquez
 TX LULAC Oasis at the Park Development, LLC David Marquez
 Apartments of the Village Henry Gorham
 The Richman Group of Companies Terry Gentry
 Development Team (Entity, Contact Name, Phone):
 Developer: Apartments of the Village, Henry Gorham, (361) 853-2569 Housing GC: Meridian Commercial, LP, Rob Pender, (214) 696-9090
 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, Gloria Sanderson, (713) 543-4944 Property Manager: Capstone Real Estate Services Inc., Matthew Lutz, (512) 646-6700
 Architect: Gonzalez Newell Bender Architects, Francisco D. Gonzalez, (210) 692-0331 Cost Estimator: Meridian Commercial, LP, Rob Pender, (214) 696-9090
 Attorney: Shackelford, Melton & McKinney, LLP, John Shackelford, (214) 780-1400 Engineer: Gonzalez-De La Garza & Associates, Edward De La Garza, (210) 208-9400
 Syndicator: The Richman Group of Companies, Terry Gentry, (503) 459-8741 Accountant: Novogradac & Company, Amanda Talbot, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Larkin, Reviewed on 3/21/2008
 Second Review: Ben, Reviewed on 4/16/2008

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	6	6
2*		12	15	4	0
3	22	22	16	4	0
4 (A)	6	6	17	0	0
4 (B)	14	14	18	-1	6
5 (A)	18	18	19	6	6
			20	4	4
6 (A)*		0	21	4	4
6 (B)*		14	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	0	0
9 (A)	7	7	24	1	1
9 (B)	1	1	25	2	2
10	7	7	26	1	1
11	6	6	27	1	1
12	5	5	28	0	0
13	0	0			
			App Deficiency Points Lost:		0
			Total Points Requested:	173	
			Total Points Awarded:	165	

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

08145: Oasis at the Park Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$291,222

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Elizabeth Henderson	LIHTC	Cindy Marquez	Owner/Applicant/GP	Pre-App General
Description: Cindy called to talk about the #2 deficiency regarding certification of notification. The check boxes that they chose are appropriate for what they experienced in getting responses from the local officials about the neighborhood organizations. In her response, Cindy will make a note that she talked to me and that I dropped the #2 deficiency					
1/16/2008	Elizabeth Henderson	LIHTC	David and Cindy Marquez	Owner/Applicant/GP	Pre-App General
Description: David Marquez called to say that the acres per unit number is incorrect. He is going to send a revised form with the deficiency correction for this application. I had to call back to ask which number was for and Cindy answered the phone. It's 08145					
1/18/2008	Elizabeth Henderson	LIHTC	David Marquez	Owner/Applicant/GP	Pre-App General
Description: David Marquez was a little upset about the fact that his deficiency submission wasn't satisfactory. He sent in an extension to the contract which wasn't part of the deficiency. Anyway, he called to tell me that the expiration date on the contract didn't matter and that all we needed to know what the contract was valid and that the dates complied with the QAP rules. He said that the extension that he sent in took care of that and that wall all we needed. He said I could check with Robbye about it to be sure but that we don't need anything else. I told him I'd have check and let him know.					
1/18/2008	Elizabeth Henderson	LIHTC	David Marquez	Owner/Applicant/GP	Pre-App General
Description: David Marquez called back and wanted to know the verdict on his deficiency and his argument about the fact that the expiration date was immaterial. I told him that what he sent was okay. He said that made his day.					
1/18/2008	Ben Sheppard	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
Description: two calls this morning about same subject					
4/29/2008	Ben Sheppard	LIHTC	David Marquez	Consultant/Lobbyist	Deficiencies
Description:					
7/21/2008	Nicole Fisher	LIHTC	David Marquez	Owner/Applicant/GP	Deficiencies
Description: Received Call from Daivd wanting an explanation of the "hold-harmless" letter. I told them it was on P. 37 of the QAP. He stated the last 3 deficiency items would be sent shortly.					

08147: Northside Apartments

A. General Project Information

Project Location: 1800 N. Texas Blvd. City: Weslaco County: Hidalgo Region: 11
 Total Units: 289 Total LI Units: 289 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$979,901
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TX Northside Housing, LP; David Marquez, (210) 228-0560

Applicant/Principals (Entity Name, Contact):

TX Northside Housing, LP David Marquez
 TX Northside Development, LLC David Marquez
 Housing Authority of Hidalgo County Mike Lopez
 The Richman Group of Companies Terry Gentry

Development Team (Entity, Contact Name, Phone):

Developer: Housing Authority of the County of Hidalgo, Mike Lopez, (956) 969-5865 Housing GC: Meridian Commercial, LP, Rob Pender, (214) 696-9090
 Appraiser: Rafael C. Luebbert & Associates, Rafael Luebbert, (210) 408-6041 Market Analyst: N/A, ,
 Originator/UW: Washington Mutual, Gloria Sanderson, (713) 543-4944 Property Manager: TBD, ,
 Architect: Mata, Villarreal & Garcia Design Group, Fernando Mata, (956) 631-1945 Cost Estimator: Meridian Commercial, LP, Rob Pender, (214) 696-9090
 Attorney: Shackelford, Melton & McKinney, LLP, John Shackelford, (214) 780-1400 Engineer: Gonzalez-De La Garza & Associates, Edward De La Garza, (210) 208-9400
 Syndicator: The Richman Group of Companies, Terry Gentry, (503) 459-8741 Accountant: Novogradac & Company, Amanda Talbot, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 5/9/2008
 Second Review: Ben, Reviewed on 5/14/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	173
Total Points Awarded:	127

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

08147: Northside Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

Applicant 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: terminated

Staff Recommendation: Not Recommended: Staff received insufficient information to review for threshold and financial feasibility.

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08149: American GI Forum Village I & II

A. General Project Information

Project Location: 1801 Bosquez St., Box 81 City: Robstown County: Nueces Region: 10
 Total Units: 76 Total LI Units: 76 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$735,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Robstown-GI Forum Village, LP; Walter Martinez, (210) 821-4300

Applicant/Principals (Entity Name, Contact):

Robstown-GI forum Village, LP Walter Martinez
 Robstown-GI Forum Village GP LLC Walter Martinez
 Robstown American GI Forum Housing Project #2 Walter Martinez
 Housing and Community Raymond H. Lucas

Development Team (Entity, Contact Name, Phone):

Developer: Housing and Community Services, Inc., Gilbert M. Piette, (210) 821-4300 Housing GC: Amstar, Inc., Fernando Flores, (210) 927-5705
 Appraiser: Butler Burgher, Inc., Dianne Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diane Butler, 2147390700
 Originator/UW: Evanston Financial Corporation, Monica Griffith, (425) 252-4359 Property Manager: National Housing Management Corporation, Walter Martinez, (210) 821-4300
 Architect: AG Associates Architects, Ron M. Alvarado, (210) 734-6885 Cost Estimator: MCMG, Inc., Carlos Madrid, (210) 737-0599
 Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia 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., Ed Partridge, (210) 821-4300

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/13/2008
 Second Review: Ben, Reviewed on 3/20/2008

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

Total Points Requested:	176
Total Points Awarded:	170

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

08150: Oak Manor/Oak Village Apartments

A. General Project Information

Project Location: 2330/2334 Austin Hwy City: San Antonio County: Bexar Region: 9
 Total Units: 229 Total LI Units: 229 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): OM/OV, LP; Gilbert M. Piette, (210) 821-4300

Applicant/Principals (Entity Name, Contact):

OM/OV, LP Gilbert M. Piette
 OM/OV, GP, LLC Gilbert M. Piette
 TG, 102, Inc. Gilbert M. Piette
 Housing and Community Services, Inc. Gilbert M. Piette

Development Team (Entity, Contact Name, Phone):

Developer: Housing and Community Services, Inc., Gilbert M. Piette, (210) 821-4300 Housing GC: Galaxy Builders, Ltd., Arun Verma, (210) 493-0550
 Appraiser: Butler Burgher, Inc., Dianne Butler, (214) 739-0700 Market Analyst: Butler Burgher, Inc., Diane Butler, 2147390700
 Originator/UW: Evanston Financial Corporation, Monica Griffith, (425) 252-4359 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, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: Astex Environmental Services, Ron Greenberg, (210) 828-9800
 Syndicator: Hudson Housing Capital, LLC, Sam Ganesham, (212) 218-4469 Accountant: N/A, ,
 Supp. Services: Housing and Community Services, Inc., Ed Partridge, (210) 821-4300

C. Scoring Information

First Review: Kent, Reviewed on 3/10/2008
 Second Review: Ben, Reviewed on 3/11/2008

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

Total Points Requested:	172
Total Points Awarded:	168

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

08150: Oak Manor/Oak 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: Cameron Dorsey

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$1,502,652

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
2/28/2008	Ben Sheppard	LIHTC	Ray Lucas	Owner/Applicant/GP	Deficiencies
Description:					
4/2/2008	Ben Sheppard	LIHTC	Roger Canales & Ray Luca	Owner/Applicant/GP	Deficiencies
Description:					

08151: Parkview Terrace

A. General Project Information

Project Location: 211 W. Audrey City: Pharr County: Hidalgo Region: 11
 Total Units: 100 Total LI Units: 100 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$985,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): PHDC Parkview Terrace, Ltd.; J. Fernando Lopez, (956) 783-1316

Applicant/Principals (Entity Name, Contact):

PHDC Parkview Terrace GP, LLC J. Fernando Lopez
 Pharr Housing development Corporation J. Fernando Lopez
 Brownstone Affordable Housing, Ltd. William "Bill" Brown
 Brownstone Affordable Housing, Ltd. William "Bill" Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. "Bill" Brown, (713) 432-7727 Housing GC: Brownstone Construction, Ltd., William L. "Bill" Brown, (713) 432-7727
 Appraiser: The Gerald A. Teel Company, Inc., Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858
 Originator/UW: PNC Bank, Nicole Flores, (512) 391-9084 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. ("Bill") Brown, (713) 432-7727 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/10/2008
 Second Review: Shannon, Reviewed on 3/11/2008

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

Total Points Requested:	177
Total Points Awarded:	176

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

08151: Parkview 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: David Burrell

2nd Underwriter: Diamond Thompson

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,117,413

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/13/2008	Elizabeth Henderson	LIHTC	Doak Brown	Owner/Applicant/GP	Deficiencies
Description: Doak Brown called. He wanted to talk about a couple of the deficiencies that were on his notice and to make sure he was clear on what he was being asked to provide					
3/19/2008	Elizabeth Henderson	LIHTC	Doak Brown	Owner/Applicant/GP	Deficiencies
Description: Doak Brown called to say that he has part of his deficiency submission ready but not all of it. Should he send what he has or wait and send it all together. I told him to send it all together. Also, he had a 1mb file that he wanted to send over email. It constituted 43 pages. Told him to try and if it made it he wouldn't have to overnight it. He did try and it made it.					

08152: Heights at Corral

A. General Project Information

Project Location: 1000 W. Corral Ave. City: Kingsville County: Kleberg Region: 10
 Total Units: 80 Total LI Units: 80 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$784,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): The Heights at Corral, Ltd.; Socorro (Cory) Hinojosa, (361) 592-6783

Applicant/Principals (Entity Name, Contact):

The Heights at Corral GP, LLC Socorro "Cory" Hinojosa
 The Housing Authority of Kingsville Socorro "Cory" Hinojosa
 Brownstone Affordable Housing, Ltd. William "Bill" Brown
 Three B Ventures, Inc. William "Bill" Brown

Development Team (Entity, Contact Name, Phone):

Developer: Brownstone Affordable Housing, Ltd., William L. "Bill" Brown, (713) 432-7727 Housing GC: Brownstone Construction, Ltd., William L. "Bill" Brown, (713) 432-7727
 Appraiser: The Gerald A. Teel Company, Inc., Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858
 Originator/UW: PNC Bank, Nicole Flores, (512) 391-9084 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Brownstone Architects & Planners, Inc., William L. ("Bill") Brown, (713) 432-7727 Cost Estimator: N/A, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/1/1908
 Second Review: Emily, Reviewed on 4/15/2008

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

Total Points Requested:	179
Total Points Awarded:	179

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

08152: Heights at Corral Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Cameron Dorsey

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/24/2008	Emily Price	LIHTC	Leslie Holleman	Consultant/Lobbyist	Deficiencies
Description: Leslie had a question about substituting sources for #08152. I told her that she could substitute at this point. She conferenced in Doak Brown and Nono Flores.					
5/16/2008	Elizabeth Henderson	LIHTC	Leslie Holleman	Consultant/Lobbyist	Deficiencies
Description: Leslie Holleman called with questions about deficiencies #2 & #7. She says the trust owns less than 10% of the development so they don't have to provide financials or the certification. She's not sending one for them and she'll make a note in their response to that effect. Told her okay.					

08154: Mineral Wells Pioneer Crossing

A. General Project Information

Project Location: 2509 E. Hubbard City: Mineral Wells County: Palo Pinto Region: 3
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$805,355
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mineral Wells Pioneer Crossing, LP; Noor Allah Jooma, (214) 448-0829

Applicant/Principals (Entity Name, Contact):

Mineral Wells Pioneer Crossing, LP NoorAllah Jooma
 Jubilee Development, LLC NoorAllah Jooma
 Murid Inc. (TBF) NoorAllah Jooma

Development Team (Entity, Contact Name, Phone):

Developer: Jubilee Development, LLC, Noor Allah Jooma, (214) 448-0829 Housing GC: Urban Progress CDC, William L. "Bill" Brown, (713) 432-7727
 Appraiser: TBD, , Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040
 Originator/UW: JP Morgan Chase, David Saling, (512) 478-2218 Property Manager: TBD, ,
 Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: TBD, ,
 Attorney: Eric Opiela, Eric Opiela, (512) 879-6492 Engineer: TBD, ,
 Syndicator: Alliant Capital, Ltd., Chris Martiner, (813) 792-9335 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/27/2008
 Second Review: Ben, Reviewed on 4/23/2008

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

08154: Mineral Wells Pioneer 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: Declined with Conditions

1st Underwriter: C Sanders

2nd Underwriter: D Thompson

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$855,825

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/30/2008	Ben Sheppard	LIHTC	Noor Ilah Jooma& Don You	Consultant/Lobbyist	Deficiencies

Description: I talked to each person twicw today.

08157: SilverLeaf at Chandler

A. General Project Information

Project Location: 801 FM 2010 City: Chandler County: Henderson Region: 4
Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$763,244
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Solutions Plus, Inc.; Mike Sugrue, (903) 887-4344
Applicant/Principals (Entity Name, Contact):
Solutions Plus, Inc. Mike Sugrue

Development Team (Entity, Contact Name, Phone):

Developer: StoneLeaf Development, LLC, Mike Sugrue, (903) 887-4344 Housing GC: Stone Leaf Builders, LLC, Mike Sugrue, (903) 887-4344
Appraiser: TBD, , Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040
Originator/UW: TBD, , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: StoneLeaf Builders, LLC, Mike Sugrue, (903) 887-4344
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: GSWW, Inc., Joseph Reue, (281) 980-7705
Syndicator: Alliant Capital, Ltd., Chris Martiner, (813) 792-9335 Accountant: Reznick Group, PC, Edwina Carrington, (512) 494-9100
Supp. Services: N/A, ,

C. Scoring Information

First Review: A Gamble, Reviewed on 3/19/2008
Second Review: Ben, Reviewed on 3/27/2008

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

Total Points Requested:	166
Total Points Awarded:	166

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

08158: Villas at Beaumont

A. General Project Information

Project Location: 2200 Beaumont Ave. City: McAllen County: Hidalgo Region: 11
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$376,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): The Villas at Beaumont, Ltd.; Joe Saenz, (956) 686-3951

Applicant/Principals (Entity Name, Contact):

The Villas at Beaumont GP, LLC Joe Saenz
 McAllen Housing Facility Corporation Joe Saenz
 Leslie Holleman & Associates, Inc. Leslie Holman

Development Team (Entity, Contact Name, Phone):

Developer: Leslie Hollman & Associates, Inc., Leslie Hollman, (325) 784-9797 Housing GC: Brownstone Construction, Ltd., William L. "Bill" Brown, (713) 432-7727
 Appraiser: The Gerald A. Teel Company, Inc, Gerald A. Teel, (713) 467-5858 Market Analyst: The Gerald A. Teel Company, Inc., Gerald A. Teel, 7134675858
 Originator/UW: PNC Bank, Nicole Flores, (512) 391-9084 Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Brownstone Construction, Ltd, William L. ("Bill") Brown, (713) 432-7727 Cost Estimator: N/A, ,
 Attorney: Campbell & Ridds, Inc., Dock Brown, (713) 963-7568 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 3/11/2008
 Second Review: Emily, Reviewed on 3/12/2008

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

Total Points Requested:	169
Total Points Awarded:	168

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

08158: Villas at Beaumont Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Cameron Dorsey

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$424,309

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/13/2008	Emily Price	LIHTC	Leslie Holleman/Doak Bro	Owner/Applicant/GP	Deficiencies
Description: We went over their deficiency notice. I have to ask Robbye about some of their questions and will call them back.					
3/18/2008	Emily Price	LIHTC	Leslie Holleman/Joe Saenz	Owner/Applicant/GP	Deficiencies
Description: We discussed the responses to the deficiency notice, specifically the requirement that McAllen HFC must be an LPS or GI. They will get me more information.					
4/9/2008	Nicole Fisher	LIHTC	Leslie Holleman	Owner/Applicant/GP	Deficiencies
Description: Spoke with Leslie re: deficiencies. #1 she stated the project is tax exempt. #2 she stated it is a ground lease and there is no acquisition. I stated I would research the deficiency and get back to her. #3 she said the reliance letter for the Appraisal is included in the Market Study. I told her I would get back to her on #2.					
4/10/2008	Nicole Fisher	LIHTC	Leslie Holleman	Owner/Applicant/GP	Deficiencies
Description: Leslie said she had researched the land and found out the land was given to HA by the city. Also, there would be no transferring land, so she didn't think she needs an identity of interests. I explained that I had talk to Robbye about it and would get back to her.					
4/10/2008	Nicole Fisher	LIHTC	Leslie Holleman	Owner/Applicant/GP	Pre-App General
Description: Leslie stated that they had a similar app last year. She stated that was the reason for the Appraisal, because it had been required at that time. The land is donated and the lease agreement is \$10 for a ground lease. I told her I was still waiting on an answer and would get back to her.					
4/11/2008	Emily Price	LIHTC	Leslie Holleman and Doak	Owner/Applicant/GP	Deficiencies
Description: We discussed the identity of the interest issue.					

08160: Tres Palmas

A. General Project Information

Project Location: Rich Beem, Approx. 300' N. of Montana St. **City:** El Paso **County:** El Paso **Region:** 13
Total Units: 172 **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

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

Palmas Apartments, LTD R.L. "Bobby" Bowling IV
 El Paso Palmas, 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: The Powers Group, Linda Powers, (915) 479-2093 **Market Analyst:** Powers Group, Linda Powers, 9154792093
Originator/UW: JP Morgan Chase, David Saling, (512) 478-2218 **Property Manager:** Tropicana Properties, Inc, Demetrio Jimenez, (915) 755-9113
Architect: ARTchitecture, Inc., Fred Perez, (915) 533-0052 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 **Engineer:** CEA Engineering, Jorge Azcarate, (915) 544-5233
Syndicator: Richman Group, Peter McHugh, (203) 869-0900 **Accountant:** Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
Supp. Services: Tropicana Properties/Notary, Demetrio Jimenez, (915) 755-9113

C. Scoring Information

First Review: L. Tackett, Reviewed on 3/25/2008
Second Review: Emily, Reviewed on 4/15/2008

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

08160: Tres Palmas Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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.

08161: Canutillo Palms

A. General Project Information

Project Location: S. & Adjacent to Canutillo High School, 200' W. of I-10 **City:** El Paso **County:** El Paso **Region:** 13

Total Units: 172 **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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Canutillo Palms, LTD/Tropicana Building Corp.; R.L. (Bobby) Bowling, IV, (915) 821-3550

Applicant/Principals (Entity Name, Contact):

Canutillo Palms, LTD	R.L. "Bobby" Bowling IV
El Paso Canutillo, 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: The Powers Group, Linda Powers, (915) 479-2093	Market Analyst: Powers Group, Linda Powers, 9154792093
Originator/UW: JP Morgan Chase, David Saling, (512) 479-2218	Property Manager: Tropicana Properties, Inc, Demetrio Jimenez, (915) 755-9113
Architect: ARTchitectures, Inc., Fred Perez, (915) 533-0052	Cost Estimator: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724	Engineer: CEA Engineering, Fred Perez, (915) 533-0052
Syndicator: Richman Group, Peter McHugh, (203) 869-0900	Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
	Supp. Services: Tropicana Properties/ Notary Services, Demetrio Jimenez, (915) 755-9113

C. Scoring Information

First Review: Kent, Reviewed on 4/4/2008
Second Review: Emily, Reviewed on 4/16/2008

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

Total Points Requested:	146
Total Points Awarded:	146

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

08161: Canutillo 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: C Sanders

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,391,908

4. Records of Contact

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

08162: Valle Vista Apartments

A. General Project Information

Project Location: 170 Polo Inn Rd. City: El Paso County: El Paso Region: 13
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$360,270
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Valle Vista Apartments/PV Community Development Corporation; Bill Schlesinger, (915) 533-7057

Applicant/Principals (Entity Name, Contact):

PV CDC Valle Vista, Ltd. Bill Schlesinger
 El Paso Valle Vista, LLC Bill Schlesinger
 PV Community Development Corporation Bill Schlesinger

Development Team (Entity, Contact Name, Phone):

Developer: PV CDC Vista, LTD, Bill Schlesinger, (915) 533-7057
 Appraiser: The Powers Group, Linda Powers, (915) 479-2093
 Originator/UW: JP Morgan Chase, David Saling, (512) 479-2218
 Architect: ARTchitectures, Inc., Fred Perez, (915) 533-0052
 Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724
 Syndicator: Richman Group, Peter McHugh, (203) 869-0900
 Housing GC: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
 Market Analyst: Powers Group, Linda Powers, 9154792093
 Property Manager: PVCDC- Non Profit, Bill Schlesinger, (915) 533-7057
 Cost Estimator: Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
 Engineer: CEA Engineering, Jorge Azcarate, (915) 544-5233
 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
 Supp. Services: PVCDC- Non Profit, Bill Schlesinger, (915) 533-7057

C. Scoring Information

First Review: Eric Clennon, Reviewed on
 Second Review: Emily, Reviewed on 4/7/2008

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

Total Points Requested:	158
Total Points Awarded:	0

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

08162: Valle Vista Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew from full app cycle on June 4

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Sarah Thomas	Owner/Applicant/GP	Pre-App General

Description: I called Sarah to ask her to test the CD to make sure it was readable before they email it to me.

4/22/2008	Kent Bedell	LIHTC	Bobby Bowling	Consultant/Lobbyist	Deficiencies
-----------	-------------	-------	---------------	---------------------	--------------

Description: Mr. Bowling called to clarify how he could respond satisfactorily to deficiency #14 and #16.

08163: San Elizario Palms

A. General Project Information

Project Location: 13800 Blk of Socorro Rd. Near Herring Rd. **City:** San Elizario **County:** El Paso **Region:** 13

Total Units: 80 **Total LI Units:** 80 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$748,456

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

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

San Eliza Rio Palms, LTD R.L. "Bobby" Bowling IV
 El Paso San Eliza Rio, 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: The Powers Group, Linda Powers, (915) 479-2093 **Market Analyst:** Powers Group, Linda Powers, 9154792093
Originator/UW: Bank Of America, Linda DeMuth, (813) 225-8407 **Property Manager:** Tropicana Properties, Inc, Demetrio Jimenez, (915) 755-9113
Architect: ARTchitecture, Inc., Fred Perez, (915) 533-0052 **Cost Estimator:** Tropicana Building Corporation, R.L. "Bobby" Bowling IV, (915) 821-3550
Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 **Engineer:** CEA Engineering, Fred Perez, (915) 533-0052
Syndicator: Richman Group, Kevin Hoffman, (203) 869-0900 **Accountant:** Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
Supp. Services: Tropicana Properties/ Notary Services, Demetrio Jimenez, (915) 755-9113

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/12/2008
Second Review: Shannon, Reviewed on 3/14/2008

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

Total Points Requested:	151
Total Points Awarded:	145

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

08163: San Elizario 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: Diamond Thompson

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$748,456

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Demetrio Jimenez	Owner/Applicant/GP	Pre-App General
Description: I confirmed with Mr. Jimenez that he received the CD copy Deficiency Notice for #08163 I emailed him.					
1/15/2008	Kent Bedell	LIHTC	Sarah Thomas	Owner/Applicant/GP	Deficiencies
Description: I called Sarah and asked her to test the CD to make sure it was readable before they email it to me.					

08174: Oakleaf Estates

A. General Project Information

Project Location: 1195 Hwy 327 & E. Tenneson Ln. **City:** Silsbee **County:** Hardin **Region:** 5
Total Units: 80 **Total LI Units:** 80 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$736,782
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Silsbee Oakleaf Estates, LP; K.T. (Ike) Akbari, (409) 724-0020

Applicant/Principals (Entity Name, Contact):

Silsbee Oak leaf Estates GP, LLC	K.T. (Ike) Ambari
Ibex Developers, LLC	K.T. (Ike) Ambari
Brimstone Developers, LLC	Chris Ambari
Ibex Partners, LLC	K.T. (Ike) Ambari

Development Team (Entity, Contact Name, Phone):

Developer: Itex Developers, K.T. (Ike) Akbari, (409) 724-0020	Housing GC: TBD, ,
Appraiser: The Gerald A. Teel Company, Inc., Tim Treadway, (713) 467-5858	Market Analyst: The Gerald A. Teel Company, Inc., Tim Treadway, 7134675858
Originator/UW: TBD, ,	Property Manager: Itex Property Management, LLC, K.T. (Ike) Akbari, (713) 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, ,	Accountant: TBD, ,
	Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/14/2008

Second Review: Ben, Reviewed on 4/16/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	155
Total Points Awarded:	149

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

08174: Oakleaf Estates Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$833,044

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/24/2008	Ben Sheppard	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
Description:					
4/24/2008		LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
Description:					
5/30/2008	Elizabeth Henderson	LIHTC	Chris Akbari	Owner/Applicant/GP	Deficiencies
Description: Chris Akbari called. He is about to leave for a grand opening in Vidor, TX and he wanted to give me his cell number so that if anything else was missing from the deficiency correction I could let him know. He said he would have his laptop with him.					
5/30/2008	Elizabeth Henderson	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
Description: I left Jeff Gannon a message about the Volume 1, Tab 8 problem. And I mentioned the Part B. Financing Participants and said that Chris (Akbari) may have already gotten with him about it. I told him about the page number and the heading of the V1T8 form too.					
5/30/2008	Elizabeth Henderson	LIHTC	Chris Akbari	Owner/Applicant/GP	Deficiencies
Description: Had to call Chris again, this time I left a message. The Volume 1 Tab 8 correction was wrong. He sent the wrong page. I told him in the email it was page 40 and what the heading of the page said but he didn't pay any attention to that I guess. I told him on the voicemail message that I would call Jeff Gannon to tell him in case he didn't listen to the message in time.					
5/30/2008	Elizabeth Henderson	LIHTC	Chris Akbari	Owner/Applicant/GP	Deficiencies
Description: Chris Akbari is trying to clear the deficiencies for 08174. He had some things missing in his original correction and we're trying to get the rest in. I emailed him telling him what things were missing, in 3 separate emails, and he is fulfilling that now. He was missing the updated Part B, Financing Participants form showing the permanent loan amount so I called him and asked him to send it in. He is off site today going to a grand opening for one of his properties in Vidor, Tx. He said he would call the office and have Jeff Gannon do it and send it directly to me. Told him okay.					

08176: Maeghan Pointe

A. General Project Information

Project Location: SR 107 & Mile 6 Rd. City: Elsa County: Hidalgo Region: 11
 Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,083,920
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Maeghan Pointe, LTD.; Donald Pace, (321) 453-3127

Applicant/Principals (Entity Name, Contact):

Bekalar, Inc. Marie Martinez
 MHC Limited Partner, Inc. Donald Pace
 Cathy Dixon Cathy Dixon
 Stuart Howard Stuart Howard

Development Team (Entity, Contact Name, Phone):

Developer: CDHM Group, LLC, Donald Pace, (321) 453-3127

Appraiser: N/A, ,

Originator/UW: N/A, ,

Architect: LK Travis & Associates, Inc., LK Travis, (210) 732-2828

Attorney: Opiela/Mixon PLLC, Eric Opiela, (512) 879-6492

Syndicator: Raymond James Tax Credit Funds, Inc., Gary Robinson, (727) 567-5014

Housing GC: Charter Contractors, LP, Jay Collins, (512) 249-6240

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

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

Cost Estimator: N/A, ,

Engineer: TBD, ,

Accountant: Novogradac & Company, Phong Tran, (512) 340-0420

Supp. Services: Pinnacle Property Management, Jeannie Swindle, (956) 423-2170

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/11/2008

Second Review: Shannon, Reviewed on 3/14/2008

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

Total Points Requested:	168
Total Points Awarded:	167

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

08176: Maeghan 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: David Burrell

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,261,653

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/28/2008	Kent Bedell	LIHTC	Cathy Dixon	Owner/Applicant/GP	Deficiencies
Description: Cathy Dixon called to ask a question regarding a deficiency item and how she should respond.					
3/31/2008	Shannon Roth	LIHTC	Cathy Dixon	Owner/Applicant/GP	Deficiencies
Description: need further information for deficiency					
4/2/2008	Kent Bedell	LIHTC	Cathy Dixon	Owner/Applicant/GP	Deficiencies
Description: I called Cathy to confirm what she needed to submit for vol.1 tab.7 in order to satisfy all deficiency items.					

08179: Homes at Cypress Ridge

A. General Project Information

Project Location: 100 SE. Stallings Dr. City: Nacogdoches County: Nacogdoches Region: 5
Total Units: 54 Total LI Units: 54 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$670,732
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Homes at Cypress Ridge, Ltd.; Anita M. Kegley, (210) 857-4994

Applicant/Principals (Entity Name, Contact):

Homes at Cypress Ridge GP, LLC Anita M. Kegley
Tarin Real Estate Barbara L. Tarin

Development Team (Entity, Contact Name, Phone):

Developer: Dame Development, Anita M. Kegley, (210) 857-4994

Appraiser: N/A, ,

Originator/UW: N/A, ,

Architect: LK Travis & Associates, Inc., LK Travis, (210) 732-2828

Attorney: TBD, ,

Syndicator: Alliant Capital, Ltd., Chris Martiner, (561) 833-5795

Housing GC: Kegley, Inc., Anita M. Kegley, (241) 034-9499

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

Property Manager: Banyan Realty, Lou Vogt, (407) 478-1295

Cost Estimator: Kegley, Inc, Anita M. Kegley, (210) 349-4994

Engineer: Everett Griffith, Jr. & Associates Inc., Rick Freeman, (936) 634-5528

Accountant: TBD, ,

Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus, Reviewed on 3/26/2008

Second Review: Emily, Reviewed on 5/9/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	131
-------------------------	-----

Total Points Awarded:	125
-----------------------	-----

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

08179: Homes at Cypress Ridge Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Declined with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: not awarded

Staff Recommendation: Not Recommended: The Underwriter's expense to income ratio exceeds the Department's maximum of 65%. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/22/2008	Ben Sheppard	LIHTC	Anita Kegley	Owner/Applicant/GP	Deficiencies
Description: Communicated that our fax machine was stuck.					
1/22/2008	Ben Sheppard	LIHTC	Anita Kegley	Owner/Applicant/GP	Deficiencies
Description:					
5/21/2008	Emily Price	LIHTC	Anita Kegley	Owner/Applicant/GP	Deficiencies
Description: Talked to her about her deficiency response that is due by 5pm today.					

08181: Park Ridge Apartments

A. General Project Information

Project Location: SE. Corner of Legend Hills Blvd. & City: Llano County: Llano Region: 7
RM 152

Total Units: 64 Total LI Units: 62 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$585,392

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Park Ridge, Ltd.: Mark Mayfield, (830) 693-4521

Applicant/Principals (Entity Name, Contact):

The Park Ridges, LLC	Mark Mayfield
THF Housing Development Co, LLC	Mark Mayfield
Texas Housing Foundation	Mark Mayfield
ILG Development, Inc	Steve Nash

Development Team (Entity, Contact Name, Phone):

Developer: ILG Development, Inc., Steve Nash, (830) 598-2454

Appraiser: TBD, ,

Originator/UW: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Architect: Cameron Ahead, Architects, Inc., Cameron Ahead, (817) 332-6231

Attorney: Dominic Audino, Attorney at Law, Dominic Audino, (512) 251-5004

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: Nash Builders, Steve Nash, (830) 598-2454

Market Analyst: Novogradac & Company, LLP, Brad Weinberg, (512) 340-0420

Property Manager: Texas Housing Foundation, Mark Mayfield, (830) 693-4521

Cost Estimator: Nash Builders, Steve Nash, (830) 598-2454

Engineer: TBD, ,

Accountant: TBD, ,

Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/19/2008

Second Review: Ben, Reviewed on 4/17/2008

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

Total Points Requested:	167
-------------------------	-----

Total Points Awarded:	159
-----------------------	-----

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

08181: Park 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 with Conditions

1st Underwriter: T Cavanaugh

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$697,017

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/24/2008	Ben Sheppard	LIHTC	Jeff Spicer	Consultant/Lobbyist	Deficiencies
Description:					
4/24/2008	Ben Sheppard	LIHTC	Jeff Spicer & Mark Mayfield	Owner/Applicant/GP	Deficiencies
Description:					

08182: Suncrest Apartments

A. General Project Information

Project Location: 611 Rubin Dr. City: El Paso County: El Paso Region: 13
 Total Units: 100 Total LI Units: 100 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$392,669
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sound Preservation 205, LP; Bryon Gongaware, (206) 628-8010

Applicant/Principals (Entity Name, Contact):

Sound Preservation 105 LLC Keven Ruf
 Madrona Tax Credit Owner LLC Kevin Ruf
 Sound Preservation Development LLC Kevin Ruf

Development Team (Entity, Contact Name, Phone):

Developer: Sound Preservation Development, LLC, Bryon Gongaware, (206) 628-8010 Housing GC: R.L. Fauss Construction, John Wygoski, (402) 941-2439
 Appraiser: Gill Group, Cash Gill, (573) 624-6614 Market Analyst: Prior and Associates, John Prior, 3038612728
 Originator/UW: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Property Manager: TBD, ,
 Architect: Bill Zorn, Bill Zorn, (915) 534-7013 Cost Estimator: N/A, ,
 Attorney: Pillsbury Winthrop, Irene Kuei, (415) 984-1855 Engineer: N/A, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 3/11/2008
 Second Review: Shannon, Reviewed on 3/10/2008

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

Total Points Requested:	161
Total Points Awarded:	161

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

08182: Suncrest 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$398,799

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Kevin Ruf	Owner/Applicant/GP	Deficiencies
Description: I confirmed with Kevin Ruf that he received my deficiency notice email for #08182					
3/25/2008	Kent Bedell	LIHTC	Jeffery Spicer	Owner/Applicant/GP	Deficiencies
Description: Mr. Spicer called to confirm that I received his follow-up deficiency response. I conformed that I did, I would review it, and get back with him to let him know it was okay.					
3/25/2008	Kent Bedell	LIHTC	Jeffery Spicer	Owner/Applicant/GP	Deficiencies
Description: Mr. Spicer called to confirm what deficiencies were satisfied from his response and what still needed to be resolved.					

08183: Desert Villas

A. General Project Information

Project Location: 0.5 Miles SW. of Intersection of Alameda Ave. & Coronado Rd. **City:** El Paso **County:** El Paso **Region:** 13

Total Units: 94 **Total LI Units:** 94 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$954,776

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Desert Villas, 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	Housing GC: Investment Builders, Inc., Ike J. Monty, (915) 599-1245
Appraiser: Zacour & Associates, Inc., Paul Zacour, (915) 581-1141	Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179272838
Originator/UW: SunAmerica Affordable Housing Providers, Inc., Lincoln Williamson, (310) 772-6000	Property Manager: IBI Property Management, LLC, Gloria Garza, (915) 590-1515
Architect: David J. Marquez, A & E Services, David J. Marquez, (915) 532-7188	Cost Estimator: Investment Builders Inc, Antonio Gallardo, (915) 599-1245
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707	Engineer: Barragan & Associates, Daniel Barragan, (915) 591-5709
Syndicator: SunAmerica Affordable Housing Provider, Inc, Lincoln Williamson, (310) 772-6000	Accountant: Robert H. Woolley Jr, CPA, Robert H. Woolley Jr, (915) 599-1220
	Supp. Services: Texas Rio Grande Legal Aide, Yolanda Becerra, (915) 585-5100

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/24/2008

Second Review: Shannon, Reviewed on 4/4/2008

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	6	6
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17	0	0
4 (B)	14	14	18	-1	4
5 (A)	0	0	19	6	6
			20	4	4
6 (A)*		14	21	4	4
6 (B)*		0	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	0	0
9 (A)	7	7	24	0	0
9 (B)	1	1	25	2	2
10	7	7	26	1	1
11	0	0	27	0	0
12	6	6	28	0	0
13	0	0			
			App Deficiency Points Lost:		0
			Total Points Requested:	148	
			Total Points Awarded:	148	

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

08183: Desert 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: Declined with Conditions

1st Underwriter: D Thompson

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,085,932

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/28/2008	Shannon Roth	LIHTC	Maria Espinoza	Owner/Applicant/GP	Deficiencies
Description: Called to remind her tomorrow is the 5th day.					
5/20/2008	Kent Bedell	LIHTC	Eunice Reyes	Owner/Applicant/GP	Scoring
Description: Eunice Reyes confirmed that the 2008 HTC Scoring Notice was received.					
12/23/200	Valentin DeLeon	LIHTC	Martha Gomez	Owner/Applicant/GP	Deficiencies
Description: Called Martha after my email to Maria Espinoza came back stating that she would be out of the office. Spoke with Martha, and she indicated to me that she was aware of the 5PM deadline, and assured me that she would have the deficiencies turned in.					

08184: 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*: ADR * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$423,489
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Washington Hotel Lofts, LLC; Bill Scantland, (336) 722-9871

Applicant/Principals (Entity Name, Contact):

Landmark Asset Services, Inc Bill Scantland
 Sari and Company Jim Sari
 Archetypes, LLC Dewayne H. Anderson, Sr.

Development Team (Entity, Contact Name, Phone):

Developer: Archetypes, LLC, Dewayne Anderson, (336) 722-9871 Housing GC: Rehab Builders, Inc, Ed Lipsky, (336) 714-8930
 Appraiser: Pacific Southwest Valuation, Tim Cole, (512) 340-0420 Market Analyst: Novogradac & Company, LLP, John Cole, 5123400420
 Originator/UW: Regions Bank, Cary Rosenbalm, (615) 748-2868 Property Manager: Landmark Property Management Company, Blair Mass, (336) 722-9871
 Architect: Martin Riley Associates - Architects, P.C., Jackie Martin, (404) 373-2800 Cost Estimator: Rehab Builders, Inc, Keith Maness, (336) 714-8930
 Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: Rehab Engineering, PC, Flay Blalock, (336) 714-8935
 Syndicator: Regions Bank, Cary Rosenbalm, (615) 748-2868 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus, Reviewed on 3/19/2008
 Second Review: Elizabeth, Reviewed on 5/5/2008

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

Total Points Requested:	169
Total Points Awarded:	169

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

08184: 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: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$429,157

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/23/2008	Nicole Fisher	LIHTC	Bill Scantland	Owner/Applicant/GP	Deficiencies
Description: Called Bill and told him I had received his response for the deficiency, but that I also needed a corrected Certification of Notification form. He replied he would send it this afternoon.					
3/11/2008	Sharon Gamble	LIHTC	Hollis Fitch	Consultant/Lobbyist	Scoring
Description: I contacted Mr. Fitch to let him know that did not receive a QCP letter for this deal.					
5/6/2008	Hollis Fitch	LIHTC	Elizabeth Henderson	Consultant/Lobbyist	Deficiencies
Description: Hollis Fitch called. I didn't write down the time but it was between 9:30 and 10:00am. Anyway he wanted to know how soon we needed the deficiencies turned in. I told him just as soon as he could that he did have the full 5 business days if he needed it. He suggested that he could have mostin by this afternoonbut at the least would Thursday the 8th satisfy everybody? I told him that I'm sure it would but. I did emphasize that we wanted the corrections as soon as he could get them in but if he needed the full 5 days he could take them.					
5/12/2008	Elizabeth Henderson	LIHTC	Hollis Fitch	Consultant/Lobbyist	Deficiencies
Description: Hollis called to clarify something in the defieny submission. He says that they had identified the funds intened to build commerical space within the development and that those funds need to be deducted in order to get the correct amount for the "Cost per square foot" item. They have removed it from eligible basis and it doesn't go to build residential space. He says it's listed as "Other " on the cost schedule but he will have Bill Scantland label it as "Commerical" so tht it will be clear that it shouldn't be included in the Total Direct Hard Costs for purposes of the "Cost per square foot" item. I told him I understood and would double check that I could do that. I checked with REA since MF people were all pretty much gone and Hollis is right according to them.					

Description: Hollis called to say that he is sending in the Part B, Financing Participants to make it consistent with the rest of the updated information as I reminded him. He is upset about the 5 point loss for not having all items resolved. He says that his information was in on time and that missing this one thing shouldn't cost him five points. He objects to having to fight so much to keep the deals alive. He says he already has had this particular application terminated for something ridiculous and Mr. Gerber put it back on the radar. And now this 5 points -- it's just frustrating. I told him that I understood his argument and that he wasn't the first to make it. I also told him that I had had trouble with the 5 points before since people seem to believe that for point items, they shouldn't be subject to both types of loss, points for the item and points for not resolving the deficiency. He says that he has had this trouble for years. I asked him if he had provided any comment on this when the rules went out for comment. He said he held back on doing it but he probably will this time around. He says he is going to send a mean letter and just wanted to let me know. I told him that it was fine since I'm not the one he's mad at, it's the rules he is mad at, and I wouldn't be offended. And I won't be offended as long as he aims his comments at the rule and not at me. In the mean time, he will be sending the Financing Participants updated to be consistent with the rest of the information that was updated.

08185: Historic Lofts of Palestine

A. General Project Information

Project Location: 201 W. Oak St.; 314 S. Queen St.; **City:** Palestine **County:** Anderson **Region:** 4
 201 E. Oak St.; 119 E. Oak St.

Total Units: 65 **Total LI Units:** 65 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$647,682

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Historic Lofts of Palestine, LLC; Bill Scantland, (336) 722-9871

Applicant/Principals (Entity Name, Contact):

Landmark Asset Services, Inc	Bill Scantland
Sari and Company	Jim Sari
Archetypes, LLC	Dewayne H. Anderson, Sr.

Development Team (Entity, Contact Name, Phone):

Developer: Archetypes, LLC, Dewayne Anderson, (336) 722-9871	Housing GC: Rehab Builders, Inc, Ed Lipsky, (336) 714-8930
Appraiser: N/A, ,	Market Analyst: Novogradac & Company, LLP, John Cole, 5123400420
Originator/UW: Regions Bank, Cary Rosenbalm, (615) 748-2868	Property Manager: Landmark Property Management Company, Blair Mass, (336) 722-9871
Architect: Martin Riley Associates - Architects, P.C., Jackie Martin, (404) 373-2800	Cost Estimator: Rehab Builders, Inc, Keith Maness, (336) 714-8930
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707	Engineer: Rehab Engineering, PC, Flay Blalock, (336) 714-8935
Syndicator: Regions Bank, Cary Rosenbalm, (615) 748-2868	Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
	Supp. Services: TBD, ,

C. Scoring Information

First Review: ORCA, Reviewed on 3/26/2008
Second Review: Ben, Reviewed on 4/23/2008

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

08185: Historic Lofts of Palestine Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

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: Approved with Conditions

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: terminated

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/10/2008	Sharon Gamble	LIHTC	Hollis Fitch	Consultant/Lobbyist	Application General
Description: PC from Hollis Fitch re: two neighborhood letters that do not appear on my log but that neighborhood associations told him they sent. He knew that the name of the organization was improving Palestine...but didn't know the name of the other organization. He will contact me with the name of the other organization and will see if improving Palestine sent a traceable letter.					
4/28/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: Owen Metz called to discuss how he could satisfactorily resolve deficiency #2.					
4/30/2008	Ben Sheppard	LIHTC	Hollis Fitch	Consultant/Lobbyist	Deficiencies
Description: I talked to Mr. Fitch twice today.					
5/1/2008	Ben Sheppard	LIHTC	Hollis Fitch	Consultant/Lobbyist	Deficiencies
Description: 3 conversations today.					

08190: Sutton Homes

A. General Project Information

Project Location: 909 Runnels City: San Antonio County: Bexar Region: 9
Total Units: 194 Total LI Units: 186 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): ARDC Sutton, Ltd.; Ryan Wilson, (210) 694-2223

Applicant/Principals (Entity Name, Contact):

ARDC Sutton Henry A. Alvarez, III
San Antonio Housing Facility Corporation Henry A. Alvarez, III
Franklin Development Properties, Ltd. Aubrea Franklin

Development Team (Entity, Contact Name, Phone):

Developer: Franklin Development Properties, Ryan Wilson, (210) 694-2223 Housing GC: Franklin Construction, Ltd, Karl Wanke, (210) 408-3100
Appraiser: Land America Commercial Services, Mary Ann Barnett, (214) 739-0700 Market Analyst: Land America Commercial Services, Mary Ann Barnett, 2147390700
Originator/UW: Key Bank, Jeff Rogers, (214) 540-9128 Property Manager: United Apartment Group, Tim Settles, (210) 492-1570
Architect: RPGA Design Group, Inc., Rick Garza, (817) 332-9477 Cost Estimator: N/A, ,
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Bill Walter, (713) 653-7328 Engineer: Kimley Horn & Associates, Brain Parker, (817) 332-9477
Syndicator: Red Capital Group, Dale Cook, (830) 997-0350 Accountant: TBD, ,
Supp. Services: United Apartment Group, Tim Settles, (210) 492-1570

C. Scoring Information

First Review: Kent, Reviewed on 4/4/2008
Second Review: Ben, Reviewed on 4/17/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	162
Total Points Awarded:	161

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

08190: Sutton 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: C Hoover

2nd Underwriter: T Cavanaugh

3. Allocation Decision by Board: awarded from waiting list 11/13/08

Staff Recommendation: Not Recommended: Does not have a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,650,000

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>
3/13/2008	Sharon Gamble	LIHTC	Lorraine Robles	Owner/Applicant/GP	Scoring
Description: PC from Ms. Robles from the San Antonio Housing Authority. She said that the Sutton Homes Resident Council, one of the neighborhood organizations that sent in a QCP letter on their behalf, does not appear on our postal log of letters received requesting to be on record with TDHCA. I told her i would contact the organization to follow up.					
3/13/2008	Sharon Gamble	LIHTC	Lorraine Robles	Owner/Applicant/GP	Scoring
Description: PC from Ms. Robles from the San Antonio Housing Authority. She said that the Sutton Homes Resident Council one of the neighborhood organizations that sent in the QCP letter on their behalf, does not appear on our posted log of letters received requesting to be on record with TDHCA. I told her I would contact the organization to follow up.,					
3/17/2008	Sharon Gamble	LIHTC	Arlene Hensel	Other	Scoring
Description: PC to Ms. Hensel, President of the Sutton Homes Council. I asked her if she could provide any evidence of when she sent the request to be registered with TDHCA. She stated: " I don't know. I signed the papers for SAHA that Ms. Robles gave me and i gave them to [I beleive she said Ms. Pritchard]. I asked who this was and she said " she works at SAHA." She furhter stated that she did not send any of the materials, she just" signed the papers and gave them back to SAHA. She said that if i needed to know anything about them, i needed to call Ms. Robles at SAHA.					
3/17/2008	Sharon Gamble	LIHTC	Arlene Hensel	Other	Scoring
Description: PC to Ms. Hensel, President of the Sutton Home's Resident Council. I asked her if she could provide any evidence of when she sent the request to be registered with TDHCA. She stated: "I don't know. I signed the paper for SAHA that Ms. Robles gave me and I gave them to [i believe she said Ms. Pritchard]. I asked who this was and she said "she works at SAHA." She further stated that she did not send any of the materials, she just"signed the papers and gave them back to SAHA. She said that if I needed to know anything about them, I needed to call Ms. Robles at SAHA.					
3/18/2008	Sharon Gamble	LIHTC	Ryan Wilson	Owner/Applicant/GP	Scoring
Description: Got a voice message from Ryan to please call. He asked to be updated on the situation with the letter from Sutton Homes Resident Council. I recounted my contacts with Ms. Robles and Ms. Hensel. I told him that the submission would be disqualified because of applicant involvement. I reminded him that he has the right to appeal any decision we make.					

3/18/2008	Sharon Gamble	LIHTC	Arlene Hensel	Other	Scoring
Description: PC to Ms. Hensel to see if she could provide me a written statement of her assertion on 3/17 that she did not send the neighborhood organization documentation regarding Sutton Homes Resident Council. She said she does not have access to email or a fax machine and was ill and could not go out. She stated that she did not send the letter and said that all she did was sign them: Ms. Robles wrote them and sent them. She said that Ms. Robles contacted her 3/17 to set up a meeting with her but she told Ms. Robles that she was ill. She said Ms. Robles said she would contact the developer and maybe call her back.					
4/18/2008	Kent Bedell	LIHTC	Ryan Wilson	Owner/Applicant/GP	Deficiencies
Description: Based on an email I received from Ryan Wilson, I called him to confirm that he is ineligible to receive points for Vol. 4 Tab 9, Declared Disaster Area because did not request the points on Vol.4 Tab 1, Applicant self score.					
4/22/2008	Kent Bedell	LIHTC	Ryan Wilson	Owner/Applicant/GP	Deficiencies
Description: Ryan Wilson called to get some guidance on how he could satisfactory respond to deficiency #6(Vol. 4 Tab 24, Leveraging of Private, State, and Federal Funds).					
4/25/2008	Kent Bedell	LIHTC	Ryan Wilson and Lorraine	Owner/Applicant/GP	Deficiencies
Description: Left voice mail for Ryan and Lorraine reminding them that the Eligibility/Selection deficiency response for #08190 is due at 5PM, today.					
4/25/2008	Kent Bedell	LIHTC	Ryan Wilson and Lorraine	Owner/Applicant/GP	Deficiencies
Description: I left a voice mail for both Ryan Wilson and Lorraine Robles reminding them that the Selection Deficiency response for #08190 is due today by 5PM.					
5/20/2008	Kent Bedell	LIHTC	Ryan Wilson	Owner/Applicant/GP	Scoring
Description: Called Ryan Wilson to confirm that he received the 2008 HTC Scoring Notice. He said he would reply to the email as soon as we got off the phone.					
8/19/2008	Nicole Fisher	LIHTC	Ryan Wilson	Owner/Applicant/GP	Deficiencies
Description: Ryan called re: the 20/50 rule and a def. Told him I would have to talk to Robbye and get back to him.					
8/26/2008	Nicole Fisher	LIHTC	Lorraine Robles	Owner/Applicant/GP	Deficiencies
Description: Lorraine called to give me the last board member SS# for the deficiency.					

08192: Hutto Enclave

A. General Project Information

Project Location: 5 Acres of Hutto Square Tract A Exchange Blvd. **City:** Hutto **County:** Williamson **Region:** 7
Total Units: 80 **Total LI Units:** 80 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$676,757
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): DDC Hutto Enclave, Ltd.; Colby Denison, (512) 732-1226
Applicant/Principals (Entity Name, Contact):
 DDC Hutto Enclave GP, LLC Colby Denison
 DDC Investment, Ltd Colby Denison
 DDC Housing, LLC Colby Denison
 Crossroads Housing Development Corporation Paul Pryor
Development Team (Entity, Contact Name, Phone):
Developer: DDC Investment, Ltd, Colby Denison, (512) 732-1226 **Housing GC:** TBD, ,
Appraiser: N/A, , **Market Analyst:** O'Connor & Associates, Bob Coe, (713) 686-9955
Originator/UW: PNC Bank, Nicole Flores, (512) 391-9084 **Property Manager:** UAH Property Management, LP, Michael V. Clark, (214) 265-7227
Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 **Cost Estimator:** N/A, ,
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 **Engineer:** GSWW, Inc., Joseph Reue, (281) 980-7705
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 **Accountant:** Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
Supp. Services: Better Texan, Aubrea Hance, (254) 898-0567

C. Scoring Information

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

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

Total Points Requested:	0
Total Points Awarded:	0

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

08192: Hutto Enclave Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on May 1

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08193: Sphinx at Fiji Senior

A. General Project Information

Project Location: 201 Fran Way City: Dallas County: Dallas Region: 3
Total Units: 130 Total LI Units: 130 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): SDC FIJI Senior, LP; Joseph Agumadu, (214) 342-1400

Applicant/Principals (Entity Name, Contact):

SDC Fiji Senior, LP	Joseph Agumadu
Fiji Villas, LLC	Joseph Agumadu
Sphinx Development Corporation	Joseph Agumadu

Development Team (Entity, Contact Name, Phone):

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

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

Originator/UW: N/A, ,

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

Attorney: Shackelford, Melton & McKinney, LLP, John Shakeford, (972) 490-1400

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: Alta Construction Service, Eric McMillen, (972) 733-0055

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

Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3200

Cost Estimator: Alta Construction Service, Eric McMillen, (972) 733-0055

Engineer: Bird, Hamton & Brown, Austin, (817) 338-1277

Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437

Supp. Services: Texas Interfaith Supportive Services, LLC, Katie Danley, (713) 526-6634

C. Scoring Information

First Review: Nicole, Reviewed on 3/18/2008

Second Review: Ben, Reviewed on 3/20/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	162
Total Points Awarded:	162

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

08193: Sphinx at Fiji 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 with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,306,442

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Kent Bedell	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Pre-App General
Description: I called Joseph Agumadu to confirm that he received the deficiency notice I emailed him for #08193, Sphinx @ Fiji Seniors.					
3/25/2008	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description:					
3/27/2008	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description: Just called him and called him earlier this morning in connection with his deficiency submission.					
3/28/2008	Ben Sheppard	LIHTC	Jay Oji	Owner/Applicant/GP	Deficiencies
Description:					
3/31/2008	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description:					
3/31/2008	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description:					
4/1/2008	Ben Sheppard	LIHTC	Joseph Agumadu	Owner/Applicant/GP	Deficiencies
Description:					

08194: D.N Leathers Townhomes

A. General Project Information

Project Location: 1001 Coke St. City: Corpus Christi County: Nueces Region: 10
 Total Units: 130 Total LI Units: 130 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): D.N. Leathers Townhomes, LP; Richard Franco, (361) 889-3349

Applicant/Principals (Entity Name, Contact):

Corpus Christi Housing Authority Richard J. Franco
 D.N. Leathers Townhomes, LP Richard J. Franco
 D.N. Leathers Townhomes GP, LLC Richard J. Franco
 Bluebonnet Gardens Richard Franco

Development Team (Entity, Contact Name, Phone):

Developer: Bluebonnet Gardens, Richard J. Franco, (361) 889-3349 Housing GC: Bluebonnet Gardens, Richard J. Franco, (361) 889-3349
 Appraiser: Corpus Christi Appraisal Services, Inc., Pam Teel, (361) 992-5555 Market Analyst: Novogradac & Company, LLP, Davonne Lewis, 5123400420
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: AG Associates Architects, Ron M. Alvarado, (210) 734-6885 Cost Estimator: N/A used Architects Cost Estimate, ,
 Attorney: Shackelford, Melton & McKinney, LLP, Benjamin D. Halpern, (214) 780-1400 Engineer: Medina Consultants, Victor Medina, (361) 814-4700
 Accountant: TBD, ,
 Syndicator: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 4/16/2008
 Second Review: Ben, Reviewed on 4/18/2008

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

Total Points Requested:	171
Total Points Awarded:	157

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

08194: D.N Leathers Townhomes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: returned credits from 11/13/08 award

Staff Recommendation: 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>
1/18/2008	Kent Bedell	LIHTC	Deborah Sherrill	Owner/Applicant/GP	Deficiencies
Description: Ms. Sherrill called to see if I had received her faxed deficiency response for #08194. I told her I did not and she said she would email it to me.					
4/29/2008	Kent Bedell	LIHTC	Deborah Sherrill	Owner/Applicant/GP	Deficiencies
Description: Ms. Sherrill called to tell me that she would be submitting a partial response for me to start reviewing and an additional response would be submitted by 5PM.					
4/29/2008	Kent Bedell	LIHTC	Deborah Sherrill	Owner/Applicant/GP	Deficiencies
Description: Ms. Sherrill called to confirm that the ordinance from the City of Corpus Christi was okay.					

08195: Chateau Village Apartments

A. General Project Information

Project Location: 3815 Fuqua St. W. City: Houston County: Harris Region: 6
 Total Units: 150 Total LI Units: 150 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,174,583
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Houston Leased Housing Associates I, LP; Mark S. Moorhouse, (763) 354-5613

Applicant/Principals (Entity Name, Contact):

General Partner: Housing Services Inc. Lee Anderson
 Houston Leased Housing Associates I, LP Mark S. Moorehouse
 Developer: Houston Leased Housing Development I, L Mark S. Moorehouse
 Housing Services Incorporated Lee Anderson

Development Team (Entity, Contact Name, Phone):

Developer: Houston Leased Housing Development I, LLC, Mark S. Moorhouse, (763) 354-5613 Housing GC: Benson-Orth Associates, Inc., Mike Monson, (952) 545-8826
 Appraiser: Integra Realty Resources, Michael Amundson, (612) 339-7700 Market Analyst: Integra Realty Resources, Mark Lamb, 9729601222
 Originator/UW: Dougherty & Company, Tim Larkin, (612) 317-2161 Property Manager: Dominion Management Services, Inc., Jon Segner, (763) 354-5620
 Architect: BKV Group, Gary Vogel, (612) 373-9121 Cost Estimator: TBD, ,
 Attorney: Winthrop & Weinstine, Erin Jones, (612) 604-6730 Engineer: TBD, ,
 Syndicator: Alliant Capital, Ltd., Joel Hauenstein, (740) 927-1077 Accountant: TBD, ,
 Supp. Services: Housing Services Incorporated, Lee Anderson, (214) 351-6922

C. Scoring Information

First Review: Kent, Reviewed on 4/16/2008
 Second Review: Ben, Reviewed on 4/22/2008

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

Total Points Requested:	159
Total Points Awarded:	140

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

08195: Chateau 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: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$1,219,712

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/25/2008	Elizabeth Henderson	LIHTC	Owen Mertz	Owner/Applicant/GP	Deficiencies
Description: Owen Metz called with Jeff Spicer and some lawyer on the line ask question about his deficiencies for 08195. He wanted tot talk to Kent, who sent the notice, but he is at lunch. Ben was the other reviewer and he is here so I sent him to Ben.					
5/1/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: I called Owen to tell him that he needed to break up the \$1,100,000 City of Houston HOME amount so that it meets he 5% requirement for Vol. 4, Tab5, and the 2% requirement for Vol.4, Tab 24.					
5/1/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: I called Owen to tell him that he broke out the 1,100,000 City of Houston HOME loan amount incorrectly between Vol.1, Tab 5 and Vol. 4, Tab 24.					
5/1/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: Owen called to confirm that I received his final deficiency response.					
5/23/2008	Ben Sheppard	LIHTC	Own Metz	Owner/Applicant/GP	Deficiencies
Description:					
5/28/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: Owen Metz called to get further clarification on how he could satisfactorily respond to several deficiencies.					
5/30/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: I provided clarification on what he needed to submit to resolve deficiency #10.					
5/30/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: I called Owen to inform him that he needed to submit a Vol. 1, Tab 5. Part D. for every board member of HSI.					
6/2/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: Owen called to make sure I received his final deficiency response.					
6/2/2008	Kent Bedell	LIHTC	Owen Metz	Owner/Applicant/GP	Deficiencies
Description: I called Own to let him know that he needs to revise the Part D. Certification of Principal to include each HSI board members printed name.					

08198: Highland Manor

A. General Project Information

Project Location: 300 Blk Newman Rd. City: La Marque County: Galveston Region: 6
Total Units: 141 Total LI Units: 134 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Highland La Marque, LP; David Koogler, (713) 906-4460

Applicant/Principals (Entity Name, Contact):

Highland La Marque Advisor LLC (to be formed) David Koogler
Mark-Dana Corporation David Koogler

Development Team (Entity, Contact Name, Phone):

Developer: Mark-Dana Corporation, David Koogler, (713) 906-4460 Housing GC: Koogler Construction of Texas, David Mark Koogler, (713) 906-4460
Appraiser: N/A, , Market Analyst: O'Connor and Associates, Robert Coe, 7136869955
Originator/UW: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Property Manager: Mark-Dana Management of Texas, LLC, David Koogler, (713) 906-4460
Architect: Mucasey & Associates Architects, Mark S. Mucasey, (713) 521-1233 Cost Estimator: N/A, ,
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: Lott & Brown Engineering Services, David L. Brown, (281) 492-2354
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: TBD, ,
Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 4/8/2008
Second Review: Emily, Reviewed on 4/8/2008

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

Total Points Requested:	174
Total Points Awarded:	174

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

08198: Highland 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 with Conditions

1st Underwriter: Thomas Kincaid

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,469,100

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>
4/10/2008	Kent Bedell	LIHTC	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
Description: Ms. Carpenter called to confirm how she should respond to deficiency #2. I confirmed that she needed to submit the contact information for the CURRENT owner of the property.					
4/11/2008	Kent Bedell	LIHTC	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
Description: Ms. Carpenter called to ask a question about Deficiency #3 and how she could respond to satisfy the deficiency.					
4/14/2008	Kent Bedell	LIHTC	Sarah Anderson	Consultant/Lobbyist	Deficiencies
Description: Ms. Anderson called to clarify how she could use the SETH loan commitment for scoring items (i)(5) and(i)(27).					

08200: 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: \$752,115
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): AIMCO Equity Services, Inc.; Paul Patierno, (310) 258-5122

Applicant/Principals (Entity Name, Contact):

Ingram Square Preservation, L.P. Paul Patierno
 Aimco Ingram Square Preservation, LLC Paul Patierno
 Aimco Equity Services, Inc 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

Appraiser: Novogradac & Company, John Cole, (512) 340-0420

Originator/UW: Amico Equity Services Inc., Paul Patierno, (310) 258-5122

Architect: The Hill Firm Architects, Paul Hill, (479) 494-1808

Attorney: Law Office of Peter Alpert, Peter Alpert, (323) 525-0640

Syndicator: Aimco Capital Tax Credit Fund X, Jim Hahn, (310) 258-2100

Housing GC: Penco Central, Inc., Brad Bowers, (713) 460-3363

Market Analyst: Novogradac & Company, LLP, John Cole, 5123400420

Property Manager: NHPMN Management Company, Jimmy Arnold, (972) 432-1152

Cost Estimator: Blackstone Consulting, John Williams, (505) 299-1800

Engineer: TRC Environomics, Linda Furhman, (602) 266-8288

Accountant: Reznick Group, PC, Julie Lamers, (404) 847-7674

Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/24/2008

Second Review: Ben, Reviewed on 3/27/2008

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

Total Points Requested:	175
Total Points Awarded:	175

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

08200: 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: Approved with Conditions

1st Underwriter: David Burrell

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$842,261

4. Records of Contact

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

08201: First Huntington Arms

A. General Project Information

Project Location: 415 N. Hwy 69 City: Huntington County: Angelina Region: 5
Total Units: 40 Total LI Units: 40 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$370,112
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Huntington-Charger Properties, LP; Louis Williams, (936) 560-5702

Applicant/Principals (Entity Name, Contact):

Huntington-Charger Properties LP Louis Williams
Huntington-Charger Affiliates LLC Louis Williams
Louis Williams & Associates Inc. Louis Williams

Development Team (Entity, Contact Name, Phone):

Developer: Louis Williams & Associates, Louis Williams, (936) 560-5702 Housing GC: Louis Williams & Associates, Louis Williams, (936) 560-5702
Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (713) 686-9955 Market Analyst: O'Connor & Associates, Craig Young, 7136869955
Originator/UW: N/A, , Property Manager: Hamilton Properties Corp., Linda Farral, (817) 514-6767
Architect: Delbert Richardson, Delbert Richardson, (936) 639-9761 Cost Estimator: Louis Williams & Associates, 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: Michael Associates Ltd, Chip Holmes, (617) 261-4646 Accountant: Gary Johnson, Gary Johnson, (936) 564-8186
Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/13/2008

Second Review: Emily, Reviewed on 3/16/2008

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

Total Points Requested: 169

Total Points Awarded: 169

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

08201: First Huntington Arms Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$413,664

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/25/2008	Emily Price	LIHTC	Louis and Bonia Williams	Owner/Applicant/GP	Deficiencies

Description: They had a few questions concerning their deficiency notice.

08203: Evergreen at Forney

A. General Project Information

Project Location: NW. Corner of State Hwy 80 & FM 548 **City:** Forney **County:** Kaufman **Region:** 3
Total Units: 80 **Total LI Units:** 80 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$800,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Forney Senior Community, L.P.; Brad Forslund, (972) 550-7800

Applicant/Principals (Entity Name, Contact):

PWA coalition of Dallas, Inc Don Maison
 Churchill Residential, Inc Brad Forslund
 PWA-Forney GP, LLC Don Maison

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: Integra Realty Resources, Charles A Bissell/ Jon Cruse, (972) 960-1222 **Market Analyst:** Integra Realty Resources, Charles A Bissell/ Jon Cruse, 9729601222
Originator/UW: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 **Property Manager:** Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800
Architect: GTF Design, Marc Tolson, (817) 514-0584 **Cost Estimator:** ICI Construction, Inc., Chris Sidwa, (972) 387-8000
Attorney: Coats, Rose, Yale, Ryman & Lee, PC, Tamea Dula/ Barry Palmer, (713) 653-7322 **Engineer:** Kimley Horn, James Hall/Brian Parker, (972) 770-1300
Syndicator: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: PWA Coalition of Dallas, Inc, Don Maison, (214) 941-0523

C. Scoring Information

First Review: ORCA, Reviewed on 3/18/2008
Second Review: Emily, Reviewed on 4/21/2008

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	6	6
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17	6	0
4 (B)	14	14	18	-1	6
5 (A)	18	18	19	6	6
			20	4	4
6 (A)*		0	21	4	4
6 (B)*		0	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	0	0
9 (A)	7	7	24	0	0
9 (B)	1	1	25	2	2
10	7	7	26	1	1
11	0	0	27	1	1
12	5	5	28	0	0
13	0	0			
App Deficiency Points Lost:					0
Total Points Requested:					172
Total Points Awarded:					166

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

08203: Evergreen at Forney Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on July 23

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/22/2008	Emily Price	LIHTC	Benetta Rusk	Owner/Applicant/GP	Deficiencies

Description: She called to ask a question about the deficiency notice.

08205: Wind River

A. General Project Information

Project Location: 8725 Calmont Ave. City: Fort Worth County: Tarrant Region: 3
 Total Units: 168 Total LI Units: 168 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,188,738
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Trinity Quality Housing, L.P.; Barbara Holston, (817) 333-3401

Applicant/Principals (Entity Name, Contact):

Trinity Quality Housing, LP Barbara Holston
 Trinity Quality Housing GP, LLC Barbara Holston
 Wild Terrace, Inc. Barbara Holston

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development, Ltd./Wind Terrace, Inc., Jeff Fulenчек/Barbara Holston, (972) 980-9810 Housing GC: Carleton Construction, Ltd., Neal R. Hilderbradt, (972) 980-9810
 Appraiser: Integra Realty Resources, Charles Bissell, (972) 960-1222 Market Analyst: Integra Realty Resources, Charles Bissell, 9729601222
 Originator/UW: Red Capital Group, David Martin, (614) 852-1428 Property Manager: Trivest Management Services, Inc., Nathan Lee, (817) 333-2122
 Architect: RPGA Design Group, Inc., Javier Lucio, (817) 332-9477 Cost Estimator: N/A, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,
 Syndicator: Red Capital Group, David Martin, (614) 852-1428 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Supp. Services: Housing Authority of the City of Fort Worth, Barbara Holston, (817) 332-8614

C. Scoring Information

First Review: Nicole, Reviewed on 4/15/2008
 Second Review: Emily, Reviewed on 4/10/2008

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

Total Points Requested:	167
Total Points Awarded:	167

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

08205: Wind River Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,359,966

4. Records of Contact

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

08206: Lincoln Terrace

A. General Project Information

Project Location: 4714 Horne St. City: Fort Worth County: Tarrant Region: 3
 Total Units: 72 Total LI Units: 72 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$663,595
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Lincoln Terrace, LP; Barbara Holston, (817) 333-3401

Applicant/Principals (Entity Name, Contact):

Lincoln Terrace, LP Barbara Holston
 Lincoln Terrace GP, LLC Barbara Holston
 Wild Terrace, Inc. Barbara Holston

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development, Ltd/Housing Authority of the City of Fort Worth, Jeff Fulenchek/Barbara Holston, (972) 980-9810 Housing GC: Carleton Construction, Ltd., Neal R. Hilderbradt, (972) 980-9810
 Appraiser: Integra Realty Resources, Charles Bissell, (972) 960-1222 Market Analyst: Integra Realty Resources, Charles Bissell, 9729601222
 Originator/UW: Red Capital Group, David Martin, (614) 852-1428 Property Manager: Trivest Management Services, Inc., Nathan Lee, (817) 333-2122
 Architect: Schwarz Hanson Architects, Gerald Schwarz, (817) 377-3600 Cost Estimator: N/A, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,
 Syndicator: Red Capital Group, David Martin, (614) 852-1428 Accountant: Thomas Stephens & Company, LLP, Tom Katopody, (817) 424-2437
 Supp. Services: Housing Authority of the City of Fort Worth, Barbara Holston, (817) 332-8614

C. Scoring Information

First Review: , Reviewed on

Second Review: , Reviewed on

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

Total Points Requested:	0
Total Points Awarded:	0

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

08206: Lincoln Terrace Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

Applicant terminated on April 14

2. Underwriting Decision:

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

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: terminated

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08207: Carpenter's Point

A. General Project Information

Project Location: 3326 Mingo St. City: Dallas County: Dallas Region: 3
 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Carpenter's Point, LP; George King, Jr., (469) 693-5113

Applicant/Principals (Entity Name, Contact):

Carpenter's Point, LP George King Jr.
 Hebron Development, LLC George King Jr.

Development Team (Entity, Contact Name, Phone):

Developer: Carleton Development/ Hebron Development LLC, Jeff Fulenchek/ George King Jr., (972) 980-9810 Housing GC: Carleton Construction, Ltd., Neal R. Hilderbradt, (972) 980-9810
 Appraiser: Integra Realty Resources, Jon Cruse, (972) 235-3031 Market Analyst: Integra Realty Resources, Jon Cruse, 9729601222
 Originator/UW: Washington Mutual, Cheryl Wilson, (312) 429-3067 Property Manager: Lincoln Property Company, Joyce Elredge, (214) 890-5001
 Architect: Beeler, Guest & Owens Architects, L.P., John Guest, (214) 520-8878 Cost Estimator: TBD, ,
 Attorney: Shackelford, Melton & McKinney, LLP, John Shackelford, (214) 780-1414 Engineer: Pachecoo, Koch Consulting Engineers, Michael C. Clover, (972) 235-3031
 Syndicator: Apollo Housing Capital, Dan Kierce, (216) 875-6043 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
 Supp. Services: Hebron Development, LLC, George King Jr., (469) 639-5113

C. Scoring Information

First Review: Kent, Reviewed on 3/28/2008
 Second Review: Emily, Reviewed on 3/24/2008

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

Total Points Requested:	165
Total Points Awarded:	165

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

08207: 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: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,401,556

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/1/2008	Emily Price	LIHTC	Will Henderson	Owner/Applicant/GP	Deficiencies

Description: Talked to him a few times this morning about his deficiency notice that is due tomorrow.

08208: Mansions at Briar Creek

A. General Project Information

Project Location: 1600 Blk Prairie Dr. 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: \$1,187,937
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Mansions at Briar Creek, LP; Robert R. Burchfield, (713) 956-0555

Applicant/Principals (Entity Name, Contact):

Mansions at Briar Creek I, LLC Robert R. Burchfield
 Nations Construction Management, Inc. John M. Czapski
 Robert R. Burchfield 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: N/A, , Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 Originator/UW: N/A, , Property Manager: Alpha Barnes Real Estate Services, Michael D. Clark, (972) 643-3205
 Architect: Mucasey & Associates Architects, Mark S. Mucasey, (713) 521-1233 Cost Estimator: TBD, ,
 Attorney: TBD, , Engineer: Costello, Inc., Steve Costello, (713) 783-7788
 Syndicator: Red Capital Markets, Inc., Dale Cook, (830) 997-0350 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/14/2008
 Second Review: Emily, Reviewed on 4/22/2008

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

Total Points Requested:	169
Total Points Awarded:	169

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

08208: 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 with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: not awarded

Staff Recommendation: Not Recommended: The proposed transaction is not financially feasible. **Credit Amount Allocated by Board:** \$1,187,937

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>
1/16/2008	Ben Sheppard	LIHTC	Donna Rickenbacker	Owner/Applicant/GP	Deficiencies
Description:					
5/20/2008	Kent Bedell	LIHTC	Penny Mitchell	Owner/Applicant/GP	Deficiencies
Description: Called to confirm if Robert Burchfield had received his 2008 HTC Scoring Notice.					

08213: Stamford Place Apartments

A. General Project Information

Project Location: 900 S. Orient City: Stamford County: Jones Region: 2
 Total Units: 40 Total LI Units: 40 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$166,517
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Stamford Place, Ltd.; James W. Fieser, (281) 347-8189

Applicant/Principals (Entity Name, Contact):

FDI-Stamford Place, LTD. James W. Fieser
 Fieser Holdings, Inc. James W. Fieser
 Fieser Development, Inc. James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: LCJ Construction, Inc., Craig Washburn, (281) 689-2030
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Integra-Peak Management, Michael Chamy, (817) 285-6315
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Diane Kinney, (281) 367-5222

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/8/2008
 Second Review: Shannon, Reviewed on 3/18/2008

<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	0
4 (A)	6	6	17	0	0
4 (B)	14	14	18	-1	2
5 (A)	18	18	19	6	6
			20	4	4
6 (A)*		0	21	4	4
6 (B)*		14	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	0	0
9 (A)	7	7	24	0	0
9 (B)	1	1	25	2	2
10	7	7	26	1	1
11	6	6	27	0	0
12	4	4	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	156
Total Points Awarded:	-28

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

08213: Stamford Place Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on June 24

2. Underwriting Decision:

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

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: Competitive in USDA Allocation

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>
3/20/2008	Shannon Roth	LIHTC	Melissa Baughman	Owner/Applicant/GP	Deficiencies

Description: Called to go over deficiency notice.

08215: Quail Run Apartments

A. General Project Information

Project Location: 1906 S. College Ave. City: Decatur County: Wise Region: 3
 Total Units: 40 Total LI Units: 40 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$137,531
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Quail Run, LTD.; James W. Fieser, (281) 347-8189

Applicant/Principals (Entity Name, Contact):

FDI-Quail Run, LTD James W. Fieser
 Fieser Holding, Inc. James W. Fieser
 Fieser Development, Inc. James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: LCJ Construction, Inc., Craig Washburn, (281) 689-2030
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Integra-Peak Management, Michael Chamy, (817) 285-6315
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Pat Schroeder, (281) 367-5222

C. Scoring Information

First Review: C. Reynolds, Reviewed on 3/17/2008
 Second Review: Emily, Reviewed on 3/24/2008

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

Total Points Requested:	159
Total Points Awarded:	159

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

08216: Chisum Trail Apartments

A. General Project Information

Project Location: 1100 Austin City: Sanger County: Denton Region: 3
 Total Units: 40 Total LI Units: 40 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$133,940
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Chisum Trail, Ltd.; James W. Fieser, (281) 347-8189

Applicant/Principals (Entity Name, Contact):

FDI- Chisum Trail, Ltd. James W. Fieser
 Fisher Holding, Inc James W. Fisher
 Fisher Development, Inc. James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: LCJ Construction, Inc., Craig Washburn, (281) 689-2030
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Integra-Peak Management, Michael Chamy, (817) 285-6315
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Diane Kinney, (281) 367-5222

C. Scoring Information

First Review: T. Fulton, Reviewed on 3/13/2008
 Second Review: Emily, Reviewed on 3/20/2008

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

08216: Chisum Trail 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: awarded 7/31/08

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$147,876

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>
1/16/2008	Nicole Fisher	LIHTC	Melissa Baugham	Owner/Applicant/GP	Deficiencies
Description: Melissa called to clarify she should send letters from sources. I told her yes.					
4/7/2008	Kent Bedell	LIHTC	Melissa Baughman and Ji	Owner/Applicant/GP	Deficiencies
Description: I spoke with Melissa and Jim to clear up the additional information I needed regarding the new Rent Schedule they submitted. They cleared up why they submitted what they did and i asked them to send an email to clarify their initial deficiency response.					

08217: Merritt Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: D. Burrell

2nd Underwriter: R Morales

3. Allocation Decision by Board: returned credits from 11/13/08 award

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

Credit Amount Allocated by Board: \$1,457,711

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/17/2008	Elizabeth Henderson	LIHTC	Will Henderson	Owner/Applicant/GP	Pre-App General

Description: Will Henderson left a voice message to confirm that they received the deficiency notice. Ana Patterson had already confirmed by email so I didn't call him back.

08218: Southern Terrace

A. General Project Information

Project Location: 2703 25th Ave. N. City: Texas City County: Galveston Region: 6
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$427,268
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Texas City, LTD.; James W. Fieser, 2813478189

Applicant/Principals (Entity Name, Contact):

FDI- Texas City, Ltd. James W. Fieser
 Fieser Holding, Inc. James W. Fieser
 Fieser Development, Inc. James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: LCJ Construction, Craig Washburn, (281) 689-2030
 Appraiser: N/A, , Market Analyst: O'Connor & Associates, Craig Young, 7136869955
 Originator/UW: N/A, , Property Manager: FDI Property Management Services, Inc., Diane Kinney, (281) 367-5222
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Pat Schroeder, (281) 367-5222

C. Scoring Information

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

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

Total Points Requested:	0
Total Points Awarded:	0

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

08218: Southern Terrace Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew April 22

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08220: Northview Apartments

A. General Project Information

Project Location: 331 N. Longview St. City: Kilgore County: Gregg Region: 4
 Total Units: 72 Total LI Units: 72 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$246,550
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): FDI-Northview, LTD.; James W. Fieser, (281) 367-8189

Applicant/Principals (Entity Name, Contact):

FDI-Northview LTD. James W. Fieser
 Fieser Holding, Inc. James W. Fieser
 Fieser Development, Inc James W. Fieser

Development Team (Entity, Contact Name, Phone):

Developer: Fieser Development, Inc., James W. Fieser, (281) 347-8189 Housing GC: LCJ Construction, Craig Washburn, (281) 689-2030
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: FDI Property Management Services, Inc., Diane Kinney, (281) 367-5222
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Wilson, Cribbs & Goren, P.C., Peggy Felder, (713) 222-9000 Engineer: N/A, ,
 Syndicator: Raymond James Tax Credit Funds, Inc., Gary K. Robinson, (800) 438-8088 Accountant: Lee E. Shafer, P.C., Lee Shafer, (281) 391-8333
 Supp. Services: FDI Property Management Services, Inc., Pat Schroeder, (281) 367-5222

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/12/2008
 Second Review: Shannon, Reviewed on 3/23/2008

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

08222: Evergreen at Vista Ridge

A. General Project Information

Project Location: 2600 Blk Highpoint Oaks Dr. City: Lewisville County: Denton Region: 3
 Total Units: 95 Total LI Units: 95 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$800,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Vista Ridge Senior Community, L.P.; Brad Forslund, (972) 550-7800

Applicant/Principals (Entity Name, Contact):

PWA Coalition of Dallas, Inc. Don Maison
 Churchill Residential, Inc Brad Forslund
 PWA- Vista Ridge GP, L.L.C. Don Maison

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: Integra Realty Resources, Charles A. Bissell/ Jon Cruse, (972) 960-1222 Market Analyst: Integra Realty Resources, Charles A. Bissell/ Jon Cruse, 9729601222
 Originator/UW: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 Property Manager: Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800
 Architect: GTF Design, Marc Tolson, (917) 514-0584 Cost Estimator: ICI Construction, Inc., Chris Sidwa, (972) 387-8000
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Tamea Dula/ Barry Palmer, (713) 653-7322 Engineer: Kimley Horn, James Hall/Brian Parker, (972) 770-1300
 Syndicator: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: PWA Coalition of Dallas Inc., Don Maison, (214) 941-0523

C. Scoring Information

First Review: Nicole, Reviewed on 4/9/2008
 Second Review: Shannon, Reviewed on 4/10/2008

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

Total Points Requested:	172
Total Points Awarded:	172

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

08222: Evergreen at Vista Ridge Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew July 23

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/16/2008	Nicole Fisher	LIHTC	Benetta Rusk	Owner/Applicant/GP	Deficiencies
Description: Benetta called to confirm receipt of deficiency.					
6/27/2008	Tom Gouris	LIHTC	Tamea Dula	Consultant/Lobbyist	Appeals
Description: Noticed that another deal, constitution court, has a HOME loan that is larger than the conventional and has a condition that the HOME have a first lien. Wanted to know if we had adopted this as a policy because her clients deal had the same issue. I said that it has been the policy and that we would be proposing the potential revision to that policy in a lending policy latter this year. She indicated that it would be likely that they would be preparing an appeal for her client.					

08223: Evergreen at The Colony

A. General Project Information

Project Location: NW. Corner 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): The Colony Senior Community, L.P.; Brad Forslund, (972) 550-7800

Applicant/Principals (Entity Name, Contact):

LifeNet Community Behavioral Healthcare Liam Mulvaney
 Churchill Residential Brad Forslund
 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: Integra Realty Resources, Charles A. Bissell/ Jon Cruse, (972) 960-1222 **Market Analyst:** Integra Realty Resources, Charles A. Bissell/ Jon Cruse, 9729601222
Originator/UW: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 **Property Manager:** Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800
Architect: GTF Design, 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/ Barry Palmer, (713) 653-7322 **Engineer:** Kimley Horn, James Hall/Brian Parker, (972) 770-1300
Syndicator: SunAmerica Affordable Housing Partners, Inc., Lee Stevens, (972) 238-7645 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420

Supp. Services: LifeNet Community Behavior Healthcare, Liam Mulvaney, (214) 932-1937

C. Scoring Information

First Review: MT, Reviewed on 4/8/2008
Second Review: Shannon, Reviewed on 4/10/2008

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

Total Points Requested:	171
Total Points Awarded:	171

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

08223: 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: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,433,150

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/14/2008	Shannon Roth	LIHTC	Benetta Rusk	Owner/Applicant/GP	Deficiencies
Description: Called to go over deficiency letter					
4/16/2008	Shannon Roth	LIHTC	Benetta Rusk	Owner/Applicant/GP	Deficiencies
Description: Called and left a message that tomorrow is the 5th day. She called me back to go over an item.					
5/19/2008	Kent Bedell	LIHTC	Benetta Rusk	Consultant/Lobbyist	Deficiencies
Description: I called Benetta Rusk to confirm that the photos of the sign were not posted anywhere else in the application.					
5/20/2008	Kent Bedell	LIHTC	Benetta Rusk	Consultant/Lobbyist	Deficiencies
Description: Benetta called to get guidance on where she could find the information in the QAP/ASPM for the Site Work Cost Requirement.					
5/22/2008	Kent Bedell	LIHTC	Benetta Rusk	Consultant/Lobbyist	Deficiencies
Description: Benetta called to discuss the new rent schedule she submitted to meet the 40/50 rule for HOME/HTC layered applications.					
5/22/2008	Kent Bedell	LIHTC	Kent Bedell	Consultant/Lobbyist	Deficiencies
Description: Benetta called to get guidance on how to satisfactorily respond/clear deficiency #1, pertaining to HTC/HOME layered applications that require that 40% of the units be at or below 50% of AMGI...					
5/23/2008	Kent Bedell	LIHTC	Benetta Rusk	Consultant/Lobbyist	Deficiencies
Description: Benetta called to discuss how she could satisfactorily resolve deficiency #17, Authorization to Release Credit information.					
5/23/2008	Kent Bedell	LIHTC	Benetta Rusk		
Description:					
5/27/2008	Kent Bedell	LIHTC	Benetta Rusk	Consultant/Lobbyist	Deficiencies
Description: I called Benetta to see if she could submit a response for Financial Statements for the The Colony Senior Community, LP and LCBH-The Colony GP, LLC that were left of the Threshold Deficiency Notice. She indicated that they were newly formed with no assets and would submit a statement attesting to such.					
5/27/2008					
Description:					

5/27/2008 Kent Bedell LIHTC Benetta Rusk Consultant/Lobbyist Deficiencies

Description: Benetta, called to clarify, one last time, how she could satisfactorily repond to Deficiency #1. I told her that as long as the rent schedule has 40% of the units at or below 50% AMGI, she would be okay.

5/27/2008 Kent Bedell LIHTC Benetta Rusk Consultant/Lobbyist Deficiencies

Description: Benetta, called to clarify, one last time, how she could satisfactorily repond to Deficiency #1. I told her that as long as the rent schedule has 40% of the units at or below 50% AMGI, she would be okay.

5/27/2008 Kent Bedell LIHTC Benetta Rusk Consultant/Lobbyist Deficiencies

Description: Benetta called to see if she could get further clarification for how could resolve deficiency #2 and #3. I told her that I spoke with Sharon Gamble and we determined that since those were HOME specific deficiencies, that we would not count those items against them, and they needed to resolve those items with the HOME Division.

08225: Oakwood Apartments

A. General Project Information

Project Location: 3501 Rhodes Rd. City: Brownwood County: Brown Region: 2
 Total Units: 48 Total LI Units: 48 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$234,400
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Brownwood Fountainhead, L.P.; Patrick A. Barbolla, (817) 732-1055

Applicant/Principals (Entity Name, Contact):

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: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Fountainhead Management, Inc, Patrick A. Barbolla, (817) 732-1055
 Architect: J. Douglas Cain Associates, Architects, Inc., J. Douglas Cain, (918) 339-4126 Cost Estimator: Fountainhead Construction, Inc, Patrick A. Barbolla, (817) 732-1055
 Attorney: McDonald Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, ,
 Syndicator: Boston Capital Corp, Ryan Zebro, (617) 624-8898 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880
 Supp. Services: 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	0	14	0	0
2*		0	15	0	0
3	0	0	16	0	0
4 (A)	0	0	17	0	0
4 (B)	0	0	18	0	0
5 (A)	0	0	19	0	0
			20	0	0
6 (A)*		0	21	0	0
6 (B)*		0	22 (A)	0	0
7	0	0	22 (B)	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	28	0	0
13	0	0			
			App Deficiency Points Lost:		0

Total Points Requested:	0
Total Points Awarded:	0

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

08225: Oakwood Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

Applicant terminated on April 22

2. Underwriting Decision:

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

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: terminated

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08226: Whispering Oaks Apartments

A. General Project Information

Project Location: 1209 W. 8th St. City: Goldthwaite County: Mills Region: 8
 Total Units: 24 Total LI Units: 24 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$140,410
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Goldthwaite Fountainhead, L.P.; Patrick A. Barbolla, (817) 732-1055

Applicant/Principals (Entity Name, Contact):

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: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Fountainhead Management, Inc, Patrick A. Barbolla, (817) 732-1055
 Architect: J. Douglas Cain Associates, Architects, Inc., J. Douglas Cain, (918) 339-4126 Cost Estimator: Fountainhead Construction, Inc, Patrick A. Barbolla, (817) 732-1055
 Attorney: McDonald Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, ,
 Syndicator: Boston Capital Corp, Ryan Zebro, (617) 624-8898 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/11/2008
 Second Review: Ben, Reviewed on 3/30/2008

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

Total Points Requested:	137
Total Points Awarded:	137

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

08226: Whispering Oaks Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: Competitive in USDA Allocation

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/11/2008	Kent Bedell	LIHTC	Patrick Barbolla	Owner/Applicant/GP	Deficiencies
Description: Mr. Barbolla called to get guidance on how he should respond to deficiency #2 and #3.					
4/15/2008	Kent Bedell	LIHTC	Patrick Barbolla	Owner/Applicant/GP	Deficiencies
Description: Cameron Dorsey from REA assisted me in explaining to Mr. Barbolla how he should correct his rent schedule.					

08228: Chelsea Senior Community

A. General Project Information

Project Location: 3350 W. Little York Rd. City: Houston County: Harris Region: 6
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$506,036
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):
 not available

Development Team (Entity, Contact Name, Phone):

Developer: Songhai Development, LLC, Cherno M. Njie, (512) 458-5577

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

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

Architect: GFT Design, William French, (817) 514-0584

Attorney: Law Office of Mark D. Foster, Mark Foster, (214) 363-9955

Syndicator: Crossroads of Grace, Lynn Nevils, (210) 912-3048

Housing GC: Integrated Construction & Development, Kenneth Fambro, (512) 458-5577

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

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

Cost Estimator: Integrated Construction & Development, Kenneth Fambro, (512) 458-5577

Engineer: RG Miller Engineers, Reed Phillips, (713) 461-9600

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

Supp. Services: N/A, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/12/2008

Second Review: Emily, Reviewed on 4/10/2008

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

Total Points Requested:	170
Total Points Awarded:	165

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

08228: Chelsea Senior Community Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew 12/31/08

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08229: Fairwood Commons Senior Apartments

A. General Project Information

Project Location: S. Side of Old Austin Hwy Approx. City: Bastrop County: Bastrop Region: 7
 250' E. of Hasler Blvd.
Total Units: 66 **Total LI Units:** 63 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$499,000
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Fairwood Commons Associates, LP; David G. Rae, (425) 455-3879
Applicant/Principals (Entity Name, Contact):
 Fairwood Commons Associates, LP Mr. David G. Rae
 Fairwood Commons General, LLC David G. Rae
 Campbell- Hogue Financial Services, LLC David G. Rae
 Housing Authority of City of Bastrop Brandy Spencer
Development Team (Entity, Contact Name, Phone):
Developer: CHA Development Limited Partnership, David Rae, (425) 455-3879 **Housing GC:** Campbell-Hogue Construction Associates, Jim Hogue, (425) 455-3879
Appraiser: N/A, , **Market Analyst:** Capital Market Research, Inc., Charles Heimseth, (512) 476-5000
Originator/UW: N/A, , **Property Manager:** Capstone Real Estate Services, Inc., Matthew Lutz, (512) 646-6700
Architect: Chiles Architects, Inc., J. Mike Grossman, (512) 327-3397 **Cost Estimator:** N/A, ,
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 **Engineer:** Bury Partners-TX, Inc., Kristi English, (512) 328-0011
Syndicator: Alliant Capital, Ltd., Devin Sanderson, (727) 461-2200 **Accountant:** Reznick Group, PC, Tim Kemper, (404) 847-9447
Supp. Services: Housing Authority of city of Bastrop, Brandy Spears, (512) 321-3398

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/23/2008
Second Review: Emily, Reviewed on 4/4/2008

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

Total Points Requested:	167
Total Points Awarded:	167

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

08232: Sakowitz Apartments

A. General Project Information

Project Location: 2300 Sakowitz City: Houston County: Harris Region: 6
Total Units: 166 Total LI Units: 166 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$740,419
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Sakowitz SRO, Ltd.; Joy Horak-Brown, (713) 222-0290

Applicant/Principals (Entity Name, Contact):

Sakowitz SRO, Ltd. Joy Horak-Brown
NHH at Sakowitz, 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: LJC Construction, Inc., Jim Washburn, (281) 689-2030
Appraiser: N/A, , Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
Originator/UW: TBD, , Property Manager: New Hope Housing, Inc, Tamara Foster, (713) 222-0290
Architect: Val Glitsch, FAIA, LEED AP, Val Glitsch, (713) 523-7115 Cost Estimator: Project Cost Resources, Inc., Bob Hansen, (281) 437-4171
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Reznick Group, PC, Edwina Carrington, (512) 494-9100
Supp. Services: New Housing, Inc., Joy Horak-Brown, (713) 222-0290

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/9/2008

Second Review: Ben, Reviewed on 4/10/2008

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

Total Points Requested: 165

Total Points Awarded: 147

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

08232: Sakowitz 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$832,851

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/10/2008	Elizabeth Henderson	LIHTC	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
Description:	Joy Horak called with questions about her deficiency notice. Deficiency #1 was clear to her. On Def #2 she wanted to know if she could forego correcting this one in favor of taking the 12 QCP points over the 6 she could potentially get with #2. I told her she could do that and to just put the decision in her response. On #3 she wanted to know whether she needed a "wet" signature. I told her an electronic one would be acceptable. She wanted to know what reviews were left to be done on her application since this was the first deficiency notice she has received this time around. I told her about the supervisory review after this deficiency notice was cleared, and about the threshold review that only the competitive applications get. She was glad to have only gotten three things wrong and said she was considering appealing the loss of the other 12 points for the QCP letters, but that was a separate matter. She emailed the conversation to me, with the highlights, and asked me to confirm her understanding. I did. She had it right. And she will correct the deficiencies ASAP.				
4/11/2008	Elizabeth Henderson	LIHTC	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
Description:	Joy called to ask about Def 1 this time. She says that she checked with the city and found out that the benefit for the Taxes Enterprise Zone is not actually a grant or a loan, but it's more like a tax benefit. More like an abatement than money that is actually obtained. Told her that the letter needed to say that. We went over the review sheet questions which only asks that the letter verify that the site is in the zone and that there is no money available. Since, under the circumstances, this is true, then that's what the city's letter should say and that will satisfy the item. She was glad she called to clarify that.				
4/14/2008	Elizabeth Henderson	LIHTC	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
Description:	Joy called with an updated question about the VA T14 Econ points. She has reviewed the QAP and found that there is no mention of the availability of points even if there are no funds available in the designated zone, i.e. Enterprise, Empowerment, etc. She says that she doesn't want to lose the points even if she submits a new letter because of the fact that you don't get points unless money is available according to the way QAP is worded. I told her I would run it by Sharon since the wording was different and the QAP is the controlling document. She said she would email me her question and I told her I would forward it to Sharon and copy her. I looked for the wording in the ASPM and found it so that's where the additional questions come from on the review sheet. After talking to Sharon it turns out that ASPM expands on the QAP and since these are the Department's instructions, if the submission conforms to that it's eligible for points. I emailed Joy to tell her but she sent her email anyway. I forwarded it to Sharon like I said even though I have already sent an email answer to Joy. I don't suppose she got it yet.				
4/16/2008	Elizabeth Henderson	LIHTC	Joy Horak-Brown	Owner/Applicant/GP	Deficiencies
Description:	Joy called to see whether the letter that she intended to submit for stating that she would opt for the 12 QCP rather than correcting the second deficiency to get only 6. She read it to me and I told her that it sounded fine.				

11/25/200 Liz Cline LIHTC Donald Hampson owner/Applicant/GP Deficiencies

Description: Donald left a message for me to call him regarding the City of Houston commitment letter.

11/25/200 Liz Cline LIHTC Donald Hampson Owner/Applicant/GP Deficiencies

Description: I called Mr. Sampson to advise that I spoke to Robbye regarding the City of Houston commitment letter and that she will review the issue.

08233: Heritage Park Vista

A. General Project Information

Project Location: 8500 Ray White Rd. City: Fort Worth County: Tarrant Region: 3
 Total Units: 140 Total LI Units: 135 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,126,048
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Heritage Park Vista Housing Partners, Ltd.; Dan Allgeier, (972) 573-3411
 Applicant/Principals (Entity Name, Contact):
 NDG Heritage Vista, LLC Dan Allgeier
 Nu Rock Development Group, Inc. Rob Hoskins

Development Team (Entity, Contact Name, Phone):

Developer: Nurock Development Group, Inc., Robert G. Hoskins, (678) 297-3400 Housing GC: NuRock Construction, LLC, Robert G. Hoskins, (678) 297-3400
 Appraiser: TBD, , Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-9272838
 Originator/UW: N/A, , Property Manager: Nurock Management, Sandra K. Hoskins, (678) 297-3400
 Architect: Morton Gurber & Associates, Tom Metzger, (972) 607-4002 Cost Estimator: N/A, ,
 Attorney: Arnall, Golden Gregory, Mark Gould, (404) 873-8782 Engineer: TBD, ,
 Syndicator: Boston Capital, Scott Arrighi, (617) 624-8867 Accountant: TBD, ,
 Supp. Services: NuRock Foundation, Robert G. Hoskins, (678) 297-3400

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/26/2008
 Second Review: Shannon, Reviewed on 3/26/2008

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

App Deficiency Points Lost:	0
Total Points Requested:	162
Total Points Awarded:	162

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

08233: Heritage Park Vista Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,106,616

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
6/27/2008	Tom Gouris	LIHTC	Dan Allgeier	Owner/Applicant/GP	Appeals

Description: Discussed underwriting results and the recommendation of a reduction in credits due to overstated interest income and developer fee. Did not sound like they would appeal.

08234: Central Park Senior Village

A. General Project Information

Project Location: 3101 S. Center St. City: Arlington County: Tarrant Region: 3
 Total Units: 140 Total LI Units: 140 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,162,693
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): RRAH Arlington, LP; Randy Stevenson, (817) 261-5088
 Applicant/Principals (Entity Name, Contact):
 RRAH Arlington, LP Randy Stevenson
 Rocky Ridge Affordable Housing LLC Randy Stevenson
 Rocky Ridge Developer, LP Randy Stevenson
 RR Developer GP, LLC Randy Stevenson
 Development Team (Entity, Contact Name, Phone):
 Developer: Rocky Ridge Developer, LP, Randy Stevenson, (817) 261-5088 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-9272838
 Originator/UW: TBD, , Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest & Owens Architects, L.P., Buz Owens, (972) 248-2486 Cost Estimator: TBD, ,
 Attorney: McWorter, Cobb and Johnson, LLP, Gwynn Key, (806) 762-0214 Engineer: TBD, ,
 Syndicator: Centerline Capital Group, Korbin Heiss, (212) 588-2043 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 552-3100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Emily, Reviewed on 4/10/2008
 Second Review: Shannon, Reviewed on 4/10/2008

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

Total Points Requested:	158
Total Points Awarded:	158

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

08234: Central Park Senior Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08235: Buena Vida Senior Village

A. General Project Information

Project Location: 4650 Old Brownsville Rd. City: Corpus Christi County: Nueces Region: 10
 Total Units: 100 Total LI Units: 100 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$923,689
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): RRAH Corpus Christi, LP; Randy Stevenson, (817) 261-5088
 Applicant/Principals (Entity Name, Contact):
 RRAH Corpus Christi, LP Randy Stevenson
 Rocky Ridge Affordable Housing LLC Randy Stevenson
 Rocky Ridge Developer, LP Randy Stevenson
 RR Developer GP, LLC Randy Stevenson
 Development Team (Entity, Contact Name, Phone):
 Developer: Rocky Ridge Developer, LP, Randy Stevenson, (817) 261-5088 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: Ipser & Associates, Inc., Ed Ipser, 817-9272838
 Originator/UW: TBD, , Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest & Owens Architects, L.P., Buz Owens, (972) 248-2486 Cost Estimator: TBD, ,
 Attorney: McWorter, Cobb and Johnson, LLP, Gwynn Key, (806) 762-0214 Engineer: TBD, ,
 Syndicator: Centerline Capital Group, Korbin Heiss, (212) 588-2043 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 552-3100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/12/2008
 Second Review: Emily, Reviewed on 3/27/2008

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

Total Points Requested:	161
Total Points Awarded:	161

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

08235: 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: Approved with Conditions

1st Underwriter: David Burrell

2nd Underwriter: Tom Gouris

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$929,969

4. Records of Contact

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

08236: Green Briar Village Phase II

A. General Project Information

Project Location: E. Side of SH 240, S. of Intersection of 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: \$362,341
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): SWHP Wichita Falls II, LP; 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 Housing GC: TBD, ,
 Appraiser: TBD, , Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 817-9272838
 Originator/UW: TBD, , Property Manager: UAH Property Management, LP, Michael V. Clark, (214) 265-7227
 Architect: Beeler, Guest & Owens Architects, L.P., Buz Owens, (972) 248-2486 Cost Estimator: TBD, ,
 Attorney: McWorter, Cobb and Johnson, LLP, Gwynn Key, (806) 762-0214 Engineer: TBD, ,
 Syndicator: Centerline Capital Group, Korbin Heiss, (212) 588-2043 Accountant: Thomas Stephens & Company, LLP, Tom Katapody, (817) 552-3100
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Nicole, Reviewed on 3/24/2008
 Second Review: Emily, Reviewed on 3/25/2008

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

Total Points Requested:	153
Total Points Awarded:	153

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

08236: Green Briar Village Phase II Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: returned credits from 11/13/08 award

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

Credit Amount Allocated by Board: \$362,341

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/3/2008	Nicole Fisher	LIHTC	Matt Stevenson	Owner/Applicant/GP	Deficiencies

Description: Rec'd call from Matt re: noise study. They had not been able to contact the company that did the original noise study. I told him per conversation with Sharon , he could submit a certified letter stating he would get a noise study. I explained that he would need to get the noise study before Commitment. Matt said he would send the letter and the noise study the next week.

08240: Timber Village Apartments II

A. General Project Information

Project Location: 2707 Norwood St. City: Marshall County: Harrison Region: 4
 Total Units: 72 Total LI Units: 72 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$687,886
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

Timber Village II, LLC Rick J. Deyoe
 Timber Village II Ltd. Rick J. Deyoe
 Timber Village Development II, LLC Rick J. Deyoe

Development Team (Entity, Contact Name, Phone):

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

Appraiser: The Powers Group, Linda Powers, (915) 479-2093

Originator/UW: PNC Multi-Family Capital, Nicole Flores, (512) 391-9084

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

Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707

Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084

Housing GC: Realtex Construction, LLC, Charles Brewer, (512) 306-9206

Market Analyst: Apartment Market Data, LLC, Darrell Jack, (210) 530-0040

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

Cost Estimator: Realtex Construction, LLC, Charles Brewer, (512) 306-9206

Engineer: Carney Engineering Company, Craig Carney, (469) 443-0861

Accountant: Reznick, Fedder & Silverman, Thomas Fassett, (704) 332-9100

Supp. Services: Texas Inter-Faith Housing Corporation, Jot Couch, (713) 526-6634

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/28/2008

Second Review: Emily, Reviewed on 4/23/2008

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

Total Points Requested:	162
-------------------------	-----

Total Points Awarded:	157
-----------------------	-----

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

08240: Timber Village 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 with Conditions

1st Underwriter: D Burrell

2nd Underwriter: T Cavanaugh

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$817,794

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
5/5/2008	Emily Price	LIHTC	Sharon Korkan	Owner/Applicant/GP	Deficiencies
Description: Called to remind her that the deficiency response is due by 5PM					
12/17/200	Valentin DeLeon	LIHTC	Rick Deyoe	Owner/Applicant/GP	Deficiencies
Description: Called and left message for Mr. Deyoe. Message was an attempt to confirm that Mr. Deyoe had received his deficiency, as he had not replied.					
12/17/200	Valentin DeLeon	LIHTC	John O. Boyd	Owner/Applicant/GP	Deficiencies
Description: Called and left a message for Mr. Boyd, because he had not yet replied a confirmation of receipt of the deficiency notice.					
12/29/200	Valentin DeLeon	LIHTC	Sharon Korkan	Owner/Applicant/GP	Deficiencies
Description: I called Ms. Korkan after I sent her an email at 10:13 AM regarding the deficiency response she sent me on 12-23-08. Ms. Korkan did not answer, but I left her a message to call me back as soon as possible. I explained in the message that all deficiencies are still due by 5PM today. I explained in the message that all deficiencies are still due by 5PM today. I called Ms. Korkan after I sent her an email at 10:13 AM regarding the deficiency response she sent me on 12-23-08. Ms. Korkan did not answer, but I left her a message to call me back as soon as possible. I explained in the message that all deficiencies are still due by 5PM today. I called Ms. Korkan after I sent her an email at 10:13 AM regarding the deficiency response she sent me on 12-23-08. Ms. Korkan did not answer, but I left her a message to call me back as soon as possible. I explained in the message that all deficiencies are still due by 5PM today. I called Ms. Korkan after I sent her an email at 10:13 AM regarding the deficiency response she sent me on 12-23-08. Ms. Korkan did not answer, but I left her a message to call me back as soon as possible.					
12/29/200	Valentin DeLeon	LIHTC	Rick Deyoe	Owner/Applicant/GP	Deficiencies
Description: I called Mr. Deyoe, after sending him an email this morning at 10:13AM regarding the deficiency response sent to me on 12/23/08. Mr. Deyoe did not answer, and I left a message for him to call me back as soon as possible. I made it clear in my message that the deficiency responses were due by 5PM today.					

08244: TownePlace Reserve

A. General Project Information

Project Location: W. Side of Cullen Blvd, S. of FM 518 City: Pearland County: Brazoria Region: 6

Total Units: 120 Total LI Units: 115 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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): TownPlace Reserve, LP; Les Kilday, (713) 914-9400

Applicant/Principals (Entity Name, Contact):

Towneplace Reserve LP	Les Kilday
TownePlace Reserve Partners LLC	Les Kilday
Kilday Realty Corp	Les Kilday
Kilday Partners LLC	Les Kilday

Development Team (Entity, Contact Name, Phone):

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

Appraiser: N/A, ,

Originator/UW: N/A, ,

Architect: Jim Gwin Architects, Inc., Jim Gwin, (713) 529-6262

Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111

Syndicator: Hudson Housing Capital, LLC, Sam Ganeshan, (212) 218-4468

Housing GC: TBD, ,

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

Property Manager: TBD, ,

Cost Estimator: N/A, ,

Engineer: TBD, ,

Accountant: Reznick Group, PC, Linda Sleighter, (404) 847-9447

Supp. Services: TBD, ,

C. Scoring Information

First Review: L. Tackett, Reviewed on 4/4/2008

Second Review: Emily, Reviewed on 4/11/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	172
-------------------------	-----

Total Points Awarded:	172
-----------------------	-----

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

08244: TownePlace Reserve Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/22/2008	Kent Bedell	LIHTC	Les Kilday	Owner/Applicant/GP	Deficiencies

Description: I called Les Kilday to explain what I needed him to submit in order to clear his last remaining Threshold deficiency item regarding the commitment letter.

08248: Champion Townhomes - La Joya Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

Applicant terminated on April 14

2. Underwriting Decision:

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

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: terminated

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08249: Terrell Senior Terraces III

A. General Project Information

Project Location: 349 Windsor Ave. City: Terrell County: Kaufman Region: 3
 Total Units: 80 Total LI Units: 72 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$710,695
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): LRI XV, Ltd.; Barry Halla, (972) 721-1600
 Applicant/Principals (Entity Name, Contact):
 Terrell Senior Terraces III, LLC Barry Halla
 Life Builders, Inc. Barry Halla

Development Team (Entity, Contact Name, Phone):

Developer: Life Builders, Inc., Barry Halla, (972) 721-1600
 Appraiser: N/A, ,
 Originator/UW: Life Builders, Inc., Barry Halla, (972) 721-1600
 Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088
 Attorney: Law Office of Mark D. Foster, Mark D. Foster, (214) 369-9599
 Syndicator: Alliant Capital, Ltd., Chris Martiner, (813) 792-9335
 Housing GC: Life Builders, Inc., Barry Halla, (972) 721-1600
 Market Analyst: Apartment Market Data Research Services, Inc., Darrell Jack, (210) 530-0040
 Property Manager: Myan Management Group, Bruce Woodward, (817) 442-8200
 Cost Estimator: Life Builders, Inc., Barry Halla, (972) 721-1600
 Engineer: GSWW, Inc., Joseph Reue, (281) 980-7705
 Accountant: Maddox & Associates, APC, Jeffrey Maddox, (225) 926-3360
 Supp. Services: Life Builders, Inc., Barry Halla, (972) 721-1600

C. Scoring Information

First Review: Gus, Reviewed on 3/20/2008
 Second Review: Shannon, Reviewed on 5/12/2008

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

Total Points Requested:	155
Total Points Awarded:	0

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

08249: Terrell Senior Terraces III Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Terminated

Applicant terminated on May 27

2. Underwriting Decision:

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

Designated as Priority: Declined

1st Underwriter:

2nd Underwriter:

3. Allocation Decision by Board: terminated

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
5/14/2008	Shannon Roth	LIHTC	Barry Halla	Owner/Applicant/GP	Deficiencies
Description: called to go over his deficiency letter.					
5/21/2008	Shannon Roth	LIHTC	Barry Halla	Owner/Applicant/GP	Deficiencies
Description: Called to remind him today is the 5th day, still need some additional items.					

08251: HomeTowne on Wayside

A. General Project Information

Project Location: SW Corner of Wayside & Ley Rd. City: Houston County: Harris Region: 6
 Total Units: 128 Total LI Units: 123 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$950,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): HomeTowne on Wayside, LP; Kenneth W. Fambro, (817) 742-1851

Applicant/Principals (Entity Name, Contact):

Home Towne on Wayside, LP Kenneth W. Fambro
 SHIFA Wayside GP, LLC Kenneth W. Fambro
 Houston SHIFA Service Foundation, Inc. Moien Butt
 Integrated Wayside Development, LLC Kenneth Fambro

Development Team (Entity, Contact Name, Phone):

Developer: Integrated Wayside Development, LLC, Kenneth W. Fambro, (817) 742-1851 Housing GC: Integrated Construction and Development, Richard E. Simmons, (817) 742-1851
 Appraiser: O'Connor and Associates, Bob Coe, (713) 686-9955 Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 Originator/UW: Red Capital Group, David Martin, (614) 857-1428 Property Manager: Integrated Property Management, LP, Rory Johnson, (817) 742-1851
 Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 Cost Estimator: Integrated Construction & Development, Richard E. Simmons, (817) 742-1851
 Attorney: Eaton, Deaguero & Bishop, PLLC, Michael Eaton, (817) 410-9500 Engineer: Brown & Gay Engineers, Inc., Ronnie Harris, (281) 552-8700
 Syndicator: Red Capital Markets, Inc., David Martin, (614) 857-1428 Accountant: Novogradac & Company, Phong Tran, (512) 340-0420
 Supp. Services: Houston SHIFA Services Foundation, Inc., Moien Butt, (281) 561-5767

C. Scoring Information

First Review: Nicole, Reviewed on 3/20/2008
 Second Review: Emily, Reviewed on 3/26/2008

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

Total Points Requested:	166
Total Points Awarded:	146

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

08251: HomeTowne on Wayside Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,231,130

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/31/2008	Emily Price	LIHTC	Kenneth Fambro	Owner/Applicant/GP	Deficiencies
Description: He called to discuss his deficiency notice.					
4/3/2008	Nicole Fisher	LIHTC	Kenneth Fambro	Owner/Applicant/GP	Deficiencies
Description: Kenneth called me to ask why the title policy he sent wasn't accepted. I told him I would check into it and get back to him.					
4/3/2008	Nicole Fisher	LIHTC	Kenneth Fambro	Owner/Applicant/GP	Deficiencies
Description: Returned call to kenneth and informed him that the title policy was not submitted in the original application. He will email the title policy to me.					
4/23/2008	Nicole Fisher	LIHTC	Seth Mulins	Owner/Applicant/GP	Deficiencies
Description: Called Seth and asked him to get me a "clean" copy of the V1, T5, Pt D and V1, T7, pT II for Khan, Naqvi, and Quddos. Also asked him to send a signed copy of the Auth to Release Credit for Houston Shifa. I explained that the copies we received were too dark to read the typed names. He said he would get the clean copy and email or overnight them.					
4/24/2008	Nicole Fisher	LIHTC	Bonita Dehn	Owner/Applicant/GP	Deficiencies
Description: Recived call from Bonita confirming I received email with last deficiency.					

08252: LifeNet-Supportive Housing SRO Community, L.P.

A. General Project Information

Project Location: 2731 Clarence; 3 Acres of Multiple City: Dallas County: Dallas Region: 3
 Lots in 2700-2800 Blk Grand Ave.
 & Clarence

Total Units: 125 **Total LI Units:** 125 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$788,415

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): LifeNet-Supportive Housing SRO Community, L.P.; Liam Mulvaney, (214) 932-1937

Applicant/Principals (Entity Name, Contact):

LifeNet Community Behavioral Healthcare Liam Mulvaney
 LifeNet-Supportive Housing SRO Community GP, L.L. Liam Mulvaney

Development Team (Entity, Contact Name, Phone):

Developer: LifeNet Community Behavioral Healthcare, Liam Mulvaney, (214) 932-1937 **Housing GC:** ISC Construction, Inc., Chris Sidwa, (972) 387-8000
Appraiser: Integra Realty Resources, Charles A. Bissell/Jon Cruse, (972) 960-1222 **Market Analyst:** Integra Realty Resources, Charles A. Bissell/Jon Cruse, 9729601222
Originator/UW: National Equity Fund, Inc., Debbie Burkhart, (213) 240-3133 **Property Manager:** Churchill Residential Management, L.P., Robert Tinning, (972) 550-7800
Architect: Cermak Rhoades Architects, Terri Cermak, (651) 556-8631 **Cost Estimator:** ISC Construction, Inc., Chris Sidwa, (972) 387-8000
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 **Engineer:** Kimley Horn, James Hall/Brian Parker, (972) 770-1300
Syndicator: National Equity Fund, Inc., Debbie Burkart, (213) 240-3133 **Accountant:** Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
Supp. Services: LifeNet Community Behavior Healthcare, Liam Mulvaney, (214) 932-1937

C. Scoring Information

First Review: Nicole, Reviewed on 3/25/2008

Second Review: Emily, Reviewed on 4/23/2008

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

App Deficiency Points Lost:	0
Total Points Requested:	168
Total Points Awarded:	167

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

08252: LifeNet-Supportive Housing SRO Community, L.P. Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/17/2008	Shannon Roth	LIHTC	Tamea Dula	Other	Deficiencies
Description: went over deficiency notice					
1/17/2008	Shannon Roth	LIHTC	Tamea Dula	Other	Deficiencies
Description: Returned her call and left a message regarding the deficiency for 08252.					
3/26/2008	Nicole Fisher	LIHTC	Liam Mulvaney	Owner/Applicant/GP	Application General
Description: I called Mr. Mulvaney and left a message 1:10 requesting information on the Grants Street property. I received a return call from Benetta Rusk at 3:00 PM. She told me that the structure on Grant Street is currently a 4-plex. Benetta then told me they have a power point presentation if we would like to see it. I thanked her for the information.					

08253: Creekside Villas Senior Village

A. General Project Information

Project Location: 10.962 Acres on FM 967, On Onion Creek **City:** Buda **County:** Hays **Region:** 7
Total Units: 144 **Total LI Units:** 144 **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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): DDC Creekside Villas, Ltd.; Colby Denison, (512) 732-1226
Applicant/Principals (Entity Name, Contact):
 DDC Creekside Villas GP, LLC Colby Dennison
 DDC Investment, Ltd Colby Denison
 DDC Housing, LLC Colby Denison
 Crossroads Housing Development Corporation Paul Pryor
Development Team (Entity, Contact Name, Phone):
Developer: DDC Investment, Ltd, Colby Dennison, (512) 732-1226 **Housing GC:** TBD, ,
Appraiser: N/A, , **Market Analyst:** O'Connor & Associates, Bob Coe, (713) 686-9955
Originator/UW: PNC Bank, Nicole Flores, (512) 391-9084 **Property Manager:** UAH Property Management, LP, Michael V. Clark, (214) 265-7227
Architect: Architettura, Inc., Frank W. Pollacia, (972) 509-0088 **Cost Estimator:** N/A, ,
Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 **Engineer:** GSWW, Inc., Joseph Reue, (281) 980-7705
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 **Accountant:** Thomas Stephens & Company, LLP, Tom Katapody, (817) 424-2437
Supp. Services: Better Texan, Aubrea Hance, (254) 898-0567

C. Scoring Information

First Review: Elizabeth, Reviewed on 3/26/2008
Second Review: Ben, Reviewed on 3/31/2008

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

Total Points Requested:	171
Total Points Awarded:	171

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

08253: Creekside Villas 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,418,298

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/15/2008	Nicole Fisher	LIHTC	Colby Denison	Owner/Applicant/GP	Deficiencies
Description: Colby called to verify only Exhibit A was needed for the deficiency notice. I told him Yes.					
4/2/2008	Elizabeth Henderson	LIHTC	Ina Spokas	Owner/Applicant/GP	Deficiencies
Description: Ina called in reference to deficiency #4. Just wanted to get clear on what was needed.					
4/3/2008	Elizabeth Henderson	LIHTC	Colby Dennison	Owner/Applicant/GP	Deficiencies
Description: Colby called back. He had a question about the 9th deficiency now. He says that the deficiency is asking him to say something that isn't true. He did do the renotification but there were no new entities involved. The list was exactly the same as the one he used in pre-app. I told him to write that up as part of his deficiency response and we would know that the list did not change.					
4/3/2008	Elizabeth Henderson	LIHTC	Colby Dennison	Owner/Applicant/GP	Deficiencies
Description: Colby called again, this time about #9. He says he looked at the form and it only asks for persons not entities. The deficiency asked for the release to be provided for 3 entities. He didn't understand whether he needed to provide additional form because he did sign one for himself and he's the only person in the deal. I told him that we asked for it because the review sheet asks for it but I do take his point. The review sheet asks for everybody and every entity pretty much, but the release form itself only talks about persons. The two need to match to eliminate this argument for the next time around.					
4/3/2008	Elizabeth Henderson	LIHTC	Colby Dennison	Owner/Applicant/GP	Deficiencies
Description: Colby called back. This one is on #11c. He says that he has financial statement, audited, for Crossroads from 2006. 2007 for them did not end 90 days before the application acceptance period started. He says that by that time 2007 hadn't been audited. I asked if he could get a draft of the 07. He said he is trying but he wanted to be sure he really needed them. I checked the review sheet. It says something different from the ASPM and that needs to be fixed for next time around, but it asks for most recent audited and draft of the year's unaudited, so I told him to send the audited 06 and the draft 07 and that would satisfy the deficiency. He said ok.					
4/3/2008	Ben Sheppard	LIHTC	Colby Denison	Owner/Applicant/GP	Deficiencies
Description:					

4/3/2008 Elizabeth Henderson LIHTC Colby Dennison Owner/Applicant/GP Deficiencies

Description: Colby called again with a question about deficiency #1 this time. He says that the narrative and the S&U dont match because part of the money disclosed on the narrative involves pre-development money that will not be in effect, basically, when the construction funding kicks in. i think that was how it went. Anyway, he says that if he puts all that pre-development money on the S&U it will appear to be oversourced and it wont balance. He says the better able to discuss this particular deficiency with him.

4/3/2008 Elizabeth Henderson LIHTC Colby Dennison Owner/Applicant/GP Deficiencies

Description: Colby had a question about Deficiency #2. Says he and the co-developer do not own a percentage of another entity. They are just working together. I asked Ben what the deficiency was asking for and he said that Colby needed to identify the percentage of the developer fees that they would share. Colby understood that but still didn't seem to agree with it. He accepted it though..

08254: 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:** \$508,352
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):
 Elaina D. Glockzing

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 & Associates Consulting, Jeff Carroll, (704) 905-2276 **Market Analyst:** Allen & Associates Consulting, Jeff Carroll, 7049052276
Originator/UW: N/A, , **Property Manager:** Cambridge Interests, Inc., Elaina D. Glockzing, (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 & Browne Engineering, Inc., Dale Browne, (979) 846-6914
Syndicator: Boston Capital Corporation, Joshua K. Gould, (617) 624-8900 **Accountant:** Lou Ann Montey and Associates, P.C., Kimberly Clakely, (512) 338-0044
Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzing, (979) 846-8878

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/28/2008
Second Review: Shannon, Reviewed on 4/1/2008

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

Total Points Requested:	163
Total Points Awarded:	156

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

08254: 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: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$564,890

4. Records of Contact

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

08255: West Park Senior Housing

A. General Project Information

Project Location: W. Park Row & 44th St. City: Corsicana County: Navarro Region: 3
 Total Units: 48 Total LI Units: 48 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$507,268
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): West Park Senior Housing, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

Applicant/Principals (Entity Name, Contact):

EHG Five, Inc. Elaina D. Glockzing
 Homestead Development Group, Ltd. Emanuel H. Glockzing

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 & Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen & Associates Consulting, Jeff Carroll, 7049052276
 Originator/UW: N/A, , Property Manager: Cambridge Interests, Inc., Elaina D. Glockzing, (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 & Browne Engineering, Inc., Dale Browne, (979) 846-6914
 Syndicator: Boston Capital Corporation, Joshua K. Gould, (617) 624-8900 Accountant: Lou Ann Montey and Associates, P.C., Kimberly Clakely, (512) 338-0044
 Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzing, (979) 846-8878

C. Scoring Information

First Review: T. Fulton, Reviewed on 3/27/2008
 Second Review: Shannon, Reviewed on 4/2/2008

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

Total Points Requested:	173
Total Points Awarded:	167

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

08255: West Park Senior Housing Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: returned credits from 11/13/08 award

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

Credit Amount Allocated by Board: \$507,268

4. Records of Contact

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

08256: Westway Place

A. General Project Information

Project Location: 44th St. off West Park Row **City:** Corsicana **County:** Navarro **Region:** 3
Total Units: 40 **Total LI Units:** 40 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$478,392
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Westway Place, Ltd.; Emanuel H. Glockzin, Jr., (979) 846-8878

Applicant/Principals (Entity Name, Contact):

Commonwealth Development, Inc. Elaina D. Glockzin
Homestead Development Group, Ltd. Emanuel H. 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 & Associates Consulting, Jeff Carroll, (704) 905-2276 **Market Analyst:** Allen & Associates Consulting, Jeff Carroll, 7049052276
Originator/UW: N/A, , **Property Manager:** Cambridge Interests, Inc., Elaina D. Glockzing, (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 & Browne Engineering, Inc., Dale Browne, (979) 846-6914
Syndicator: Boston Capital Corporation, Joshua K. Gould, (617) 624-8900 **Accountant:** Lou Ann Montey and Associates, P.C., Kimberly Clakely, (512) 338-0044
Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzin, (979) 846-8878

C. Scoring Information

First Review: T. Fulton, Reviewed on 3/18/2008
Second Review: Shannon, Reviewed on 4/15/2008

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

Total Points Requested:	163
Total Points Awarded:	157

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

08256: Westway Place Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Returned Credits

Returned 2008FWD

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: returned credits from 11/13/08 award

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

Credit Amount Allocated by Board: \$478,392

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
12/16/200	Shannon Roth	LIHTC	Pixie Stracener	Owner/Applicant/GP	Deficiencies

Description: Returned her call twice regarding a question on her deficiency letter.

08257: Constitution 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: D Burrell

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$1,091,187

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
6/25/2008	Tom Gouris	LIHTC	Emanuel Glockzin	Owner/Applicant/GP	Appeals
Description: Called to let applicant know the UW report was coming and that there would be a reduction in credits recommended due to overstated interest cost. Said we did not include bridge loan interest that he sent to Sam. I checked with Sam and called applicant back and confirmed he had not sent us anything, he thought I was talking about another deal. Wanted to know if he could send something now and I said we are not asking for anything more at the present.					
6/27/2008	Tom Gouris	LIHTC	Emanuel Glockzin	Owner/Applicant/GP	Appeals
Description: Applicant called back to ask about first lien requirement for HOME funds and if he could propose an alternative since his lender is not likely to accept a second lien. I told him he could propose something in an appeal of the condition but that I do not have the authority to negotiate this unless the Board tell me to is likely to appeal.					

08258: Lexington Court Phase II

A. General Project Information

Project Location: 3509 US 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: \$694,422
 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. Emanuel H. Glockzing

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 & Associates Consulting, Jeff Carroll, (704) 905-2276 Market Analyst: Allen & Associates Consulting, Jeff Carroll, 7049052276
 Originator/UW: N/A, , Property Manager: Cambridge Interests, Inc., Elaina D. Glockzing, (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 & Browne Engineering, Inc., Dale Browne, (979) 846-6914
 Syndicator: Boston Capital Corporation, Joshua K. Gould, (617) 624-8900 Accountant: Lou Ann Montey and Associates, P.C., Kimberly Clakely, (512) 338-0044
 Supp. Services: Cambridge Interests, Inc., Elaina D. Glockzing, (979) 846-8878

C. Scoring Information

First Review: ORCA, Reviewed on 3/28/2008
 Second Review: Elizabeth, Reviewed on 4/18/2008

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

Total Points Requested:	162
Total Points Awarded:	162

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

08258: 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: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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 Rural tax credits are collapsed. **Credit Amount Allocated by Board:** \$797,573

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/29/2008	Elizabeth Henderson	LIHTC	Emanuel Glockzin	Owner/Applicant/GP	Deficiencies

Description: I returned a call Emanuel Glockzin this morning. He was confused by the deficiency that he got concerning the community organization letters. He says that since he got the 24 points for having a neighborhood organization, he wondered if he could just not cure this deficiency and keep those other points instead. I told him that he could do that and that other apps have done it. He said that, that was what he wanted to do and could I send him an email confirmation that he could just opt out of these 6 points. I told him I'd send him one.

08260: Harris Manor Apartments

A. General Project Information

Project Location: 2216 E. Harris Rd. City: Pasadena County: Harris Region: 6
 Total Units: 201 Total LI Units: 193 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$725,011
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): 2216 Harris Investors, LLC; Daniel Betsalel, (201) 531-9100
 Applicant/Principals (Entity Name, Contact):
 2216 Manager LLC Elliot Jacobs

Development Team (Entity, Contact Name, Phone):

Developer: 2216 Manager LLC, Elliot Jacobs, (201) 531-9100 Housing GC: Rickwell Management Corp, Etan Mirwis, (713) 957-8993
 Appraiser: C.D. Person Company, Cheryl Person, (281) 356-5043 Market Analyst: Novogradac & Company, LLP, Davonne Lewis, 5123400420
 Originator/UW: TBD, , Property Manager: Rockwell Management Corp., Etan Mirwis, (713) 957-8993
 Architect: N/A, , Cost Estimator: Commercial Building Consultants, LLC, Scott Pruitt, (404) 447-5881
 Attorney: TBD, , Engineer: Commercial Building Consultants, LLC., Scott Pruitt, (404) 447-5881
 Syndicator: Alliant Capital, Ltd., Chris Martiner, (561) 833-5795 Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 4/16/2008
 Second Review: Ben, Reviewed on 4/24/2008

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

Total Points Requested:	158
Total Points Awarded:	158

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

08260: Harris 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: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$791,910

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/23/2008	Ben Sheppard	LIHTC	Jeff Gannon	Owner/Applicant/GP	Deficiencies
Description:					
4/23/2008	Ben Sheppard	LIHTC	Jeff Gannon	Consultant/Lobbyist	Deficiencies
Description:					
4/28/2008	Kent Bedell	LIHTC	George Littlejohn	Consultant/Lobbyist	Deficiencies
Description: I called George Littlejohn, in response to the revised map he submitted, to tell him that I still needed a map with a date no older than 2006.					
4/28/2008	Kent Bedell	LIHTC	Daniel Betsalel	Owner/Applicant/GP	Deficiencies
Description: I called Daniel Betsalel to let him know that since he submitted a new financing commitment he will need to submit a revised Vol.1, Tab 4, Part A. Summary of Sources and Uses, Part B. Financing Participants, and Financing Narrative.					
4/28/2008	Kent Bedell	LIHTC	George Littlejohn	Consultant/Lobbyist	Deficiencies
Description: I called George Littlejohn to let him know he needed to make some revisions to the updated Vol. 1, Tab 4, Part B. Financing Participants and the Financing Narrative that he submitted.					
5/26/2008	Kent Bedell	LIHTC	Amanda Talbot	Consultant/Lobbyist	Deficiencies
Description: Amanda Talbot from Novogradac & Company called to get clarification on what information was needed to respond satisfactorily to deficiency #9 and #10.					

08261: Towne Center Apartment Homes

A. General Project Information

Project Location: 1301 Prairie Dr. City: Bryan County: Brazos Region: 8
 Total Units: 148 Total LI Units: 141 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$777,151
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Bryan Towne Center Apartment Homes, L.P.; Michael Lankford, (713) 626-9655

Applicant/Principals (Entity Name, Contact):

Bryan Mid Towne Apartments Homes, LP Michael Lankford
 Bryan Towne Center Apartment Homes I, LLC Michael Lankford
 Lankford Interests, LLC Michael Lankford

Development Team (Entity, Contact Name, Phone):

Developer: Lankford Interests, LLC, Michael Lankford, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Appraiser: TBD, , Market Analyst: O'Connor & Associates, Craig Young, 7136869955
 Originator/UW: Red Capital group, Dale Cook, (830) 977-0350 Property Manager: Lankford Property Management, Alicia Morgan, (713) 626-9655
 Architect: Hill & Frank Architects, George Frank, (713) 877-1274 Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 Engineer: Everett Griffith Jr. & Associates, Rick Freeman, (520) 571-1958
 Syndicator: Red Capital group, Dale Cook, (830) 977-0350 Accountant: Reznick Group, PC, Tim Kemper, (404) 847-9447
 Supp. Services: Texas Post Oak Residential Resources, LLC, Alicia Morgan, (713) 626-9655

C. Scoring Information

First Review: Nicole, Reviewed on 4/7/2008
 Second Review: Emily, Reviewed on 4/14/2008

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	6	6
2*		12	15	4	4
3	22	22	16	0	0
4 (A)	6	6	17	6	6
4 (B)	14	14	18	-1	4
5 (A)	18	18	19	6	6
			20	4	4
6 (A)*		0	21	4	4
6 (B)*		14	22 (A)	4	4
7	12	10	22 (B)	0	0
8	10	10	23	0	0
9 (A)	7	7	24	0	0
9 (B)	1	1	25	2	2
10	7	7	26	1	1
11	0	0	27	1	0
12	6	6	28	1	1
13	0	0			
			App Deficiency Points Lost:		0
			Total Points Requested:	170	
			Total Points Awarded:	167	

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

08261: Towne Center Apartment Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Kincaid

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$761,125

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/24/2008	Nicole Fisher	LIHTC	Bonita Dehn	Owner/Applicant/GP	Deficiencies

Description: Left message reminding Bonita that the deficiency is due today at 5:00PM.

08262: Lake View Apartment Homes

A. General Project Information

Project Location: N. Broadway at Loop 323 City: Tyler County: Smith Region: 4
 Total Units: 140 Total LI Units: 134 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,150,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Tyler Lake View Apartment Homes, L.P.; Michael Lankford, (713) 626-9655

Applicant/Principals (Entity Name, Contact):

Tyler Lake View Apartments Homes, LP Michael Lankford
 Tyler Lake View Apartments Homes I, LLC Michael Lankford
 Lankford Interests, LLC Michael Lankford

Development Team (Entity, Contact Name, Phone):

Developer: Lankford Interests, LLC, Michael Lankford, (713) 626-9655 Housing GC: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Appraiser: TBD, Market Analyst: O'Connor & Associates, Craig Young, 7136869955
 Originator/UW: Red Capital group, Dale Cook, (830) 977-0350 Property Manager: Lankford Property Management, Alicia Morgan, (713) 626-9655
 Architect: Hill & Frank Architects, George Frank, (713) 877-1274 Cost Estimator: Lankford Construction, LLC, Claudia Lankford, (713) 626-9655
 Attorney: Michael J. Pruitt, Michael J. Pruitt, (713) 669-9724 Engineer: Everett Griffith Jr. & Associates, Rick Freeman, (520) 571-1958
 Syndicator: Red Capital group, Dale Cook, (830) 977-0350 Accountant: Reznick Group, PC, Tim Kemper, (404) 847-9447
 Supp. Services: Texas Post Oak Residential Resources, LLC, Alicia Morgan, (713) 626-9655

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/16/2008
 Second Review: Shannon, Reviewed on 4/23/2008

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

Total Points Requested:	173
Total Points Awarded:	172

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

08262: Lake View Apartment Homes Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Carl Hoover

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

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

Credit Amount Allocated by Board: \$1,150,000

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>
7/3/2008	Sab Hoover	LIHTC	Michael Lankford	Owner/Applicant/GP	Deficiencies

Description: Spoke with Bonita Dehn concerning the need for two commitment letters from their construction lenders: Amegy Bank and The City of Tyler.

08263: Villas at Lost Pines Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew 12/08

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Tom Gouris

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: Not Recommended: This development is only recommended to the extent that a competing development, Fairwood Commons Seniors #08229 is not allocated tax credits with priority over the subject this year. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

08264: Cambridge Crossing

A. General Project Information

Project Location: Bragg Ave. & Cambridge St. City: Corsicana County: Navarro Region: 3
 Total Units: 60 Total LI Units: 58 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$578,144
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

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

Applicant/Principals (Entity Name, Contact):

Corsicana DMA Housing, L.P. Diana McIver
 DMA Cambridge Crossing, LLC will own 0.01% 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: White Oaks Builders-USA, Ltd., Thomas P. Steinhoff, (832) 593-7979
 Appraiser: N/A, , Market Analyst: Integra Realty Resources, Jon Cruse, 9729601222
 Originator/UW: JP Morgan Chase, David Saling, (512) 479-2218 Property Manager: DMA Properties, LLC, Sergio Amaya, (512) 328-3232
 Architect: Hailey/ Johnson Architects, Trey Hailey, (512) 472-0650 Cost Estimator: White Oaks Builders-USA, Ltd., Tom Steinhoff, (832) 593-7979
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Scott Marks, (512) 469-7987 Engineer: TBD, ,
 Syndicator: Centerline Capital Group, Drew 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: ORCA, Reviewed on 3/25/2008
 Second Review: Shannon, Reviewed on 4/24/2008

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

Total Points Requested:	167
Total Points Awarded:	167

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

08264: Cambridge 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: 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:** \$655,832

4. Records of Contact

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

08266: Hillcrest at Galloway

A. General Project Information

Project Location: NE. Intersection of S. Hillside Dr. & Galloway Dr. **City:** Beeville **County:** Bee **Region:** 10

Total Units: 48 **Total LI Units:** 46 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$555,172

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): BETCO-Beeville Housing, LP; Eileen Manes, (512) 450-0933

Applicant/Principals (Entity Name, Contact):

BETCO- Beeville Housing, L.P. Eileen Manes
Hillcrest at Galloway, L.L.C. Eileen Manes
BETCO Affordable Housing L.L.C. Eileen Manes
DMA Diana Mclver

Development Team (Entity, Contact Name, Phone):

Developer: BETCO Development Inc., Eileen Manes, (512) 450-0933

Housing GC: Whit Oak Builders- USA, Ltd., Thomas P. Steinhoff, (832) 593-7979

Appraiser: N/A, ,

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

Originator/UW: N/A, ,

Property Manager: DMA Properties, LLC, Sergio Amaya, (512) 328-3232

Architect: Galier.Tolson.French, Marc Tolson, (956) 761-5401

Cost Estimator: N/A, ,

Attorney: TBD, ,

Engineer: TBD, ,

Syndicator: TBD, ,

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

Supp. Services: DMA Properties, LLC, Sergio Amaya, (512) 328-3232

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/25/2008

Second Review: Shannon, Reviewed on 4/24/2008

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

Total Points Requested:	166
Total Points Awarded:	166

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

08266: Hillcrest at Galloway Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on July 18

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation:

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08269: Darson Marie Terrace

A. General Project Information

Project Location: 3142 Weir Ave. City: San Antonio County: Bexar Region: 9
Total Units: 57 Total LI Units: 54 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$571,824
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Darson Marie RHF Partners, L.P.; Richard Washington, (562) 257-5110

Applicant/Principals (Entity Name, Contact):

Darson Marie RHF Partners, L.P. Richard Washington
Darson Marie RHF Housing, LLC Richard Washington
Genesis RHF Housing, Inc. Richard Washington
Retirement Housing Foundation Richard Washington

Development Team (Entity, Contact Name, Phone):

Developer: Retirement Housing Foundation, Richard Washington, (562) 257-5110 Housing GC: Cook Construction, LLP, Dan Cook, (281) 592-5141
Appraiser: N/A, Market Analyst: Integra Realty Resources, Charles Bissell, 9729801222
Originator/UW: US Bank National Association, Tiena Johnson-Hall, (213) 615-6660 Property Manager: Foundation Property Management, Stuart Hartman, (562) 257-5110
Architect: Mgroup & Architects, Inc., Mark Musemeche, (713) 522-4141 Cost Estimator: TBD, ,
Attorney: Davis & Wilkerson, Fran Hamermesh, (512) 482-0614 Engineer: Rosin Johnson, Joel Johnson, (210) 490-6001
Syndicator: NHT I, Inc, Ryan Cassell, (514) 451-9929 Accountant: Novogradac & Company, LLP, Jim Mgowan, (617) 330-1920
Supp. Services: TBD, ,

C. Scoring Information

First Review: Nicole, Reviewed on 4/17/2008
Second Review: Emily, Reviewed on 4/24/2008

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

Total Points Requested:	163
Total Points Awarded:	163

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

08269: Darson Marie Terrace Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: 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:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/22/2008	Shannon Roth	LIHTC	Jo Ellen Smith	Consultant/Lobbyist	Deficiencies
Description: Called to discuss the deficiency that was submitted on Friday.					
4/3/2008	Nicole Fisher	LIHTC	Sharon Laurence	Owner/Applicant/GP	Deficiencies
Description: I contacted Sharon and told her that the noise study submitted was too old and a new noise study was required. Sharon said she would try to contact the company that originally performed the noise study to get a letter stating there is no change.					

08271: Manor Road SRO

A. General Project Information

Project Location: 5908 Manor Rd. City: Austin County: Travis Region: 7
 Total Units: 110 Total LI Units: 110 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$628,653
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Manor Road Community, L.P.; Frank Fernandez, (512) 469-9130

Applicant/Principals (Entity Name, Contact):

Partnership at Manor Road Frank Fernandez
 Community Partnership for the Homeless Frank Fernandez
 Momark Development LLC Terry Mitchell

Development Team (Entity, Contact Name, Phone):

Developer: Community Partnership for the Homeless, Frank Fernandez, (512) 469-9130 Housing GC: TBD, ,
 Appraiser: N/A, , Market Analyst: O'Connor and Associates, Robert Coe, (713) 686-9955
 Originator/UW: Alliant Capital, Mike Sugrue, (903) 887-4344 Property Manager: Community Partnership for the homeless, Frank Fernandez, (512) 469-9130
 Architect: Austin Community Design, Michael J. Gatto, (512) 447-2026 Cost Estimator: N/A, ,
 Attorney: Graves, Dougherty, Hearon & Moody, Debbie Ramirez, (512) 480-5761 Engineer: N/A, ,
 Syndicator: Alliant Capital, Ltd., Mike Sugrue, (903) 887-4344 Accountant: TBD, ,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: L. Tachett, Reviewed on 4/24/2008
 Second Review: Kent, Reviewed on 4/24/2008

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

Total Points Requested:	163
Total Points Awarded:	163

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

08271: Manor Road SRO Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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 awarded

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08273: Four Seasons at Clear Creek

A. General Project Information

Project Location: Oak Grove Shelby & S. Race St. City: Fort Worth County: Tarrant Region: 3
 Total Units: 96 Total LI Units: 92 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$841,368
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Four Seasons at Clear Creek, Ltd.; Susan Sheeran, (210) 281-0234

Applicant/Principals (Entity Name, Contact):

Four Seasons at Clear Creek, Ltd Susan R. Sheeran
 Merced-Four Seasons at Clear Creek, LLC Susan R. Sheeran
 NRP Four Seasons at Clear Creek, LLC Debra Guerrero
 J. David Heller J. David Heller

Development Team (Entity, Contact Name, Phone):

Developer: Merced Housing Texas, Susan R. Sheeran, (210) 281-0234 Housing GC: NRP Contractors LLC, Charles H. Holman III, (210) 487-7878
 Appraiser: N/A, Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 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: TBD, Engineer: Jacobs Carter Burgess, Ken Davis, (817) 735-6000
 Syndicator: MMA Financial LLC, Barbara Tyrrell, (617) 439-3911 Accountant: TBD, ,
 Supp. Services: Merced Housing Texas, Susan R. Sheeran, (210) 281-0234

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/1/2008
 Second Review: Ben, Reviewed on 4/14/2008

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

Total Points Requested:	161
Total Points Awarded:	161

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

08273: Four Seasons at Clear 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: C Hoover

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$921,081

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/14/2008	Elizabeth Henderson	LIHTC	Whitney Bailey	Owner/Applicant/GP	Deficiencies

Description: Whitney called with questions about her deficiency notice. She wanted to say that they have already applied for the funds to cover the LPS deficiency. The deficiency notice offers the opportunity to submit an "intent to apply" to satisfy the requirement for that item. She wanted to see if it would satisfy the Private, State and Federal as well but it won't. The money used for both items will be the same but the evidence will be different if she goes with the "intent to apply for LPS."

08274: Casa Bella

A. General Project Information

Project Location: 3217 Beltline Rd. City: Sunnyvale County: Dallas Region: 3
Total Units: 144 Total LI Units: 138 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$918,441
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CIS Sunnyvale Beltline, LP; Manish Verma, (210) 530-0090

Applicant/Principals (Entity Name, Contact):

CIS Sunnyvale Beltline GP, LLC Manish Verma

Development Team (Entity, Contact Name, Phone):

Developer: MAG Development- Sunnyvale, Ltd., Manish Verma, (210) 530-0090

Appraiser: TBD, ,

Originator/UW: TBD, ,

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

Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707

Syndicator: TBD, ,

Housing GC: Galaxy Builders, Ltd, Ramiro Verma, (210) 493-0550

Market Analyst: Apartment Market Data, LLC, Darrell Jack, (210) 530-0040

Property Manager: TBD, ,

Cost Estimator: N/A, ,

Engineer: TBD, ,

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

Supp. Services: TBD, ,

C. Scoring Information

First Review: Elizabeth, Reviewed on 4/17/2008

Second Review: Ben, Reviewed on 4/24/2008

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

App Deficiency Points Lost: 0

Total Points Requested:	172
-------------------------	-----

Total Points Awarded:	172
-----------------------	-----

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

08274: Casa Bella Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

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

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/23/2008	Shannon Roth	LIHTC	Chris Applequist	Owner/Applicant/GP	Deficiencies

Description: Returned his call and left a message.

08278: Vista Bella Ranch

A. General Project Information

Project Location: 1300 W. Taylor St. City: Sherman County: Grayson Region: 3
 Total Units: 124 Total LI Units: 124 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$950,000
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CIS Sherman Taylor, LP; Manish Verma, (210) 530-0090
 Applicant/Principals (Entity Name, Contact):
 CIS Sherman Taylor, GP, LLC Manish Verma

Development Team (Entity, Contact Name, Phone):

Developer: MAG Development- Sherman, Ltd., Manish Verma, (210) 530-0090 Housing GC: Galaxy Builders, Ltd, Ramiro Verma, (210) 493-0550
 Appraiser: TBD, , Market Analyst: Apartment Market Data, LLC, Darrell Jack, (210) 530-0040
 Originator/UW: TBD, , Property Manager: TBD, ,
 Architect: Chiles Architects, Inc., John Kelly, (512) 327-3397 Cost Estimator: N/A, ,
 Attorney: Locke, Lord, Bissell & Liddell, LLP, Cynthia Bast, (512) 305-4707 Engineer: TBD, ,
 Syndicator: TBD, , Accountant: Novogradac & Company, LLP, George F. Littlejohn, (512) 340-0420
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Nicole, Reviewed on 3/26/2008
 Second Review: Emily, Reviewed on 4/12/2008

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

Total Points Requested:	173
Total Points Awarded:	173

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

08278: Vista Bella Ranch Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$0

4. Records of Contact

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

08280: Costa Esmeralda

A. General Project Information

Project Location: Gurley Ln. & S. 16th St. City: Waco County: McLennan Region: 8
 Total Units: 112 Total LI Units: 112 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$993,175
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Costa Esmeralda, Ltd.; Mark Mayfield, (830) 693-4521

Applicant/Principals (Entity Name, Contact):

Costa Esmeralda, Ltd. Mark Mayfield
 THF Costa Esmeralda, LLC Mark Mayfield
 NRP Costa Esmeralda, LLC Debra Guerrero
 J. David Heller J. David Heller

Development Team (Entity, Contact Name, Phone):

Developer: Texas Housing Foundation, Mark Mayfield, (830) 693-4521

Appraiser: N/A, ,

Originator/UW: MMA Financial LLC, Christopher E. Tawa, (202) 777-0920

Architect: Alamo Architects, Irby Hightower, (210) 227-2612

Attorney: TBD, ,

Syndicator: MMA Financial LLC, Barbara Tyrrell, (617) 439-3911

Housing GC: NRP Contractors, LLC, Charles H. Holman III, (210) 487-7878

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

Property Manager: NRP Management LLC, Dean Allison, (216) 475-8900

Cost Estimator: NRP Contractors, LLC, Charles H. Holman III, (210) 487-7878

Engineer: G.E. Walker & Associates, LLC, Jed Walker, (254) 714-1402

Accountant: TBD, ,

Supp. Services: Community Housing Resources Partners, Inc., Charles Miller, (216) 571-9939

C. Scoring Information

First Review: Nicole, Reviewed on 4/17/2008

Second Review: Kent, Reviewed on 4/23/2008

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

Total Points Requested:	158
-------------------------	-----

Total Points Awarded:	158
-----------------------	-----

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

08280: Costa Esmeralda Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: T Kincaid

2nd Underwriter: R Morales

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,086,058

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
8/25/2008	Liz Cline	LIHTC	Whitney Bailey	Owner/Applicant/GP	Deficiencies
Description: Whitney wanted clarification regarding deficiencies. I emailed responses to her questions.					
8/28/2008	Liz Cline	LIHTC	Valery Garrity/Debra Guerr	Owner/Applicant/GP	Deficiencies
Description: Deficiencies were due 8/28 so there were several conversations regarding the status of the responses sent via email and FedEx. There was a question about the bounday survey and Certificates of name reservation.					
8/28/2008	Liz Cline	LIHTC	Valery Garrity/Whitney Bail	Owner/Applicant/GP	Deficiencies
Description: Deficiencies were due 8/28 so there were several conversations regarding the status of the responses sent via email and FedEx.					
8/28/2008	Liz Cline	LIHTC	Valery Garrity	Owner/Applicant/GP	Deficiencies
Description: Deficiencies were due 8/28 so there were several conversations regarding the status of the responses sent via email and FedEx. She wanted to clarify the site survey sent.					
8/28/2008	Liz Cline	LIHTC	Jim Plummer	Consultant/Lobbyist	Deficiencies
Description: Deficiencies were due 8/28 so there were several conversations regarding the status of the responses sent via email and FedEx. Jim wanted to discuss options for to-be-formed entities and certificates of name reservations.					
8/28/2008	Liz Cline	LIHTC	Jim Plummer	Consultant/Lobbyist	Deficiencies
Description: Mr. Plummer called to verify whether to be formed entities needed evidence to do business in Texas.					
8/28/2008	Liz Cline	LIHTC	Valerie Garrity	Owner/Applicant/GP	Deficiencies
Description: Ms. Garrity wanted to verify whether proof of application for name reservation would suffice. She then received and sent name reservation from the Texas Secretary of State.					
8/29/2008	Liz Cline	LIHTC	Valery Garrity	Owner/Applicant/GP	Deficiencies
Description: Deficiencies were due 8/28 so there were several conversations regarding the status of the responses sent via email and FedEx.					

08284: North Eastman Residential

A. General Project Information

Project Location: 1400 N. Eastman Dr. City: Longview County: Gregg Region: 4
Total Units: 80 Total LI Units: 80 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$885,808
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): North Eastman Residential, LP; Stuart Shaw, (512) 220-8000

Applicant/Principals (Entity Name, Contact):

SSFP North Eastman VIII LLC Stuart Shaw
Stuart Shaw Family Partnership, Ltd Stuart Shaw
Stuart 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, Stuart Shaw, (512) 220-8000
Appraiser: O'Connor & Associates, Kathryn Koepke, (713) 686-9955 Market Analyst: O'Connor & Associates, Kathryn Koepke, 7136869955
Originator/UW: JP Morgan Chase, David Saling, (512) 656-6535 Property Manager: TBD, ,
Architect: Chiles Architects, Inc., Allan Beason, (512) 327-3397 Cost Estimator: See housing general contractors, ,
Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,
Syndicator: Apollo equity Partners, Dan Kierce, (216) 875-2626 Accountant: TBD, ,
Supp. Services: TBD, ,

C. Scoring Information

First Review: Nicole, Reviewed on 4/21/2008
Second Review: Elizabeth, Reviewed on 4/22/2008

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

Total Points Requested:	172
Total Points Awarded:	172

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

08284: North Eastman Residential Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Applicant withdrew on July 25

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: Raquel Morales

3. Allocation Decision by Board: **withdrawn**

Staff Recommendation: 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:** \$0

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
1/23/2008	Emily Price	LIHTC	Stuart Shaw	Owner/Applicant/GP	Deficiencies
Description: I left message to tell him that his deficiency response is due by 5pm today.					
5/27/2008	Shannon Roth	LIHTC	Casey Bump	Owner/Applicant/GP	Deficiencies
Description: Called him to remind him tomorrow is the 5th day for his items and went over the list with him and answered his questions.					

08294: Stardust Village

A. General Project Information

Project Location: Hwy 83, 1/2 Blk N. of Brazos St. City: Uvalde County: Uvalde Region: 11
 Total Units: 36 Total LI Units: 36 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$429,577
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Stardust Village, Ltd.; Tammye Trevino, (830) 278-6817
 Applicant/Principals (Entity Name, Contact):
 Stardust Village, LLC Tammye Trevino
 FUTURO Communities, Inc. Tammye Trevino

Development Team (Entity, Contact Name, Phone):

Developer: FUTURO Communities, Inc., Tammye Trevino, (830) 278-6817
 Appraiser: N/A, ,
 Originator/UW: Lancaster Pollard, Eli Meyer, (614) 224-8800
 Architect: Lloyd Jary and Associates, Francisco Manon, (210) 377-2022
 Attorney: Law Office of Mark D. Foster, Mark Foster, (214) 363-9599
 Syndicator: Hudson Housing Capital Group, Orlando Alfaro, (310) 242-6702

Housing GC: TBD, ,
 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179272838
 Property Manager: TBD, ,
 Cost Estimator: Ramon Garcia, Ramon Garcia, (830) 876-5705
 Engineer: Kenneth Dirksen, Kenneth Dirksen, (830) 591-0858
 Accountant: Garza and Gonzales, Ruben Martinez, (210) 227-1389
 Supp. Services: FUTURO Communities, Inc., San Juana Gonzales, (830) 278-6817

C. Scoring Information

First Review: Tammy, Reviewed on
 Second Review: Shannon, Reviewed on 3/27/2008

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

Total Points Requested:	171
Total Points Awarded:	170

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

08294: Stardust Village Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: David Burrell

2nd Underwriter: Cameron Dorsey

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$491,883

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>
1/15/2008	Elizabeth Henderson	LIHTC	Tammye Trevino	Owner/Applicant/GP	Pre-App General
Description: Tammye called because her office called her to tell her that she had two deficiencies. She told her what was wrong with them and she knows now what to send in to correct them.					
4/2/2008	Shannon Rothq	LIHTC	Jonny Martinez	Owner/Applicant/GP	Deficiencies
Description: Called to remind tomorrow is the 5th day.					

08295: Vista Bonita Apartments

A. General Project Information

Project Location: 9313 Tallyho Rd. City: Houston County: Harris Region: 6
 Total Units: 118 Total LI Units: 118 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$1,078,293
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CB Texas I, Ltd.; Amay Inamdar, (713) 540-0122
 Applicant/Principals (Entity Name, Contact):
 CB Texas I GP, LLC George Kaleh

Development Team (Entity, Contact Name, Phone):

Developer: CB Texas I GP, Amay Inamdar, (713) 540-0122 Housing GC: Cornerbrook Construction, Harold Sowell, (713) 498-1661
 Appraiser: O'Connor & Associates, Bob Coe, (713) 686-9955 Market Analyst: O'Connor & Associates, Bob Coe, (713) 686-9955
 Originator/UW: N/A, Property Manager: Orion Real Estate Services, Inc., Gene Blevins, (713) 622-5844
 Architect: Mucasey & Associates Architects, Mark S. Mucasey, (713) 521-1233 Cost Estimator: N/A, ,
 Attorney: Coats, Rose, Yale, Ryman & Lee, P.C., Barry J. Palmer, (713) 651-0111 Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9216 Accountant: TBD, ,
 Supp. Services: Texas Interfaith Housing, Jot Couch, (713) 526-6634

C. Scoring Information

First Review: Nicole, Reviewed on 4/10/2008
 Second Review: Ben, Reviewed on 4/14/2008

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

Total Points Requested:	171
Total Points Awarded:	152

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

08295: Vista Bonita 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: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$1,273,393

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>
4/22/2008	Nicole Fisher	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description: I called Amay to confirm receipt of the deficiency.					
4/22/2008	Nicole Fisher	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description: Amay called to see if I received the deficiency responses. He sent it Fed Ex and it was signed in house at 8:00am. I told him i did not have it yet, but would look for it.					
4/23/2008	Ben Sheppard	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description:					
4/23/2008	Ben Sheppard	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description:					
4/23/2008	Ben Sheppard	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description:					
4/23/2008	Ben Sheppard	LIHTC	Amay Inamdar	Owner/Applicant/GP	Deficiencies
Description:					

08296: Prairie Village Apartments

A. General Project Information

Project Location: 611 Paul St. City: Rogers County: Bell Region: 8
 Total Units: 24 Total LI Units: 24 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$106,422
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Bell Fountainhead, L.P.; Patrick A. Barbolla, (817) 732-1055

Applicant/Principals (Entity Name, Contact):

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) 732-7716
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Fountainhead Management, Inc, Patrick A. Barbolla, (817) 732-1055
 Architect: J. Douglas Cain Associates, Architects, Inc., J. Douglas Cain, (918) 339-4126 Cost Estimator: Fountainhead Construction, Inc, Patrick A. Barbolla, (817) 732-7716
 Attorney: McDonald Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, ,
 Syndicator: Boston Capital Corp, Ryan Zebro, (617) 624-8898 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/17/2008
 Second Review: Shannon, Reviewed on 4/1/2008

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

Total Points Requested:	136
Total Points Awarded:	126

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

08296: Prairie Village Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

Applicant Withdrew

Returned credits

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: **withdrawn**

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$0

4. Records of Contact

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

08297: St. Charles Place

A. General Project Information

Project Location: 1408 Longhorn Tr. City: Crowley County: Tarrant Region: 3
 Total Units: 52 Total LI Units: 52 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$225,835
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Crowley Fountainhead, L.P.; Patrick A. Barbolla, (817) 732-1055

Applicant/Principals (Entity Name, Contact):

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) 732-7716
 Appraiser: Sherrill & Associates, Inc., Jerry Sherrill, (817) 557-1791 Market Analyst: N/A, ,
 Originator/UW: N/A, , Property Manager: Fountainhead Management, Inc, Patrick A. Barbolla, (817) 732-1055
 Architect: J. Douglas Cain Associates, Architects, Inc., J. Douglas Cain, (918) 339-4126 Cost Estimator: Fountainhead Construction, Inc, Patrick A. Barbolla, (817) 732-7716
 Attorney: McDonald Sanders, P.C., Rick Sorenson, (817) 336-8651 Engineer: N/A, ,
 Syndicator: Boston Capital Corp, Ryan Zebro, (617) 624-8898 Accountant: Gwen Ward, CPA, P.C., Gwen Ward, (817) 336-5880
 Supp. Services: N/A, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/12/2008
 Second Review: Ben, Reviewed on 3/28/2008

<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>	<u>QAP Category</u>	<u>Requested</u>	<u>Awarded</u>
1	28	28	14	0	0
2*		12	15	4	4
3	22	22	16	4	4
4 (A)	6	6	17	6	6
4 (B)	13.5	13.5	18	0	0
5 (A)	0	0	19	6	6
			20	4	4
6 (A)*		0	21	4	4
6 (B)*		14	22 (A)	4	4
7	12	12	22 (B)	0	0
8	10	10	23	0	0
9 (A)	0	0	24	0	0
9 (B)	1	1	25	0	0
10	7	7	26	1	1
11	6	6	27	0	0
12	5	5	28	0	0
13	0	0			
			App Deficiency Points Lost:	0	

Total Points Requested:	143.5
Total Points Awarded:	143.5

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

08297: St. Charles Place Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Cameron Dorsey

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Competitive in USDA Set-Aside

Credit Amount Allocated by Board: \$246,664

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
3/31/2008	Ben Sheppard	LIHTC	Pat Barbolla	Owner/Applicant/GP	Deficiencies
Description:					
4/10/2008	Kent Bedell	LIHTC	Patrick Barbolla	Owner/Applicant/GP	Deficiencies
Description: Mr. Barbolla called to clarify what he needed to submit to satisfy deficiency #'s 2,4 & 5.					

08298: Residences at Stalcup

A. General Project Information

Project Location: 3828 Stalcup City: Fort Worth County: Tarrant Region: 3
 Total Units: 92 Total LI Units: 92 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$795,604
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Stalcup Housing Partners, Ltd.; Dan Allgeier, (972) 573-3411

Applicant/Principals (Entity Name, Contact):

NDG Stalcup, LLC Dan Allgeier
 Boston Capital Scott Arrighi
 Nurock Development Group, Inc Robert G. Hoskins

Development Team (Entity, Contact Name, Phone):

Developer: Nurock Development group, Inc., Robert G. Hoskins, (678) 297-3400 Housing GC: NuRock Construction, LLC, Robert G. Hoskins, (678) 297-3400
 Appraiser: Hunsicker Appraisal Company, Inc., Rick Brown, (214) 521-0300 Market Analyst: Ed Ipser & Associates, Inc., Ed Ipser, 8179272838
 Originator/UW: N/A, , Property Manager: NuRock Management, Sandra K. Hoskins, (678) 297-3400
 Architect: Morton Gruber & Associates, Tom Metzger, (972) 607-4002 Cost Estimator: N/A, ,
 Attorney: Arnall, Golden Gregory, Mark Gould, (404) 873-8782 Engineer: N/A, ,
 Syndicator: Boston Capital, Scott Arrighi, (617) 624-8867 Accountant: TBD, ,
 Supp. Services: NuRock Housing Foundation, Robert G. Hoskins, (678) 297-3400

C. Scoring Information

First Review: Kent, Reviewed on 3/17/2008
 Second Review: Emily, Reviewed on 3/31/2008

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

Total Points Requested:	161
Total Points Awarded:	161

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

08298: Residences at Stalcup Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded 7/31/08

Staff Recommendation: Competitive in At-Risk Set-Aside

Credit Amount Allocated by Board: \$856,440

4. Records of Contact

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

08299: Southern View Apartments

A. General Project Information

Project Location: SW. Corner of Ryan St. & Hwy 385 **City:** Fort Stockton **County:** Pecos **Region:** 12
Total Units: 48 **Total LI Units:** 47 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$436,959
Set Asides: Non-Profit At-Risk USDA Allocation **Regional Allocation:** Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Fort Stockton Southern View Apartments, LP; Justin Zimmerman, (417) 890-3239

Applicant/Principals (Entity Name, Contact):

Fort Stockton Southern View Apartments, LP Justin Zimmerman
 Fort Stockton Southern View Apartments, LLC 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) 890-3239 **Housing GC:** Zimmerman Properties Construction, LLC, Matt Zimmerman, (417) 883-1632
Appraiser: Integra Realty Resources, Chil Ard, (918) 492-4844 **Market Analyst:** Integra Realty Resources, Mark R. Lamb, 9729601222
Originator/UW: N/A, , **Property Manager:** Wilhoit Properties, Inc, Robert Williams, (417) 883-1632
Architect: Parker & Associates, Jim Parker, (918) 742-2485 **Cost Estimator:** N/A, ,
Attorney: Kendall R. Mcphail, LLP, Kendall R. Mcphail, (417) 864-4700 **Engineer:** KAW Valley Engineers, Mike Osborn, (913) 894-5150
Syndicator: Centerline Capital Group, Justin Ginsberg, (212) 588-2100 **Accountant:** Reznick Group, PC, Kirk T. Rogers, (301) 657-7715
Supp. Services: Texas Interfaith Housing, Cynthia Boutineau, (713) 526-6634

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2008
Second Review: Shannon, Reviewed on 3/27/2008

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

App Deficiency Points Lost:	5
Total Points Requested:	119
Total Points Awarded:	114

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

08299: Southern View 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: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$505,689

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/2/2008	Shannon Roth	LIHTC	Paul Holden	Consultant/Lobbyist	Deficiencies
Description: Called to remind him tomorrow is the 5th day.					
4/22/2008	Elizabeth Henderson	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul Holden called with a problem about his sign. He says that he went to the site to update it with the correct information per the deficiency notice and found that his sign had been stolen. The posts are still there but the sign is gone. He says he asked one of the neighbors and it turns out that signs are often stolen to make deer blinds. It seems thT the sign material is ideal for it. Anyway, the problem is he can't get a new sign up by tomorrow and his drficiency is due tomorrow. He wants to know what to do. I emailed the question to shae since she was gone when he called.					
4/22/2008	Elizabeth Henderson	LIHTC	Paul Holden	Owner/Applicant/GP	Deficiencies
Description: Paul Holden called back. He found his sign. He is gong to put it up with his changes and get a new one to replace it on a more permanent basis. There was a man who opposed him for the zoning on the property and the man was apparently drunk at the hearing. The sign was the target of the man's retaliation I guess since he lost. At any rate, he found it and he's putting it back up. He beleives he will have his pictures in either today or tomorrow.					

08300: Blackshear Homes

A. General Project Information

Project Location: 8 Scattered Sites on Shelton, W. 19th, Brown, & Lillie Sts. **City:** San Angelo **County:** Tom Green **Region:** 12

Total Units: 20 **Total LI Units:** 20 **Activity*:** NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation **Credits Requested:** \$278,624

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

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Blackshear Properties of San Angelo, LLC; Stephanie Dugan, (214) 491-1500

Applicant/Principals (Entity Name, Contact):

Community Development Properties, SanAngelo, Inc. Ingrid Nardoni
 NDC Corporate Equity Fund VIII, L.P. Ann Vogt
 Housing Development Group III Ann Vogt
 Galilee CDC Terry Shaner

Development Team (Entity, Contact Name, Phone):

Developer: Housing Development Group III, Ann Vogt, (212) 682-1106

Appraiser: TBD, ,

Originator/UW: N/A, ,

Architect: Hunn Design, Marshall Hunn, (806) 549-1234

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

Syndicator: NDC Corporate Equity Fund VIII L.P., John Linner, (212) 682-1106

Housing GC: Marshall King Corporation, Marshall King, (325) 949-4051

Market Analyst: VWB Research, Chris Bunch, 6142259500

Property Manager: TBD, ,

Cost Estimator: Marshall King Corporation, Marshall King, (325) 949-4051

Engineer: TBD, ,

Accountant: Shallo, Galluscio, Bianchi, Rick Bianchi, (214) 363-9599

Supp. Services: N/A, ,

C. Scoring Information

First Review: Nicole, Reviewed on 4/23/2008
Second Review: Elizabeth, Reviewed on 4/28/2008

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

App Deficiency Points Lost:	0
Total Points Requested:	141
Total Points Awarded:	138

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

08300: Blackshear 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:

2nd Underwriter:

3. Allocation Decision by Board: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$316,123

4. Records of Contact

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

08301: Ysleta del Sur Pueblo Homes I

A. General Project Information

Project Location: Tomas Granillo St. City: Socorro County: El Paso Region: 13
 Total Units: 60 Total LI Units: 60 Activity*: NC * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$694,425
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): Ysleta del Sur Pueblo Limited Partnership #1; Albert Joseph, (915) 859-9196
 Applicant/Principals (Entity Name, Contact):
 Ysleta del Sur Pueblo Al Joseph
 Travois, Inc. David Bland

Development Team (Entity, Contact Name, Phone):

Developer: Ysleta del Sur Pueblo, Al Joseph, (915) 859-9196 Housing GC: TBD, ,
 Appraiser: N/A, , Market Analyst: VWB Research, Patrick Bowen, 6142259500
 Originator/UW: TBD, , Property Manager: Ysleta del Sur Pueblo, Al Joseph, (915) 859-9196
 Architect: CEA Engineering Group, Inc., Jose Melendez, (915) 544-5232 Cost Estimator: N/A, ,
 Attorney: Faegre & Benson LLP, Angela Christy, (612) 766-6833 Engineer: CEA Engineering Group, Inc., Ulises Estrada, (915) 544-5233
 Syndicator: Raymond James Tax Credit Fund, Inc, James Horvick, (800) 438-8088 Accountant: Lee & Company, Jon Lee, (406) 721-9919
 Supp. Services: Ysleta del Sur Pueblo, Ignacio Rios, (915) 858-1076

C. Scoring Information

First Review: Elizabeth, Reviewed on 5/9/2008
 Second Review: Ben, Reviewed on 5/19/2008

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

08301: Ysleta del Sur Pueblo Homes I Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

Pursuant to Section 49.9(d) of the Qualified Allocation Plan, only applications designated as priority by the TDHCA Board were fully underwritten. For additional information on the underwriting status of this application, please contact Pamela Cloyde, in the Division of Real Estate Analysis at (512) 475.4573. If 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: awarded from waiting list 11/13/08

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

Credit Amount Allocated by Board: \$781,794

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
7/6/2008	Kent Bedell	LIHTC	Brian Schuler	Consultant/Lobbyist	Deficiencies
Description: Brian called to discuss deficiencies 1, 6, and 7. He wanted to get guidance on how he could satisfactorily resolve these items.					
7/6/2008	Kent Bedell	LIHTC	Brian Schuler	Consultant/Lobbyist	Deficiencies
Description: Brian called again to discuss and receive guidance on the reponse he was sending for deficiency #6.					

08302: Leona Apartments

A. General Project Information

Project Location: 209 First St. City: Uvalde County: Uvalde Region: 11
 Total Units: 40 Total LI Units: 40 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$130,923
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CHC Leona Apartments, LLC; Chad Asarch, (303) 322-8888

Applicant/Principals (Entity Name, Contact):

Community Housing Concepts Properties, LLC Hud Karshmer
 Community Housing Concepts Inc. Hud Karshmer
 Steele Properties LLC registered in Texas as Steel Chad Asarch

Development Team (Entity, Contact Name, Phone):

Developer: Steele Properties, LLC dba Steele CHC Projects, LLC, Chad Asarch, (303) 322-8888 Housing GC: TBD, ,
 Appraiser: National Valuation Consultants, Inc., Matthew Ansay, (303) 753-6900 Market Analyst: Gill Group, Cash Gill, 5736246614
 Originator/UW: TBD, , Property Manager: Monroe Group Ltd., Hud Karshmer, (303) 322-8888
 Architect: TBD, , Cost Estimator: TBD, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Bob Savage, Bob Savage,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/18/2008
 Second Review: Emily, Reviewed on 3/28/2008

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

Total Points Requested:	174
Total Points Awarded:	174

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

08302: Leona 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: Cameron Dorsey

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$136,650

4. Records of Contact

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

<u>Date</u>	<u>Staff</u>	<u>Program</u>	<u>Contact With</u>	<u>Contact Type</u>	<u>Nature of Contact:</u>
4/1/2008	Emily Price	LIHTC	Sarah Andre	Owner/Applicant/GP	Deficiencies

Description: I talked to her a couple of times today regarding her deficiency notice.

08303: Heritage Square

A. General Project Information

Project Location: 520 3rd Ave. N. City: Texas City County: Galveston Region: 6
 Total Units: 50 Total LI Units: 50 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$373,190
 Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Urban

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CHC Heritage Square, LLC; Chad Asarch, (303) 322-8888

Applicant/Principals (Entity Name, Contact):

Community Housing Concepts Properties, LLC Hud Karshmer
 Community Housing Concepts Inc. Hud Karshmer
 Steele Properties LLC registered in Texas as Steel Chad Asarch

Development Team (Entity, Contact Name, Phone):

Developer: Steele Properties, LLC dba Steele CHC Projects, LLC, Chad Asarch, (303) 322-8888 Housing GC: TBD, ,
 Appraiser: National Valuation Consultants, Inc., Matthew Ansay, (303) 753-6900 Market Analyst: Gill Group, Cash Gill, 5736246614
 Originator/UW: TBD, , Property Manager: Monroe Group Ltd., Hud Karshmer, (303) 322-8888
 Architect: TBD, , Cost Estimator: TBD, ,
 Attorney: TBD, , Engineer: TBD, ,
 Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Bob Savage, Bob Savage,
 Supp. Services: TBD, ,

C. Scoring Information

First Review: Kent, Reviewed on 3/14/2008
 Second Review: Emily, Reviewed on 4/3/2008

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

Total Points Requested:	180
Total Points Awarded:	173

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

08303: Heritage 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: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$388,356

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>
4/9/2008	Kent Bedell	LIHTC	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
Description: Alyssa Carpenter called to ask about how she could respond to deficiency #4. I told her she could submit the same map, but that it needed to have a one-mile radius instead of the two-mile radius.					
4/10/2008	Kent Bedell	LIHTC	Alyssa Carpenter	Consultant/Lobbyist	Deficiencies
Description: Alyssa called to get guidance on how she should respond to the deficiency #6. I confirmed what she needed to submit to receive the point item.					

08304: Park Place Apartments

A. General Project Information

Project Location: 100 Campbell St. City: Cleveland County: Liberty Region: 6
Total Units: 60 Total LI Units: 60 Activity*: RH * Activity: NC=New Construction, ACQ=Acquisition, R=Rehabilitation Credits Requested: \$512,972
Set Asides: Non-Profit At-Risk USDA Allocation Regional Allocation: Rural

B. Ownership and Development Team Information

Owner (Name, Contact, Phone): CHC PP, LLC; Chad Asarch, (302) 322-8888

Applicant/Principals (Entity Name, Contact):

Community Housing Concepts Properties, LLC Hud Karshmer
Community Housing Concepts Inc. Hud Karshmer
Steele Properties LLC registered in Texas as Steel Chad Asarch

Development Team (Entity, Contact Name, Phone):

Developer: Steele Properties, LLC dba Steele CHC Projects, LLC, Chad Asarch, (303) 322-8888 Housing GC: TBD, ,
Appraiser: National Valuation Consultants, Inc., Matthew Ansay, (303) 753-6900 Market Analyst: Gill Group, Cash Gill, 5736246614
Originator/UW: TBD, , Property Manager: Monroe Group Ltd., Hud Karshmer, (303) 322-8888
Architect: TBD, , Cost Estimator: TBD, ,
Attorney: TBD, , Engineer: TBD, ,
Syndicator: PNC Multifamily Capital, Nicole Flores, (512) 391-9084 Accountant: Bob Savage, Bob Savage,
Supp. Services: TBD, ,

C. Scoring Information

First Review: Gus Garcia, Reviewed on 3/25/2008
Second Review: Elizabeth, Reviewed on 4/24/2008

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

Total Points Requested:	168
Total Points Awarded:	161

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

08304: Park Place Apartments Continued

D. Decisions Regarding Application

1. Withdrawal or Termination:

2. Underwriting Decision:

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

Designated as Priority: Approved with Conditions

1st Underwriter: Thomas Cavanagh

2nd Underwriter: Raquel Morales

3. Allocation Decision by Board: awarded 7/31/08

Staff Recommendation: Has a competitive score within its allocation type and region. **Credit Amount Allocated by Board:** \$540,342

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>
4/30/2008	Elizabeth Hendeson	LIHTC	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Sarah called. She wanted to discuss deficiencies #3 and #4.					
5/1/2008	Elizabeth Henderson	LIHTC	Sarah Andre	Owner/Applicant/GP	Deficiencies
Description: Sarah called to see if it was okay if she changed the unit worksheet rather than the rent schedule. She identified the elderly and family units on that instead. She says she also figured out the cost per unit and she put it in the letter rather than on the worksheet. She said she would get everything in today but she wanted to be sure this was okay. Told her that since she was turning it in early we had a couple of days to work out any problems that come up so just turn it in and I'd let her know if anything needed to be tweaked.					

Description: Alyssa called after email about the 1996 letter not being sufficient. She wanted to bring up the dictionary definition of "resolution" to try to argue that Cleveland may not do anything by resolution as we know it and that the letter meets the dictionary definition. I told her that if Cleveland was going to say that then they would have to be able to say that they never do what is commonly accepted as a resolution for anything that they adopt in order for me to accept that. She also argued that the QAP doesn't ask for the resolution number but I had asked for that in my email and that I was holding this item to a different standard which wasn't fair. She wanted to know if we asked for numbers for all resolutions and went as far as to say that maybe she needed to do an open records request to see whether all applications were being asked for resolution numbers. I told her she could take it that far if she wanted to and that it was entirely up to her but the point at issue was the fact that nothing that they had turned in with their application said that the resolution or ordinance had been passed due to the acceptance of the revitalization plan and that was the point. I also told her that all the applications are screened the same way. She brought up all kinds of arguments that strayed from the central issue and served really to highlight the fact that the City of Cleveland may not have adopted their revitalization plan by ordinance or resolution and that she was likely not going to be able to provide any proof that they had. And I threw in that I had suggested a letter from the city manager or the mayor in my April 30th email because they are the city executives and the buck basically stops with them. I would accept a statement from either of them as sufficient evidence and if not them from a person with appropriate authority, but it can't just come from anybody. The question was, however, would they be willing to attest that a resolution had been done when it hadn't. I threw in also the idea that if the city had not done a resolution or an ordinance for the revitalization plan but she got a letter that says they did, if they had to prove it up later I didn't know what problems may arise from that. She gave that some thought so I think it's highly possible that no such resolution exists, but that is for her to work out. After going through numerous episodes of having my words twisted I had to regroup and go back to the wording of the score sheet. I told her to go by the wording of the requirements and do not rely on anything that I may tell her that did not line up with that. I also told her that, that was why written communication were so much better since you avoid going through all these issues of, "Well you said a minute ago...." I told her that if she could provide something that meets the requirements has they are written that I could check the item off. If not, I can't. She wanted to go into another round of "So you're saying...." but I didn't even go into it with her again. I went straight back to the score sheet and read what it said. Then I told her, "If you can get me something that meets that, I'm good" She wanted to know if the city adopted the plan by resolution at their next upcoming meeting whether they could provide that for this item. I told her I could not okay that since we are asking about plans that have been already adopted, not about future adoptions. I told her that I needed at this point was evidence that the plan had already adopted by resolution or ordinance. Passing it now would meet that definition. She said that she would get the city manager to write another letter saying that the revitalization plan had been adopted by resolution. But if that isn't what happened, I don't know whether she will be able to get it.

Description: Alyssa called to ask two questions about her deficiencies. First, when she does the two amenity forms for the elderly and family sites in their development, do they claim points based on the total or based on the units per site? Claim points per site. Second, she says they have laundry rooms on both campuses. Does that count as a duplication of an amenity? No since this is a scattered site development as well as intergenerational, their duplicate amenities count separately. I also reminded her that some amenities only count for elderly and some only count for family so she needed to watch out for that. She wasn't nearly as hateful this time around.