

**SUPPLEMENTAL BOARD BOOK
OF
July 22, 2021**



**Leo Vasquez III, Chair
Paul Braden, Vice-Chair
Sharon Thomason, Member
Ajay Thomas, Member
Brandon Batch, Member
Kenny Marchant, Member**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
GOVERNING BOARD MEETING

A G E N D A
9:00 AM
July 22, 2021

Meeting Location: In light of the March 13, 2020, disaster declaration by the Office of the Governor, and the subsequent waivers of portions of Tex. Gov't Code, Ch. 551*, this meeting of the TDHCA Governing Board will be accessible to the public via the telephone and web link information, below. In order to engage in two-way communication during the meeting, persons must first register (at no cost) to attend the webinar via the link provided. Anyone who calls into the meeting without registering online will not be able to ask questions or provide comments, but the meeting will still be audible. A recording of the meeting will be made available to the public as soon as possible following the meeting.

Governing Board Webinar registration:

<https://attendee.gotowebinar.com/register/4304573045331225614>

Dial-in number: +1 (562) 247-8422, access code 215-755-705 (persons who use the dial-in number and access code without registering online will only be able to hear the Board meeting and will not be able to ask questions or provide comments). Note, this meeting will be proceeding as a videoconference under Tex. Gov't Code §551.127, as modified by waiver.

If the GoToWebinar terminates prior to adjournment of the meeting (i.e. if the webinar session "crashes") the meeting will be recessed. A new link to the meeting will be posted immediately on the TDHCA Board meetings web page (<https://www.tdhca.state.tx.us/board/meetings.htm>) along with the time the meeting will resume. The time indicated to resume the meeting will be within six hours of the interruption of the webinar. Please note that in this contingency, the original meeting link will no longer function, and only the new link (posted on the TDHCA Board meetings web page) will work to return to the meeting.

CALL TO ORDER

ROLL CALL

CERTIFICATION OF QUORUM

Leo Vasquez, Chair

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

* The list of Open Meeting laws subject to temporary suspension effective March 16, 2020, is available at: <https://www.texasattorneygeneral.gov/sites/default/files/images/admin/2020/Press/Open%20Meeting%20Laws%20Subject%20to%20Temporary%20Suspension.pdf>

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Tex. Gov't Code, Texas Open Meetings Act. Action may be taken on any item on this agenda, regardless of how designated.

ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

EXECUTIVE

- a) Presentation, discussion, and possible action on Board meeting minutes summaries for June 17, 2021

Beau Eccles
General
Counsel

ASSET MANAGEMENT

- b) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Land Use Restriction Agreement

Rosalio Banuelos
Director of Asset
Management

01032	Cantibury Pointe	Lubbock
03136	Tigoni Villas	San Antonio
04154	Plainview Vistas	Plainview

- c) Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application

98112	Park Glen Apartments	Midland
18087	Residences of Long Branch	Rowlett
20042	The Commons at St. Anthony's	Amarillo

- d) Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning the resolution of a contract issue regarding Provision at West Bellfort (HTC #16258 / CMTS #5236)

BOND FINANCE

- e) Presentation, discussion, and possible action on Inducement Resolution No. 21-035 for Multifamily Housing Revenue Bonds Regarding Authorization for Filing Applications for Private Activity Bond Authority

Teresa Morales
Director of
Multifamily Bonds

MULTIFAMILY FINANCE

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

- a) Media Analysis and Outreach Report (May 2021)
- b) Report on Activities Related to the Department's Response to COVID-19 Pandemic
- c) Report on the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act
- d) Report on the Department's 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures

Michael Lyttle
Director of
External Affairs

Brooke Boston
Deputy Director
of Programs

Joe Guevara
Director of Financial
Administration

Monica Galuski
Director of Bond
Finance

ACTION ITEMS

ITEM 3: EXECUTIVE

- a) Executive Director's Report

Bobby Wilkinson
Executive Director, TDHCA

Brooke Boston
Deputy Director
of Programs

Abigail Versyp
Director of Single Family
and Homeless Programs

Rosalio Banuelos
Director of Asset
Management

Marni Holloway
Director of
Multifamily Finance

b) Presentation, Discussion and Possible Approval of Direct Awards of Emergency Rental Assistance Funds to Select Recipients for Housing Stabilization Services

ITEM 4: SINGLE FAMILY & HOMELESS PROGRAMS

- a) Presentation, discussion, and possible action on State Fiscal Year 2021 Ending Homelessness Fund Awards
- b) Presentation, discussion, and possible action on State Fiscal years 2020 and 2021 Homeless Housing and Services Program Reallocations and Extension Requests
- c) Presentation, discussion, and possible action on State Fiscal Year 2022 Homeless Housing and Services Program Awards
- d) Presentation, discussion, and possible action on the 2022-2023 Texas Housing Trust Fund Biennial Plan

ITEM 5: ASSET MANAGEMENT

Presentation, discussion, and possible action regarding an increase to the Housing Tax Credit amount for Springs Apartments (HTC #18614)

ITEM 6: MULTIFAMILY FINANCE

- a) Presentation, discussion and possible action regarding eligibility under 10 TAC §11.101(b)(1)(C) related to Ineligibility of Developments within Certain School Attendance Zones for Villas at Shriners’s Point (#21612) in San Angelo
- b) Presentation, discussion, and possible action on the Second Amendment to the 2021-1 Multifamily Direct Loan Notice of Funding**
- c) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2021-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications**

- 21114 The Reserves at Holdsworth**
- 21131 Boulevard 61**

d) Presentation, discussion, and possible action regarding timely filed appeals

- 21039 Uvalde Villas**
- 21069 Dahlia Villas**
- 21104 Heritage Heights at Abilene**
- 21136 Oaklawn Place**
- 21185 Weslaco Village Apartments**
- 21206 Woodcrest**
- 21215 Torrington Silver Creek**
- 21235 Inn Town Lofts**
- 21286 Blue Sky at Hawks Creek**
- 21290 Fish Pond at Alice**

- e) Presentation, discussion, and possible action confirming obligations for those properties recommended for an award of competitive low income housing tax credits that sought and were awarded one point for committing at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under 10 TAC §11.9(c)(6) related to Residents with Special Housing Needs

- 21003 Tomball Senior Village Tomball
- 21004 Skyline at Cedar Crest Dallas
- 21006 Westheimer Garden Villas Houston

21007	Retta Street Lofts	Fort Worth
21015	Embree Eastside	Garland
21020	Huntington at Bay Area	Houston
21024	Freedom's Path at Waco	Waco
21026	Vista at Park Place	Houston
21030	Abilene Pioneer Crossing	Abilene
21032	Royal Gardens Lufkin	Lufkin
21033	Beaumont Pioneer Crossing	Beaumont
21035	Manson Place	Houston
21048	Price Lofts	Brownsville
21051	Canyon Lofts	Canyon
21052	Del Rio Lofts	Del Rio
21053	Reserve at Shiloh	Garland
21054	Reserve at Palestine	Palestine
21061	Magnolia Lofts	Fort Worth
21063	Parker Apartments	Austin
21064	Fiesta Trails	San Antonio
21070	Saison North	Austin
21075	June West	Austin
21081	Kiva East	Dallas
21087	The Versia	Irving
21092	Scenic Park Apartments	Tyler
21093	Parkside on Carrier	Grand Prairie
21100	Hawthorn Terrace	Houston
21101	Longview Crossing	Longview
21113	San Angelo Crossing	San Angelo
21114	The Reserves at Holdsworth	Kerrville
21121	Paige Estates	Waco
21130	Sun Pointe	El Paso
21131	Boulevard 61	Houston
21132	OST Lofts	Houston
21139	Cypress Creek Apartment Homes at Forest Lane	Dallas
21145	Mariposa Apartment Homes at Communications Parkway	Plano
21158	Juniper Pointe Apartments	Kaufman
21177	Carver Ridge Apartments	Hutto
21186	Palms at Blucher Park	Corpus Christi
21187	Village at Perrin Beitel	San Antonio
21208	Parmore Jupiter Road	Plano
21245	The Rushmore	Houston
21261	The Ponderosa	Alice
21264	Acadia Terrace	Houston
21274	Avanti Legacy Violet Parc	McAllen
21276	Avanti Legacy Springfield	Laredo
21289	Snowden Apartments	San Antonio
21292	Campanile on Minimax	Houston
21305	Jackson Road Apartments	McAllen
21317	San Angelo Terrace	San Angelo

f) Presentation, discussion, and possible action regarding awards from the 2021 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2021 Competitive Housing Tax Credit Application Round

21003	Tomball Senior Village	Tomball
21004	Skyline at Cedar Crest	Dallas
21006	Westheimer Garden Villas	Houston
21007	Retta Street Lofts	Fort Worth
21015	Embree Eastside	Garland
21017	Hughes House	Fort Worth
21020	Huntington at Bay Area	Houston
21024	Freedom's Path at Waco	Waco
21026	Vista at Park Place	Houston
21030	Abilene Pioneer Crossing	Abilene
21032	Royal Gardens Lufkin	Lufkin
21033	Beaumont Pioneer Crossing	Beaumont
21035	Manson Place	Houston
21038	Houston 150 Bayou Apartments	Houston
21048	Price Lofts	Brownsville
21051	Canyon Lofts	Canyon
21052	Del Rio Lofts	Del Rio
21053	Reserve at Shiloh	Garland
21054	Reserve at Palestine	Palestine
21061	Magnolia Lofts	Fort Worth
21063	Parker Apartments	Austin
21064	Fiesta Trails	San Antonio
21070	Saison North	Austin
21075	June West	Austin
21081	Kiva East	Dallas
21087	The Versia	Irving
21092	Scenic Park Apartments	Tyler
21093	Parkside on Carrier	Grand Prairie
21100	Hawthorn Terrace	Houston
21101	Longview Crossing	Longview
21113	San Angelo Crossing	San Angelo
21114	The Reserves at Holdsworth	Kerrville
21116	Sweetwater Station	Sweetwater
21117	Montrose Valley Apartments	Belton
21118	Cherry Village Apartments	Belton
21119	Cedar Grove Estates I and II	Buckholts; Rosebud
21121	Paige Estates	Waco
21130	Sun Pointe	El Paso
21131	Boulevard 61	Houston
21132	OST Lofts	Houston
21139	Cypress Creek Apartment Homes at Forest Lane	Dallas
21145	Mariposa Apartment Homes at Communications Parkway	Plano
21148	William Booth Apartments	Houston
21150	Big Lake Seniors Apartments	Big Lake
21151	Colorado City Apartments	Colorado City

21156	Bayshore Manor and Bay View Apartments	Palacios
21157	Katy Manor Apartments	Katy
21158	Juniper Pointe Apartments	Kaufman
21164	Town Oaks Apartments	Kenedy
21166	Mountain View Estates	El Paso
21175	Wells Manor	Wells
21176	Mill Run	Elkhart
21177	Carver Ridge Apartments	Hutto
21186	Palms at Blucher Park	Corpus Christi
21187	Village at Perrin Beitel	San Antonio
21189	Village at Boyer	San Antonio
21208	Parmore Jupiter Road	Plano
21220	Longview Square	Longview
21228	El Jardin	Brownsville
21245	The Rushmore	Houston
21261	The Ponderosa	Alice
21264	Acadia Terrace	Houston
21274	Avanti Legacy Violet Parc	McAllen
21276	Avanti Legacy Springfield	Laredo
21283	Hemley Palms	Vinton
21289	Snowden Apartments	San Antonio
21292	Campanile on Minimax	Houston
21305	Jackson Road Apartments	McAllen
21312	SavannahPark of Keene	Keene
21317	San Angelo Terrace	San Angelo
21318	Cypress Creek Temple	Temple

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public):

Leo Vasquez
Chair

The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;

Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;

Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or

Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session.

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information. If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on Twitter.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Nancy Dennis, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least five days before the meeting so that appropriate arrangements can be made. Non-English speaking individuals who require interpreters for this meeting should contact Elena Peinado, 512-475-3814, at least five days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Elena Peinado, al siguiente número 512-475-3814 por lo menos cinco días antes de la junta para hacer los preparativos apropiados.

3b

BOARD ACTION REQUEST

EXECUTIVE DIVISION

JULY 22, 2021

Presentation, Discussion and Possible Approval of Direct Awards of Emergency Rental Assistance Funds to Select Recipients for Housing Stabilization Services

RECOMMENDED ACTION

WHEREAS, in January 2021, the Department accepted Emergency Rental Assistance funds totaling \$1,308,110,629 from the U.S. Treasury Department authorized under the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260 (ERA1) to be used to provide emergency rental and utility assistance;

WHEREAS, the enabling legislation provides that up to 10% of the funds, \$130,811,063, may be utilized for housing stabilization services related to the COVID-19 outbreak that enable eligible households to maintain or obtain housing;

WHEREAS, in May 2021, the Board approved an award of \$20 million to the Texas Access to Justice Foundation from ERA1 to perform such housing stability services, which after funds being reduced for that award and for eligible TDHCA administrative expenses, leaves approximately \$107.4 million that could potentially be used for housing stability services;

WHEREAS, in June 2021, the Board authorized staff to release a Notice of Funding Availability (NOFA) with allocations from ERA1 and the second allocation of ERA funds (ERA2) for Housing Stabilization Services in June 2021, but because of the time constraints associated with obligating ERA1 funds and the length of time a NOFA process typically takes to ensure broad access, it was unlikely that ERA1 funds would be able to be directed to stabilization services without awards being made directly, and independently from the NOFA process;

WHEREAS, the Department has identified 30 providers, as described herein, that were in a position to immediately receive a contract for ERA1 Housing Stabilization funds, could execute such contracts by the obligation deadline of September 30, 2021, and would be able to expend such contract funds through August 31, 2022 in their provision of eligible stabilization assistance;

WHEREAS, additionally, the Department and the Texas Veteran's Commission (TVC) also identified several activities that TVC can provide to veteran's that meet the requirements of the program, and the Department will also enter into an Interagency Agreement with TVC providing an award of funds to provide housing stabilization services for veterans;

WHEREAS, staff is recommending that the Board authorize the Executive Director to enter into agreements with the 31 entities listed in Attachment B, to promptly provide housing stabilization services in total contract amounts totaling \$52,946,147, and conditioned on a final recommendation of approval or approval with conditions from the Compliance Division, if applicable, from the first allocation of Emergency Rental Assistance funds;

WHEREAS, should any of the 31 entities listed below propose additional eligible expenses to be included in their contract, prior to September 1, 2021, staff recommends that the Executive Director have the authority to adjust those awards, not to exceed the total of funds available, and to subsequently be reported to the Board; and

WHEREAS, any ERA1 funds not obligated through contracts to TAJF, TVC, TDHCA administrative expenses, or the other providers authorized by this Board action, will be utilized for rental and utility assistance to ensure their timely obligation;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director, his designees, and each of them be and they hereby are authorized, empowered, and directed, for and on behalf of the Department, to take any and all such actions as they or any of them may deem necessary or advisable to enter into contracts, or an interagency agreement in the case of TVC, with the entities noted herein to promptly provide eligible housing stabilization services, for total awards of approximately \$52,946,147, and pending the Executive Award Approval and Advisory Committee (EARAC) review and approval or approval with conditions; and

FURTHER RESOLVED, that the Executive Director is hereby authorized to increase the award amounts reflected herein with the listed providers, if additional eligible expenses are identified and are reasonably expected to be able to be expended by August 31, 2022, not to exceed the total of funds available for this purpose.

BACKGROUND

In January 2021, the Department accepted Emergency Rental Assistance (ERA1) funds totaling \$1,308,110,629 from the U.S. Treasury Department authorized under the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260. The deadlines associated with ERA 1.0 require commitment of funds by September 30, 2021, and expenditure of funds by September 30, 2022.

Under ERA1 up to 10% of the funds may be used for housing stabilization services; funds not used for stabilization services may revert to use for rental or utility assistance or other related expenses. Eligible Housing Stabilization services are listed on **Attachment A**.

In May 2021 the Board authorized that ERA1 funds in an amount up to \$20 million be used for a direct contract with the Texas Access to Justice Foundation (TAJF). In June 2021, the Board

authorized staff to release a Notice of Funding Availability (NOFA) with allocations from ERA1 and the second allocation of ERA funds (ERA2) for Housing Stabilization Services. Because of the time constraints associated with obligating ERA1 by September 30, 2021, and the length of time a NOFA process typically takes to ensure broad access to the funds, staff identified that it was not possible for any of these authorized funds under ERA1 to actually be used through the NOFA.

Because of the Department's strong commitment to seeing the stability funds assist more Texans in need of such services, staff reached out to more than 50 providers across the state that, like TAJF, were believed to be in a position to immediately receive a contract for ERA1 Housing Stabilization funds. Of those contacted, 30 have let the Department know that they could execute contracts by the obligation deadline of September 30, 2021, and would be able to expend such contract funds by the contract end date of August 31, 2022 in their provision of eligible stabilization assistance. Additionally, the Texas Veteran's Commission (TVC) also identified several activities that TVC can provide to veterans that meet the requirements of the program. TVC will hire two Homeless Veterans' Coordinators who will connect veterans experiencing homelessness or those at risk of homelessness with the local TVC-Certified Peer Service Coordinators of Military Veteran Peer Network who can provide direct peer services, individualized need assessments and resource referrals aimed at connecting veterans with local assistance including housing, transportation, mental health services, etc. An Inter Agency Agreement will be executed with TVC.

Each of the entities listed below has estimated the amount of assistance they believe they can reasonably utilize by the deadline for their service areas noted in Attachment B. Their contracts will be reflective of their requests within the limitations of the eligible uses of the funds by Treasury. No contracts will be executed until staff receives an EARAC recommendation of approved or approved with conditions.

ATTACHMENT A
Eligible Housing Stability Services¹ with ERA 1

Funds can be used to enable eligible households impacted by the pandemic (at or below 80% of Area Median Income, see question on household eligibility below) to maintain or obtain stable housing. Essential services to unsheltered persons and services to eligible households may be provided through a variety of avenues including outreach services, shelter services, community services, and services offered at permanent supportive housing properties. All assistance funds must be for services and must be tied to specific households.

Stabilization Services may include:

Outreach Services

- Funding of housing navigators or promotoras
- Hosting of in-person and web-based clinics, that help households access the Texas Rent Relief Program or other rental assistance programs
- Other resources or efforts to assist households in finding housing

Shelter Services

- If the household is literally homeless (i.e. living on the street, car, or shelter) the Subrecipient may provide food, basic clothing needed for protection from the elements, or to obtain employment or basic hygiene products, as part of a service to help the household obtain or maintain housing
- Portable Handwashing Stations or Bathroom facilities
- Provision of stipends or short-term payment assistance to public or private campgrounds willing to make or provide access to cabins or other dwellings available for persons needing temporary housing solutions

Housing Services

- Provision of rental or utility deposits, including pet deposits (excluding monthly rent charges for pets)
- Payment of rental of moving vans or hiring of movers within reasonable limits
- Provision of landlord incentive payments to improve likelihood of finding housing through negotiating with landlords, and expanding the housing pool for households facing barriers to housing (e.g., households with criminal backgrounds, poor credit, debt or poor rental history)
- Housing counseling and fair housing counseling
- Case management related to housing stability
- Housing-related services for survivors of domestic abuse or human trafficking

Eviction Diversion Services

- If assisting a household not receiving this type of assistance from Texas Access to Justice Foundation subrecipients (already receiving ERA1 Stabilization funds), eviction prevention

¹ In a contract some of these activities may be determined by the Department to be designated as other related housing expenses instead of housing stability services.

and eviction diversion activities, which can include paying for eviction appeal bonds (if the eviction case is handled by an attorney and the attorney makes a professional decision that the expense is reasonable). This excludes rental or utility bill assistance

- If assisting a household not receiving this type of assistance from Texas Access to Justice Foundation subrecipients (already receiving ERA1 Stabilization funds), legal services or attorney's fees related to eviction proceedings and maintaining housing stability
- If assisting a household not receiving this type of assistance from Texas Access to Justice Foundation subrecipients (already receiving ERA1 Stabilization funds), mediation or alternative dispute resolution between landlords and tenants

Social Services for Housing Stability

- Specialized services for individuals with disabilities or seniors that support their ability to access or maintain housing
- Assistance in qualifying for unemployment, rental assistance, or other benefits that help stabilize the household
- Transportation directly associated with stabilizing the household (i.e. bus/cab fare or IRS mileage for a service provider to take a household to view an available unit or access other social services)
- Employment services and job training if job loss or loss of income was due to COVID-19 and if needed to obtain or maintain access to housing
- Financial literacy assistance as needed to understand documents needed to obtain or maintain access to housing
- Supporting embedded caseworkers on-site at shelters, permanent supportive housing properties or properties willing to commit to serve persons exiting homelessness (activities performed by caseworkers must be otherwise eligible)
- Mental health counseling and associated medical services and substance use treatment, including but not limited access to a mental health practitioner for medication management for persons with disabilities, as required to obtain or maintain housing
- ID recovery to help obtain identification documentation
- Help with job placement(including associated childcare while searching for a job), as needed to obtain or maintain housing
- Technology costs: ONLY if the technology is a needed supply for the program participant to attend a housing stability services training program, search for employment, or communicate with a remote medical provider and the expense is directly necessary to obtain or maintain housing, then broadband assistance or purchase of a computer is allowed. Otherwise, technology costs are not allowed. Within the allowable activity noted, no individual purchase of equipment of \$5000 or more is allowed
- Case management services related to housing stability, including but not limited to help accessing other benefits (e.g., SNAP, SSI, SSDI, Veteran's assistance, and Medicaid). A caseworker's salary is an eligible service if the casework provided is for eligible activities and their time is maintained via timesheets pursuant to 2 CFR Part 200
- Assistance with correcting eviction, debt, or other inaccurate data from a household's credit report

ATTACHMENT B

List of Approved Providers for ERA1 Housing Stability Services

Entity	Amount to be Approved	Proposed Counties Served ²
Texas Veterans Commission	\$189,080	Statewide
Ark-Tex Council of Governments	\$100,000	Bowie, Cass, Delta, Franklin, Hopkins, Lamar, Morris, Red River, Titus, Upshur and Wood counties in Northeast Texas
Community Action Committee of Victoria, Texas	\$450,000	Aransas, Calhoun, DeWitt, Goliad, Gonzales, Jackson, Lavaca, Refugio, and Victoria
Haven for Hope of Bexar County	\$7,875,665	San Antonio, Bexar County
Family Eldercare, Inc.	\$1,048,600	Travis, Williamson, Hays, Caldwell, Bastrop, Brazos, Burnet and Blanco Counties
Youth and Family Alliance dba Lifeworks	\$3,749,324	Travis
The Family Place, Inc.	\$991,158	Dallas, Collin
Family Endeavors, Inc. (dba Endeavors)	\$2,000,000	Harris, Galveston, Pasadena, Ft. Bend, Brazoria, and Matagorda Counties (Houston Metro Area); Bexar, Comal, Guadalupe, Wilson, and Atascosa Counties (San Antonio Metro Area); Travis, Williamson, and Hays Counties (Austin Metro Area); El Paso County
Family Gateway, Inc.	\$225,000	Dallas
Alliance of Community Assistance Ministries, Inc.	\$600,000	Montgomery, Fort Bend, Harris
Families In Crisis, Inc.	\$529,650	Bell; Coryell, Lampasas Counties
Presbyterian Night Shelter of Tarrant County / Journey Home	\$215,000	Tarrant
The Salvation Army of the Coastal Bend (Corpus Christi)	\$225,000	Corpus Christi and Nueces County; Bee, Kleberg, Live Oak, Jim Wells, and San Patricio County
Community Action Corporation of South Texas	\$998,297	Aransas, Bee, Brooks, Cameron, Duval, Jim Hogg, Jim Wells, Kenedy, Kleberg, San Patricio, Willacy
The Other Ones Foundation	\$3,849,272	Travis
Goodwill Central Texas	\$2,991,560	Travis, Williamson, Bastrop, Hays, Burnet, Blanco, Fayette, Gonzales, Mason, Llano, Gillespie, Lee, Caldwell, DeWitt, and Lavaca County
Community Link	\$2,685,000	Northwest Tarrant County: 76052, 76114, 76131, 76135, 76137, 76177, 76179.
Accessible Housing Resources, Inc.	\$250,000	Aransas, Bee, Brooks, Calhoun, Duval, DeQitt, Goliad, Gonzales, Jim Wells, Kenedy, Kleberg, Jackson, Lavaca, Live Oak, McMullen, Nueces, Refugio, San Patricio, and Victoria
Union Gospel Mission of Tarrant County	\$4,343,001	Tarrant County
Jesus House Odessa	\$150,000	Ector County
St. Vinny's Bistro	\$52,000	San Antonio and Bexar County

² The final contract may reflect additional or fewer counties in order to increase coverage areas or to avoid duplication of services.

Entity	Amount to be Approved	Proposed Counties Served ³
Goodwill West Texas	\$139,100	Andrews, Borden, Brown, Callahan, Coke, Coleman, Comanche, Concho, Crockett, Eastland, Ector, Fisher, Glasscock, Haskell, Howard, Irion, Jones, Martin, McCulloch, Menard, Midland, Mitchell, Nolan, Reagan, Runnels, Schleicher, Scurry, Shackelford, Stephens, Sterling, Stonewall, Sutton, Taylor, Tom Green, Ward
Salvation Army of Midland, TX	\$200,000	Midland County
Salvation Army of Odessa, TX	\$200,000	Ector County
Salvation Army of Abilene, TX	\$200,000	Taylor County
Salvation Army of San Angelo, TX	\$200,000	Tom Green County
Salvation Army of Big Spring, TX	\$200,000	Howard County
The Coalition for the Homeless of Houston/Harris County	\$14,188,275	Houston/Harris County
Pay It Forward Clean and Sober Living	\$325,000	Bexar County
Goodwill Industries of Houston	\$2,674,450	Harris, Montgomery, Galveston, Fort Bend, and Brazoria
Thrive Youth Center, Inc.	\$1,101,715	San Antonio/Bexar County
TOTAL AWARDS	\$52,946,147	

³ The final contract may reflect additional or fewer counties in order to increase coverage areas or to avoid duplication of services.

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PULLED FROM THE AGENDA

6b

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action to amend the 2021-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the 2021-1 NOFA included \$31,740,258 in HOME for the General Set-Aside funded in the 2021-1 NOFA;

WHEREAS, there has been one award of HOME funds for \$3,000,000 under the the 2021-1 NOFA, and there is one application for \$1,000,000 pending before the Board;

WHEREAS, the General Set-Aside has been consistently undersubscribed in the recent past, with one or two applications each cycle;

WHEREAS, staff concern for risks associated with consistent undercommitment has been mitigated by HUD CPD Notice 18-10, which suspended the 24-month HOME commitment requirement for deadlines occurring in 2016, 2017, 2018, 2019, and 2020 pursuant to various public acts, but staff is aware that this state of affairs cannot be expected to extend such suspensions indefinitely, and wishes to be more aggressive in committing HOME funds;

WHEREAS, preservation of existing affordable housing is a Department priority pursuant to Texas Government Code §2306.802;

WHEREAS, potential Applicants have indicated that the interest rates required on loans in the General Set-Aside, together with the additional requirements placed on federal funds by federal cross-cutting requirements, have made funding less attractive than conventional financing;

WHEREAS, amendment of the 2021-1 NOFA by adding a Preservation activity under the General set-aside will provide greater incentive for Applicants to access the funds;

WHEREAS, staff desires to increase administrative efficiency in moving approved proposals from Board award to MFDL closing, by providing the Real Estate Analysis Division greater flexibility to adjust MFDL terms and payments in response to

superior loan revisions that commonly occur after award, but prior to closing, without increasing risk to the Department;

WHEREAS, staff's consistent experience demonstrates that such administrative efficiency will be improved through waiver of a portion of the requirements in 10 TAC §13.8(b), relating to Closing Memo to the Underwriting Report; specifically, staff recommends that the sentence requiring Board approval for any changes to the principal amount or scheduled payment amounts of superior loans that result in the Debt Coverage Ratio (DCR) fluctuating by more than .05 be waived ((the Department's DCR requirements must still be met and are not waived); and

WHEREAS, 10 TAC §11.207, relating to Waivers, provides that Staff may identify and initiate a waiver request as part of another Board action request;

WHEREAS, staff recommends amendment of the 2020-1 NOFA to add the Preservation activity, under which the Department will make loans at an interest rate of no greater than .5%, and grants of up to \$50,000 available for compliance with federal cross-cutting requirements; and

WHEREAS, staff recommends waiver of the requirement in 10 TAC §13.1(b), relating to Closing Memo to the Underwriting Report, that Board approval is required for DCR fluctuations of greater than .05.

NOW, therefore, it is hereby

RESOLVED, the 2021-1 NOFA is amended to add Preservation as an activity under the General set-aside, which shall provide for loans at an interest rate no greater than .5% and grants of up to \$50,000 for compliance with federal cross-cutting requirements;

FURTHER RESOLVED, waiver the sentence 10 TAC §13.8(b) requiring Board approval for any changes to the principal amount or scheduled payment amounts of superior loans that result in the Debt Coverage Ratio (DCR) fluctuating by more than .05 be waived is approved; and

FURTHER RESOLVED, the Executive Director and staff as designated by the Executive Director are authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments, and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

The HOME Investment Partnerships Program is a federal block grant created in 1990 by the Cranston-Gonzalez National Affordable Housing Act (NAHA). The purpose of the HOME Program is to expand the supply of decent, safe, affordable housing and strengthen public-private housing partnerships between units of general local governments, public housing authorities, nonprofits, and for profit entities.

The Department administers the HOME Program on behalf of the State of Texas outside of local Participating Jurisdictions that receive direct funding from HUD, primarily in rural parts of the state. HOME Program funds support a variety of eligible activities including Multifamily Development, Homeowner Reconstruction, Homebuyer Assistance with New Construction, Contract for Deed, Tenant-Based Rental Assistance, and Single Family Development. In addition, the Department has set aside funding for Disaster Relief and Persons with Disabilities, among other set-asides.

Historical program funding is as follows:

Program Year	State of Texas Allocation
2016	\$23,248,302
2017	\$23,199,182
2018	\$34,986,241
2019	\$31,556,262
2020	\$35,354,661

Under the HOME Program, funds must be committed within 24 months from receipt. Section 218(g) of NAHA (42 U.S.C. 12701-12840), as amended, requires that the Department place HOME funds under binding commitment within 24 months after receiving its grant. NAHA also states that the Department loses its right to draw down HOME funds that are not committed to affordable housing within 24 months. This requirement is implemented at 24 CFR § 92.500(d) of the HOME regulations. This requirement is currently waived by HUD CPD Notice 18-10, which notes the waiver has been in place from 2014 to 2020. This is not a guaranteed annual waiver, as it is typically authorized through appropriation.

The Multifamily Development activity under HOME is undertaken through the CHDO and General Set-Asides, and there have only been two qualifying applications since January 1, 2021, leading to concern that the commitment deadline may be endangered when the current waivers expire. HOME has traditionally provided grants for pre-development and operations to Community Housing Development Organizations (CHDOs), a non-profit designation unique to the HOME program. If approved, this will be an expansion of grant-making to the broader MFDL client base that undertakes preservation activities, and will significantly increase the competitiveness of MFDL loans, which should lead to an increase in production and the quality of affordable housing in rural areas of Texas.

To determine how to create more appetite for HOME funding in the General Set-Aside, the Department considered informal feedback from its client base and Rural Rental Housing Association of Texas. All indicated that conventional loans are currently more attractive than General Set-Aside loans once the required interest rate and cost of compliance with federal cross-cutting requirements is incorporated into the analysis. These federal cross-cutting requirements are primarily the Davis-Bacon Act and the Uniform Relocation Act.

Waiver of the limitation on DCR changes that may be approved administratively is included in the Board Action Request for awards under the 2nd Amendment to the 2021-1 NOFA, so that REA is able to accept adjustments at the Closing Memo stage without returning to the Board, so long as those adjustments do not render an Application infeasible. This flexibility will speed the Department's time to closing, and remove an administrative burden for borrowers and the Department.

Staff recommends that this 2nd Amendment to the 2021-1 NOFA be approved which adds the Preservation Activity, reduces interest rates to as low as 0%, and provides for grants funds up to \$50,000 for documented costs associated with compliance of certain cross-cutting requirements.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTIFAMILY DIRECT LOAN
2021-1 NOTICE OF FUNDING AVAILABILITY (NOFA)
2ND AMENDMENT
EFFECTIVE JULY 23, 2021

1) Summary. The Texas Department of Housing and Community Affairs (the Department) announces the availability of **\$31,740,258** in HOME funds¹ and **\$9,465,974** of National Housing Trust Fund (NHTF)² for the development of affordable multifamily rental housing for low-income Texans. Applicants under the 2021-1 NOFA will be accepted from December 11, 2020, through October 5, 2021 (if sufficient funds remain). The availability and use of these funds are subject to the following rules, as applicable:

a. Texas Administrative Code

10 TAC Chapter 1 (Administration)

10 TAC Chapter 2 (Enforcement)

10 TAC Chapter 10 (Uniform Multifamily Rules)

10 TAC Chapter 11 (Qualified Allocation Plan)

10 TAC Chapter 12 (Multifamily Housing Revenue Bonds)

10 TAC Chapter 13 (Multifamily Direct Loan Rule)

[http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac_view=3&ti=10&pt=1](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=3&ti=10&pt=1)

b. Texas Government Code

Tex. Gov't. Code Chapter 2306

<http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm>

¹ HOME funds under this NOFA may only be awarded to Applications with Development sites in non-Participating Jurisdictions.

² NHTF funds under this NOFA are subject to federal Commitment deadlines, and the Board may require a Contract Execution Deadline to enable the Department to meet these federal Commitments regardless of any other time period listed in the Texas Administrative Code. Failure to meet that Contract Execution Deadline, could result in the Applicant having the award reduced in whole or in part.

- c. U.S. Department of Housing and Urban Development (HUD) Program Regulations
24 CFR Part 92 ([HOME Investment Partnerships Program Final Rule](#))
24 CFR Part 93 ([Housing Trust Fund Interim Rule](#))
- d. Fair Housing
Federal Fair Housing Act, 42 U.S.C. 3601-19.
<https://www.tdhca.state.tx.us/fair-housing/index.htm>
- e. Other Federal laws and regulations may that apply depending on funding source:

Environmental Compliance

All federal sources must have some type of environmental review in accordance with 24 CFR Part 93 or 24 CFR Part 58 as applicable.

<https://www.tdhca.state.tx.us/program-services/environmental/index.htm>

Minimizing Resident Displacement

All federal sources must follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; HOME must follow Section 104(d) of Housing and Community Development Act of 1974; and all federal sources must follow the HUD Handbook 1378.

<https://www.tdhca.state.tx.us/program-services/ura/index.htm>

Labor Standards

HOME funds are regulated by Davis-Bacon and Related Labor Acts (40 U.S.C. §3141-3144 and 3146-3148, 24 CFR §92.354, and HUD Handbook Federal Labor Standards Compliance in Housing and Community Development Programs).

<https://www.tdhca.state.tx.us/program-services/davis-bacon/index.htm>

Employment Opportunities

HOME, and NHTF require compliance with 24 CFR Part 135 (Section 3).

<https://www.tdhca.state.tx.us/program-services/hud-section-3/index.htm>

NOTE – the Section 3 requirements have changed, Applicants should review the changes to assure they can meet the new hiring and reporting requirements.

If HOME or NHTF funds are awarded and Federal regulations or subsequent guidance imposes additional requirements, such Federal regulations or guidance shall govern.

- f. HUD approval of an amendment to the 2020 Action Plan is required prior to contracting with NHTF funds.

2) Set-Asides. All HOME funds will be subject to the Regional Allocation Formula (RAF, located in Attachment A) until January 12, 2021, and then available on a statewide basis. Applications

under any and all Set-Asides may or may not be layered with 9% or 4% Housing Tax Credits (HTC). The funds made available under this NOFA are available under the following Set-Asides:

- a. **Community Housing Development Organization (CHDO) Set-Aside.** At least \$5,451,382 in HOME funds are reserved for nonprofit organizations that can be certified as Community Housing Development Organizations (CHDOs).
- b. **Soft Repayment Set-Aside.** \$9,465,974 in NHTF is available in this Set-Aside. Applicants within this Set-Aside must restrict rent and income for all Direct Loan-assisted units to 30% as defined in 24 CFR Part 93.
- c. **General Set-Aside.** HOME funds in the amount of \$26,288,876 is available in this Set-Aside; currently anticipated to be \$26,288,876. To qualify for Preservation under this Set-Aside, the Application must be for a Development qualifying as Class A or Class B under Texas Government Code §2306.802 located on the Development site.

Set-Aside	Eligible Activities	Fund Source and Amount Available		Maximum Request ³
CHDO, including Preservation	NC, A/R, R	HOME	\$5,451,382	\$3,000,000
Soft Repayment	NC, A/R, R	NHTF	\$9,465,974	\$3,000,000
General, including Preservation	NC, A/R, R	HOME	\$26,288,876	\$5,000,000

Key:

NC – New Construction (For the Soft Repayment Set-Aside, New Construction includes Reconstruction, as defined in 24 CFR Part 93)

A/R – Acquisition/Rehabilitation

R – Rehabilitation

³ This total includes any other Multifamily Direct Loan Funds previously awarded to the Applicant by the Department for the Development, including any outstanding loan balances that will remain after the Direct Loan closing.

3) Priorities within General and CHDO Set-Asides. Priority 1 Applications will be subject to various Application Acceptance Dates depending on the criteria described below. The Application Acceptance Dates are those that exist in 10 TAC §13.4(c) for Priority 2 or Priority 3 Applications. The Department will utilize the Scoring Criteria in 10 TAC §13.6.

a. Priority 1.

i. **Applications submitted in the General Set-Aside by January 12, 2021, and CHDO Set-Asides by January 11, 2021, that request less than RAF amount for the subregion in which the Development Site is located.** Applications submitted under the CHDO Set-Aside that request less than or equal to the amount listed for the subregion in which the Development Site is located December 11, 2020 through January 11, 2021, will have an Application Acceptance Date of January 11, 2021. Applications submitted in the General Set-Aside, that request less than or equal to the amount listed for the subregion in which the Development Site is located December 11, 2020 through January 12, 2021, will have an Application Acceptance Date of January 12, 2021.

ii. **4% HTC-layered Applications with TDHCA as the Bond Issuer that request greater than RAF amount for the subregion in which the Development Site is located, where TDHCA is the Bond Issuer and were not recommended for an award under 3) a i. of this NOFA, or where TDHCA is the Bond Issuer and the Application is submitted under the Soft-Repayment Set-Aside.** Applications submitted under all Set-Asides that meet all of the following requirements will have an Application Acceptance Date of January 13, 2021:

1. The Application is layered with 2020 4% HTC in which TDHCA is the Bond Issuer;
2. The Application was not recommended for an award under 3)a i. of this NOFA; and
3. The Application is submitted December 11, 2021 through January 12 , 2021 .

iii. **Applications in the Soft Repayment , General, and CHDO Set-Asides, that did not apply for or were not recommended for awards under 3) a. i. and ii, and submitted Applications December 11, 2020 through March 31, 2021, will have an Application Acceptance Date of March 31, 2021.**

b. Priority 2. Applications applying contemporaneously for 2021 9% HTC will have an Application Acceptance Date of April 1, 2021.

c. Priority 3. Applications submitted after April 1, 2021, will have an Application Acceptance Date on the business day of receipt, in accordance with 10 TAC §13.5(c)

4) Priorities within the Soft Repayment Set-Aside.

a. Applications between December 11, 2020, and December 28, 2020, will have an Application Acceptance Date of December 28, 2020.

- b. Applications applying contemporaneously for 2021 9% HTC will have an Application Acceptance Date of April 1, 2021.
- c. Applications applying after December 28, 2020, will have an Application Acceptance Date on the business day of receipt, except as reflected in 4) b of this NOFA.

5) Interest Rates.

- a. **Construction-to-Permanent Loans.** All Direct Loan requests structured as construction-to-permanent loans will be required to use the minimum required interest rate listed in the table below depending on the Set-Aside, Activity, whether or not HTC are also being requested, and whether or not the Direct Loan will be in first lien position during the permanent period. If the Debt Coverage Ratio is less than the minimum 1.15 with the minimum required interest rate as applicable, staff will make adjustments to the financing structure in accordance with 10 TAC §11.302(d)(4)(D)(i), with the exception of 10 TAC §11.302(d)(4)(D)(i)(II)(-a-).

Set-Aside and Priority	Activity	HTC layered	Direct Loan 1 st Lien during Permanent Period	Minimum Required Interest Rate
CHDO or General – 4% HTC with TDHCA as Bond Issuer	NC, A/R, R	Y	Y or N	0%
CHDO or General – all other Applications	NC, A/R, R	Y	Y	2.0%
			N	2.50%
		N	Y	2.75%
			N	3.0%
CHDO or General Preservation	A/R, R*	Y or N	Y or N	0%
Soft Repayment	NC, A/R, R	Y or N	Y or N	0%
*Application must be for a property qualifying as Class A or Class B under Texas Government Code §2306.802, and it must already be on the Development site.				

- b. **Construction-Only Loans.** All Direct Loan requests structured as construction only loans, regardless of the Set-Aside and Activity, may request an interest rate as low as 0% with the principal amount of the Direct Loan due upon the end of the construction loan term as established in 10 TAC §13.8(e)(1).

6) Maximum Per Unit Subsidy Limits and Maximum Rehabilitation Per-Unit Subsidy Limits.

The maximum per unit subsidy limits that an Applicant can use to determine the amount of Direct Loan funds they may request are listed in the 2021 Maximum Per Unit Subsidy Limits table provided in this Section 5:

2021 Maximum Per Unit Subsidy Limits⁴		
Bedrooms	Non-elevator property	Elevator-served property
0 bedroom	\$145,685	\$153,314
1 bedroom	\$167,978	\$175,752
2 bedroom	\$202,586	\$213,718
3 bedroom	\$259,20	\$276,482
4 bedroom or more	\$288,893	\$303,490

Smaller per unit subsidies are allowable and incentivized as point scoring items in 10 TAC §13.6. The total amount of MFDL funds requested in an Application, inclusive of both loan and grant funds (if applicable), will be included in the per-unit cost used to calculate the number of MFDL units required. Once the Applicant commits a number of Direct-Loan Units in the Application, the number may be revised, at Department request, to account for a change in Development costs or to account for other federal funding that existed at the time of Application. The Applicant may not request that the number be lowered..

7) Eligibility, grants and waiver of rules for Preservation Applications made between July 23, 2021, and October

- a. Eligible Developments.** The Application must identify in Tab 17 (and attach supporting documentation) identifying an existing Developments that meets the descriptions at Tex. Gov't Code §2306.802:
 - (1) Class A, which includes any federally subsidized multifamily housing development at risk because the contract granting a federal subsidy with a stipulation to maintain affordability is nearing expiration or because the government-insured mortgage on the property is eligible for prepayment or near the end of its mortgage term; and
 - (2) Class B, which includes any other multifamily housing development with low income use or rental affordability restrictions.
- b. Grants.** Up to \$50,000 is available for each Application under the Preservation activity, for eligible and documented relocation costs and costs for certain costs of compliance federal cross-cutting regulations.
- c. Waivers.** The sentence in 10 TAC §13.8(b), "Increases in the principal amount or scheduled payment amounts of any superior loans that cause the total Debt Coverage Ratio (DCR) to decrease by more than .05 require approval by the Board." is waived for Applications for Preservation activities; however, the Development must still meet the Department's DCR requirements or may be subject to termination.

⁴ These limits are inclusive of any federal fund sources in the Development.

8) Application Submission Requirements.

- a. **Application Acceptance Period.** Applications under this NOFA will be accepted starting at 8:00 a.m. Austin local time on December 11, 2020, through October 5, 2021, at 5:00 p.m. Austin local time (if sufficient funds remain). An Applicant may have only one active Application per Development at a time under this or any other Department NOFA, and may only have that Development apply under one Set-Aside at a time.
- b. **Application Submission Materials.** All Application materials including manuals, NOFAs, program guidelines, and rules will be available on the Department's website at www.tdhca.state.tx.us. Applications will be required to adhere to the requirements in effect at the time of the Application submission including any requirements of federal rules that may apply and subsequent guidance provided by HUD.
- c. An Application must be on forms provided by the Department, and cannot be altered or modified, and must be in final form before submitting it to the Department. An Applicant must submit the Application materials as detailed in the Multifamily Programs Procedures Manual (Manual) in effect at the time the Application is submitted. All scanned copies must be scanned in accordance with the guidance provided in the Manual in effect at the time the Application is submitted.
 - i. If an Applicant has an active Application (i.e. the Board has not made a Direct Loan Award), but wishes to apply for additional funds, it must withdraw the current Application and submit a new Application.
 - ii. Applicants for Developments that have received an award of Multifamily Direct Loan Funds or Housing Tax Credits prior to the date of the Application under this NOFA, should consult 10 TAC §13.5(g) regarding Eligibility Criteria, and provide the additional information required by 10 TAC §13.5(g), including clear evidence of the circumstances beyond their control that materially impair their ability to provide affordable housing. Evidence will include information from verifiable third-party sources that allows the Board to make an informed decision regarding eligibility.
- d. **Minimum Requests.** The request for funds may not be less than \$500,000 regardless of the Set-Aside under which an application is being submitted. However, if the underwriting report indicates that the Development will be feasible with an award of less than \$500,000, staff may recommend a lower award.
- e. **Match Submission Requirements.**
 - i. All Applicants must provide Match in the amount of **at least 7.5%** of the Direct Loan funds requested, **inclusive of loans and grants**. Except for Match in the form of the net present value of a below market interest rate loan or a

property tax exemption under Sections 11.111, 11.18, 11.181, 11.182, 11.1825, or 11.1827 of Texas Property Tax Code, Match must be documented with a letter from the anticipated provider of Match indicating the provider's willingness and ability to make a financial commitment should the Development receive an award of Direct Loan funds.

- ii. All Applicants will be required to provide HOME Match-Eligible Unit(s) in accordance with 10 TAC §13.2(a)(6) and §13.10(c) and federal guidance at <https://www.hudexchange.info/resource/2676/notice-cpd-97-03-home-program-match-guidance/>

f. The FCC Grant Request Packet must be submitted with the 2021 Uniform Multifamily Application for Applicants applying for FCC Grants described in 7) of this NOFA.

- i. FCC Grant eligible expenses are for compliance with the applicable requirements of Davis-Bacon and Related Labor Acts (40 U.S.C. §3141-3144 and 3146-3148, 24 CFR §92.354, and HUD Handbook Federal Labor Standards Compliance in Housing and Community Development Programs); the Uniform Relocation Act ("URA") under 49 CFR Part 24; Section 104d ("Section 104d") of the Housing and Community Development Act of 1974, and as further described in 24 CFR Part 42; and Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992, and as further described in 24 CFR Part 75. Salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; ,] supplies (as defined in 2 CFR §200.1 and must not exceed an aggregate of \$5,000); and consulting fees related to complying with these requirements are eligible expenses. Eligible relocation costs under the URA or Section 104d are also eligible grant expenses. Wage differentials resulting from employing the Davis-Bacon Act or Related Labor Acts are not grant eligible expenses.
- ii. An award of HOME funds under the General Set-Aside does not guarantee that the Applicant will receive an FCC Grant.
- iii. An FCC Grant Award will only be executed with the HOME Borrower.
- iv. A FCC Grant Award will not be available for expenditure until the HOME Loan Closing.
- v. If the HOME Borrower is a Political Subdivision the requirements of 2 CFR Part 200 and the Uniform Management Grant Standards will apply to the Grant. If the HOME Borrower is a Nonprofit Organization, the requirements of 2 CFR Part 200 will apply to the grant.

g. The 2021 CHDO Certification Packet must be submitted with the 2021 Uniform Multifamily Application for Applicants applying under the CHDO Set-Aside.

- i. Each CHDO that is awarded HOME funds may also be eligible to receive a CHDO operating grant of up to \$50,000 for CHDO Operating Expenses, which are

defined in 24 CFR §92.208 (except equipment) as including salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; and supplies (as defined in 2 CFR §200.1 and must not exceed an aggregate of \$5,000) .

- ii. An award of HOME funds under the CHDO Set-Aside does not guarantee that a CHDO will receive a grant for CHDO Operating Expenses.

h. All 4% HTC-layered applications must provide evidence of a Reservation with submission of the MFDL Application submission.

i. An Applicant under the CHDO, Soft Repayment, and General Set-Asides who is not also simultaneously applying for 9% or 4% Housing Tax Credits is required to remit a non-refundable Application fee payable to the Texas Department of Housing and Community Affairs in the amount of \$1,000.00 per Application. Payment must be in the form of a check, cashier's check or money order. Do not send cash. Tex. Gov't Code §2306.147(b) requires the Department to waive Application fees for private nonprofit organizations that offer expanded services such as child care, nutrition programs, job training assistance, health services, or human services. These organizations must include proof of their exempt status and a description of their supportive services in lieu of the Application fee. The Application fee is not a reimbursable cost under the Multifamily Direct Loan Program.

j. An Application must be uploaded to the Department's secure web transfer server in accordance with 10 TAC §11.201(1)(C).

9) Post Award Requirements. Applicants are strongly encouraged to review the applicable Post Award requirements in 10 TAC Chapter 10, Subchapter E, Post Award and Asset Management Requirements and 10 TAC Chapter 13, as well as the Compliance Monitoring requirements in 10 TAC Chapter 10, Subchapters F and G.

a. Awarded Applicants may, at the Department's discretion, be charged fees for underwriting, asset management, and ongoing monitoring.

b. An Applicant will be required to record a Land Use Restriction Agreement (LURA) limiting residents' income and rent for the greater amount of Units required by the Direct Loan Unit Calculation Tool along with any require HOME Match-eligible units, or as represented in the Application for the term of the LURA.

c. An Applicant must have a current Data Universal Numbering System (DUNS) number and be registered in the federal System for Award Management prior (SAM) prior to execution of a Direct Loan contract. Applicants may apply for a DUNS number at dnb.com). Once you have the DUNS number, you can [register with the SAM](#).

d. An Applicant may be required to meet additional requirements prior to contract, as determined by the Board, or federal or state requirements.

- e. An awarded Applicant may be required to meet additional documentation requirements in order to draw funds, in accordance with its Previous Participation results.

10) Miscellaneous.

- a. This NOFA does not include text of the various applicable regulatory provisions pertinent to the HOME and NHTF fund sources. For proper completion of the application, the Department strongly encourages potential Applicants to review the State and Federal regulations.
- b. All Applicants must comply with public notification requirements in 10 TAC §11.203.
- c. Waivers of any substantive or procedural provision of this NOFA, if available, will be treated in accordance with 10 TAC §13.1(c). 10 TAC §13.1(c) may not be waived.
- d. For questions regarding this NOFA, please contact Charlotte Flickinger, Multifamily Direct Loan Manager, at charlotte.flickinger@tdhca.state.tx.us.

Attachment A

Regional Allocation Formula under the General Set-Aside – URBAN

Region	Subregion Allocation Amount
1	\$288,603.27
2	\$139,633.77
3	\$5,799,818.99
4	\$1,488,351.39
5	\$580,792.85
6	\$1,332,334.05
7	\$3,044,137.09
8	\$1,308,085.68
9	\$968,530.99
10	\$771,726.72
11	\$1,055,830.54
12	\$704,859.28
13	\$1,018,716.22

Regional Allocation Formula under the General Set-Aside – RURAL

Region	Subregion Allocation Amount
1	\$1,106,385.39
2	\$762,194.82
3	\$914,370.13
4	\$2,171,994.39
5	\$1,665,351.73
6	\$823,976.47
7	\$437,915.88
8	\$1,118,636.89
9	\$830,730.90
10	\$1,079,101.93
11	\$1,588,424.32
12	\$649,856.55
13	\$89,897.75

6c

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

JULY 22, 2021

Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2021-1 Multifamily Direct Loan Notice of Funding Availability to 9% Housing Tax Credit Layered Applications

RECOMMENDED ACTION

WHEREAS, the Board previously authorized the release of the 2021-1 Multifamily Direct Loan (MFDL) Notice of Funding Availability (NOFA) for up to \$31,740,258 in HOME funds and \$9,465,974 of National Housing Trust Fund (NHTF) with the application acceptance period beginning on December 11, 2020;

WHEREAS, the NOFA has since been amended one time to add acquisition and acquisition with rehabilitation as eligible activities under the NHTF, and a second amendment is proposed at this meeting;

WHEREAS, the Department has previously awarded \$3,000,000 in HOME funds to one Application and \$3,000,000 in NHTF to one Application, leaving an available balance of \$28,740,258 and \$6,465,974 respectively;

WHEREAS, a HOME award in the amount of \$1,000,000 and NHTF award in the amount of \$1,440,000 are being recommended under this Board item, which will result in \$27,740,258 remaining available HOME funds and \$5,025,974 available NHTF in the 2021-1 NOFA;

WHEREAS, the two Applications being recommended today have received reviews for compliance with program and previous participation requirements and their underwriting evaluation will be completed as of the date of the Board meeting and are ranked as priority 9% HTC layered Applications under the NOFA

WHEREAS, the review of principals of Application 21114, Reserves at Holdsworth, to meet federal requirements has not been completed as of publication, and the Department will not contract with the Applicant unless all persons and principals are eligible under federal requirements; and

WHEREAS, the 2021 9% HTC layered Applications will receive a Direct Loan award under the Priority 2 designation only if the 2021 9% HTC are also awarded as anticipated at the Board meeting of July 22, 2021;

NOW, therefore, it is hereby

RESOLVED, that a HOME award under the General set-aside from the 2021-1 NOFA totaling no more than \$1,000,000 for The Reserves at Holdsworth (#21114) and a NHTF award under the Soft Repayment set-aside from the 2021-1 NOFA totaling no more than \$1,440,000 for Boulevard 61 (#21131) are hereby approved in the form presented at this meeting, and as amended by the Board for any appeals or tax credit allocation decisions previously heard and determined;

FURTHER RESOLVED, that these MDFL awards are subject to the Board also awarding the Applications with 2021 9% HTC at this Board meeting;

FURTHER RESOLVED, that a contract will not be executed for Application 21114, Reserves at Holdsworth, until such time as all persons and principals have received a satisfactory review under federal requirements reflected in 2 CFR Part 180 and 2 CFR Part 2424;

FURTHER RESOLVED, that reductions to awarded amount or changes to the interest rate as a result of completed underwriting and/or future reevaluations by Real Estate Analysis staff may be approved by the Executive Director and, if substantive, subsequently be reported to the Board, or the Executive Director may, in his or her sole discretion, bring the matter to the Board to approve, disapprove or otherwise address; and

FURTHER RESOLVED, that 2021 9% HTC layered Applications that do not receive a 2021 HTC Application award today, regardless of whether or not they have previously requested MFDL funds, will be considered Priority 3 Applications in accordance with 10 TAC §13.4(c)(3) should they be offered an award of 9% HTC from the waiting list prior to the deadline in the 2021-1 NOFA.

BACKGROUND

On December 12, 2020, the Board approved issuance of the 2021-1 NOFA within two set-asides:

- \$9,465,974 of National Housing Trust Fund in the Soft Repayment Set-Aside,
- \$31,740,258 of HOME funds in the General Set-Aside.

Should the awards under this action be approved, approximately \$32,766,232 will remain available under the NOFA with \$5,025,974 under the Soft Repayment Set-Aside and \$27,740,258 under the General Set-Aside. Currently, \$12,529,000 in requests are under review.

Staff is recommending the following award of HOME funds from the General Set-Aside:

TDHCA#	Property Name	City	Underwritten/ Recommended Amount
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2111	The Reserves at Holdsworth	Kerrville	\$1,000,000
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Staff is recommending the following award of NHTF funds from the Soft Repayment Set-Aside:

TDHCA#	Property	City	Underwritten/ Recommended Amount
21131	Boulevard 61	Austin	\$1,440,000

Both Applications under this item propose new construction, and will result in 17 Direct Loan-assisted units, and further support a total of 136 units, total. The recommended Applications will have been underwritten and determined to meet the Real Estate Analysis rules and requirements prior to Board consideration. Both Applications have been found to meet Site and Neighborhoods Standards requirements in accordance with 24 CFR §92.202 or 24 CFR §93.150, as applicable, and have been rated Category 1 by the Previous Participation Review.

The Reserves at Holdsworth is a proposed 36-unit HTC/MFDL development to be newly constructed at 253 Holdsworth Drive North in Kerrville, Kerr County. The improvements will consist of two three-story garden-style residential buildings with one, two, and three-bedroom units. Development amenities will include a basketball court, computer lab, clubhouse/community room, dog park, exercise facility, picnic area, playground, theatre, and on-site management. In-unit amenities will include balconies/patios, blinds, carpet/hardwood flooring, ceiling fans, central heating and air conditioning, coat closet, exterior storage, and walk-in closets. Appliances include a refrigerator with icemaker, dishwasher, range/oven, garbage disposal, microwave, and in-unit washer/dryer.

Of the total 36 units, 32 will be restricted to 30, 50, and 60 percent of the Area Median Income (AMI) or lower by HTC; of these 32 units, 10 will be designated as MFDL units at either 30% or 50% AMI. Four units will be unrestricted market rate units. Subject to final underwriting, the construction-to-permanent HOME loan of \$1,000,000 is proposed to be hard repayable with a 2.50% interest rate, 30-year amortization period, and 15-year term. The HOME loan will hold the second lien position.

Boulevard 61 is a proposed 100-unit HTC/MFDL development to be newly constructed at 6101 Richmond Avenue in Houston, Harris County. The improvement will be a four-story building. Development amenities will include a fitness center, business center with computers and internet access, leasing office, community room, swimming pool, barbecue/picnic areas, and controlled access to the property. In-unit amenities will include central heating and air conditioning, range/oven, refrigerator, microwave, dishwasher, ceiling fans, carpet, mini-blinds and washer/dryer hookups.

Of the total 100 units, 90 will be restricted to 30%, 50%, and 60% of the Area Median Income (AMI) or lower by HTC; of these 90 units, seven will be designated as MFDL units at 30% AMI. Ten units will be unrestricted market rate units. Subject to final underwriting, the construction-to-permanent NHTF loan of \$1,440,000 is proposed to be soft repayable with a 0% interest rate, 35-year amortization period, and 18-year term. The NHTF loan will hold the second lien position.

6d

BOARD ACTION ITEM
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action on timely filed appeal of material deficiencies in HTC Application 21039 Uvalde Villas under the Department’s Multifamily Program Rules

RECOMMENDED ACTION

WHEREAS, the appeal relates to Competitive (9%) Housing Tax Credit (HTC) application 21030 Uvalde Villas, which was submitted to the Department by the Full Application Delivery Date, as extended;

WHEREAS, staff determined the Application should be terminated due to a material deficiency under 10 TAC §11.204(8)(G) related to requirements for Occupied Developments omitted from the Application, subject to the Applicant’s ability to appeal;

WHEREAS, the Applicant timely filed an appeal; and

WHEREAS, the Director denied the appeal;

NOW, therefore, it is hereby

RESOLVED, that the appeal for 21039 Uvalde Villas is hereby granted.

BACKGROUND

Competitive HTC Application 21039 Uvalde Villas proposes the New Construction of 102 Units for the general population in McAllen.

Staff received two Requests for Administrative Deficiencies (RFAD) regarding the Application’s noncompliance with 10 TAC §11.204(8)(G) related to Occupied Developments. Staff determined that because the Applicant failed to submit the required threshold documentation or provide a timely explanation of non-applicability by the Full Application Delivery Date identified in 10 TAC §§11.2(a) and 11.204(8)(G), the Application was terminated pending the ability to appeal.

10 TAC §11.204(8)(G) related to Occupied Developments provides:

(8) Operating and Development Cost Documentation.

(G) Occupied Developments. The items identified in clauses (i) - (vi) of this subparagraph must be submitted with any Application where any structure on the

Development Site is occupied at any time after the Application Acceptance Period begins or if the Application proposes the demolition of any housing occupied at any time after the Application Acceptance Period begins...If one or more of the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the type of occupied structures on the Development Site, the Applicant must provide an explanation of such non-applicability.

- (i) at least one of the items identified in subclauses (I) - (IV) of this clause:
 - (I) Historical monthly operating statements of the Existing Residential Development for 12 consecutive months ending not more than three months from the first day of the Application Acceptance Period;
 - (II) The two most recent consecutive annual operating statement summaries;
 - (III) The most recent consecutive six months of operating statements and the most recent available annual operating summary; or
 - (IV) All monthly or annual operating summaries available; and
- (ii) a rent roll not more than six months old as of the first day the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units;
- (iii) a written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6))
- (iv) a relocation plan outlining relocation requirements and a budget with an identified funding source; (§2306.6705(6))
- (v) any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and
- (vi) if applicable, evidence that the relocation plan has been submitted to all appropriate legal or governmental agencies or bodies. (§2306.6705(6)). (Emphasis added).

Tex. Gov't Code §2306.6705(6) further provides:

Sec. 2306.6705. GENERAL APPLICATION REQUIREMENTS. An application must contain at a minimum the following written, detailed information in a form prescribed by the board:

- (6) if an occupied development is proposed for rehabilitation:
 - (A) an explanation of the process used to notify and consult with the tenants in preparing the application;
 - (B) a relocation plan outlining:
 - (i) relocation requirements; and
 - (ii) a budget with an identified funding source; and
 - (C) if applicable, evidence that the relocation plan has been submitted to the appropriate local agency [.]

On appeal, the Applicant referenced its Site Control documentation to show the details of the occupied single family housing structures on the Development Site. Specifically, the appeal addresses 10 TAC §11.204(8)(G), Application Tab 21, and Tex. Gov't Code §2306.6705(6) with particular emphasis on how the aforementioned occupied structures should be considered distinct from occupied multifamily housing developments and rehabilitation sites with extensive relocation requirements.

The Executive Director sympathized with the Appellant over the arguable lack of a requirement to disclose or explain applicability under Tex. Gov't Code §2306.6705(6), but questioned why the Applicant had not addressed the distinct requirements of 10 TAC §11.204(8)(G) and offered clarification (if true) that each of the items described in clauses (i) – (vi) of the subparagraph were not applicable given the type of occupied structures on the Development Site. Instead, the appeal appears to simply argue that the Rule, itself, is not applicable. If each of the items described in §11.204(8)(G) are not applicable based on the facts presented in the Application, it would present the issue to this Board of whether the statements omitted from this Application, regarding the lack of applicability of a rule under these circumstances, constitute a deficiency.

Applicant has timely appealed to the Board.

21039 Uvalde Villas Termination Status Letter



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

BOARD MEMBERS
Leo Vasquez, *Chair*
Brandon Batch, *Member*
Paul A. Braden, *Member*
Kenny Marchant, *Member*
Ajay Thomas, *Member*
Sharon Thomason, *Member*

June 21, 2021

Writer's direct dial: 512/475-1676
Email: marni.holloway@tdhca.state.tx.us

Steve Lollis
TGO Uvalde 21, LP
6300 West Loop South, Ste. 670
Bellaire, TX 77401

RE: STATUS OF 2021 HOUSING TAX CREDIT APPLICATION 21039
UVALDE VILLAS

Dear Mr. Lollis:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application described above. Per 10 TAC §11.10 of the 2021 Qualified Allocation Plan (QAP), the Department issued an Administrative Deficiency regarding the eligibility of the proposed Occupied Development. For the reasons stated below, the Application is terminated pending your ability to appeal.

10 TAC §11.204 related to Required Documentation for Application Submission identifies the following threshold documentation that is required at the time of Application submission, unless specifically indicated or otherwise required by Department rule. Per §11.204(8)(G):

(8) Operating and Development Cost Documentation.

(G) Occupied Developments. ***The items identified in clauses (i) - (vi) of this subparagraph must be submitted with any Application where any structure on the Development Site is occupied at any time after the Application Acceptance Period begins or if the Application proposes the demolition of any housing occupied at any time after the Application Acceptance Period begins.*** If the Application includes a request for Direct Loan funds, Applicants must follow the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and other HUD requirements including Section 104(d) of the Housing and Community Development Act. HUD Handbook 1378 provides guidance and template documents. Failure to follow URA or 104(d) requirements will make the proposed Development ineligible for Direct Loan funds and may lead to penalty under §13.11(b)



of this title (relating to Multifamily Direct Loan Rule). ***If one or more of the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the type of occupied structures on the Development Site, the Applicant must provide an explanation of such non-applicability. Applicant must submit:***

(i) at least one of the items identified in subclauses (I) - (IV) of this clause:

- (I) Historical monthly operating statements of the Existing Residential Development for 12 consecutive months ending not more than three months from the first day of the Application Acceptance Period;
- (II) The two most recent consecutive annual operating statement summaries;
- (III) The most recent consecutive six months of operating statements and the most recent available annual operating summary; or
- (IV) All monthly or annual operating summaries available; and

(ii) a rent roll not more than six months old as of the first day the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units;

(iii) a written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6))

(iv) a relocation plan outlining relocation requirements and a budget with an identified funding source; (§2306.6705(6))

(v) any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and

(vi) if applicable, evidence that the relocation plan has been submitted to all appropriate legal or governmental agencies or bodies. (§2306.6705(6)) (emphasis added).

Tex. Gov't Code §2306.6705(6) provides:

Sec. 2306.6705. GENERAL APPLICATION REQUIREMENTS. An application must contain at a minimum the following written, detailed information in a form prescribed by the board:

(6) if an occupied development is proposed for rehabilitation:

(A) an explanation of the process used to notify and consult with the tenants in preparing the application;

(B) a relocation plan outlining:

(i) relocation requirements; and

(ii) a budget with an identified funding source; and

(C) if applicable, evidence that the relocation plan has been submitted to the appropriate local agency [.]

Staff received two requests for Administrative Deficiency regarding the failure to complete Tab 21 of the Application and provide threshold documentation related to occupied structures on the proposed Development Site. Staff issued a deficiency and you timely responded. In the response, you claimed §11.204(8)(G) does not apply to this transaction. Specifically, you stated,

§11.204(8)(G) of the QAP and Tab 21 specifically state items that **must** be provided if the rule applies and refers back to Texas Government Code §2306.6705(6). This section of the Government Code defines Occupied Developments as those **proposing rehabilitation** (emphasis added) which is not the activity being proposed [.]

The response further claims,

The Applicant is not required to meet a threshold requirement or explain non-applicable items described in clauses (i) - (vi) of the subparagraph if the rule and cited tab of the application do not apply to the transaction...The Application specifically defines the transaction as New Construction and includes language in the purchase contract made a part of the Application that obligates the Seller to provide notices of termination to the tenants within 5-business days of 7/31/21 with the intention of having the tenants vacate within 30-days following the delivery of the Termination Notices and prior to the sale of the site.

Upon review of your Application and deficiency response, staff confirmed the Development Site includes structures that were occupied after the Application Acceptance Period. The occupied single family-dwelling structures are proposed to be demolished.

Accordingly, the Application is subject to the 10 TAC §11.204(8)(G), which requires all Applications with such Occupied Developments provide the required threshold documentation or an explanation of such non-applicability. In regards to this, the response claims the proposed activity and purchase contract provided with the Application should be sufficient. The response emphasizes that Tab 21 and the applicable provisions of the QAP refer directly to Tex. Gov't Code §2306.6705(6), which only applies to rehabilitation activities. The response also claims any other requirements are not applicable because this Application is not requesting Direct Loan funds that would otherwise trigger the Uniform Relocation Act (URA). However, the threshold requirements in §11.204(8)(G)(i), (ii), and (v) do not specifically reference this provision in statute and are still applicable to all occupied developments. §11.204(8)(G)(v) also explicitly states it extends to any other relocation laws or regulations that may be applicable rather than limit itself to URA. The QAP is clear with regard to remaining threshold requirements for which neither the Application nor response fully comply. Accordingly, the Application is terminated pending your ability to appeal.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the QAP. Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven (7) calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instructions on the appeals process.

Status of 2021 Housing Tax Credit Application 21039, Uvalde Villas

June 21, 2021

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If you have any questions or concerns, please contact me at 512-475-1676 or by email at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

cc: Donna Rickenbacker
Texas Grey Oaks

Appeal Documents



HANCE SCARBOROUGH, LLP
ATTORNEYS AND COUNSELORS AT LAW

Hon. Kent R. Hance
Founding Partner
khance@hslawmail.com

July 14, 2021

Via Email: bobby.wilkinson@tdhca.state.tx.us

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St
Austin, Texas 78701

Re: TDHCA Application No. 21039; Uvalde Villas, McAllen, Texas; TDHCA Board
Appeal of Termination of Application

Dear Mr. Wilkinson,

We represent TGO Uvalde 21 LP, the applicant (the "Applicant") of No. 21039-Uvalde Villas. In accordance with 10 TAC §11.902 of the QAP rules, the Applicant is hereby appealing the Executive Director's denial of our appeal resulting in a recommendation that the above described application be terminated. We respectfully request that our appeal be placed on the July 22, 2021 Board agenda for final consideration by the TDHCA Board of Directors.

Thank you for your consideration of this matter. If you require any further information or clarification, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Kent Hance".

Kent Hance

Cc: Marni Holloway – Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Alena R. Morgan – Via Email – alena.morgan@tdhca.state.tx.us
9% Program Administrator

Steve Lollis – Via Email – steve@texasgreyoaks.com
Texas Grey Oaks

Donna Rickenbacker – Via Email – donna@marqueconsultants.com
Marque Real Estate Consultants



June 25, 2021

Via Email: bobby.wilkinson@tdhca.state.tx.us

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th St
Austin, Texas 78701

Re: TDHCA Application No. 21039; Uvalde Villas, McAllen, Texas
Appeal of Termination of Application

Dear Mr. Wilkinson,

We represent TGO Uvalde 21 LP, the applicant (the “Applicant”) of No. 21039-Uvalde Villas. In accordance with 10 TAC §11.902 of the QAP rules, please accept this letter as an appeal of TDHCA Staff’s decision that resulted in a recommendation that the above described application be terminated.

A. Background:

The Applicant submitted a 2021 9% tax credit application (the “Uvalde Application”). The Uvalde Application is proposing the new construction of 102-units of affordable housing for individuals and families on a site in McAllen, Texas located in Region 11. Henry Flores with Avanti Legacy Springfield, LP (the “Requestor”) submitted a Request for Administrative Deficiency (the “RFAD”) against the Uvalde Application claiming the Applicant failed to complete Tab 21 of the application. The Requestor concluded that such failure should constitute a material deficiency to submit threshold documentation and that the Uvalde Application should be terminated. Staff sent an administrative deficiency to the Applicant and the Applicant timely responded.

Staff issued a status letter on June 21, 2021 and recommended that the Uvalde Application be terminated pending the Applicant’s rights to appeal.

B. Appeal:

Tab 21 of the application relates to Occupied Developments and items that must be submitted in order to meet the requirements of 10 TAC §11.204(8)(G) of the QAP rules (the “Rule”). As stated in the RFAD deficiency response, the Applicant did not complete Tab 21 because the Rule regarding Occupied Developments is not applicable to Uvalde Villas.

The Rule and corresponding Tab 21 applies to applications that are proposing the redevelopment of occupied residential structures and refers back to Texas Government Code §2306.6705(6). This section of the Texas Government Code defines Occupied Developments as those *proposing rehabilitation*. The Rule also applies to items that must be submitted if an applicant is seeking Direct Loan funds. Direct Loan applicants whose sites include occupied structures (residential or commercial) must follow the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”) and include items behind Tab 21 that apply to the use of these funds. In this instance, an applicant would submit, in part, a relocation plan and budget with a defined funding source to assist the displaced tenants of the occupied structures. TDHCA would then confirm that such costs are included in the applicant’s sources and development cost schedules.

Uvalde Villas is not an *Existing Residential Development* as such term is defined in the QAP rules. As described in the Uvalde Application, the Applicant is proposing new construction not rehabilitation. The Applicant is also not applying for Direct Loan proceeds or any other federal funding sources that would trigger submission of any items to meet the URA requirements.

All improvements including 4 single family homes, 3 of which are currently occupied, on the Development Site will be demolished. Pursuant to the terms of the purchase contract, the Seller is obligated to terminate the month to month leases with any tenant within 3-days of 7/31/21. The Seller is contractually obligated to sell the Development Site to the Applicant without any tenants in possession. These disclosures were described in and made a part of the Uvalde Application.

The Requestor and Staff incorrectly concluded that since the Development Site includes occupied single family homes the Applicant should have submitted all items required of an Occupied Development in compliance with the Rule or provided an *“explanation of non-applicable items”* behind Tab 21. The Rule is not intended to function in this manner.

Staff goes further and describes each of the required items identified under the Rule relating to Occupied Developments that the Applicant failed to submit. These items include:

- A. *At least one* of the following:
- (i) Historical monthly operating statements of the *Existing Residential Development* for 12 consecutive months;
 - (ii) The two most recent consecutive annual operating statement summaries;
 - (iii) The most recent consecutive six months of operating statements and the most recent available annual operating summary; *or*
 - (iv) All monthly or annual operating summaries available; *and*
- B. A rent roll not more than six months old.....
- C. A written explanation of the process used to notify and consult with the tenants in preparing the Application; (**§2306.6705(6)**)
- D. A relocation plan outlining relocation requirements and a budget with an identified funding source; (**§2306.6705(6)**)
- E. Any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act or any other relocation laws or regulations as may be applicable; and
- F. If applicable, evidence that the relocation plan has been submitted to all appropriate legal or governmental agencies or bodies. (**§2306.6705(6)**).

Staff specifically emphasized Items A, B and E referenced above and states that these items are not reflected in **§2306.6705(6)** and therefore should have been provided by the Applicant because they apply to any occupied structures on a development site.

As has been stated, the Rule is intended to apply *only* to certain types of developments and/or the capital funding sources being utilized by an applicant. The Applicant of Uvalde Villas is not proposing a rehabilitation development nor is the Applicant seeking Direct Loan funds that would be subject to the requirements of the URA. Furthermore, Items A, B and E includes operating statements and summaries, rent rolls, relocation plans and budgets. These items are not only not applicable to the transaction but do not exist on the three occupied single family homes that will be vacated prior to closing and demolished in connection with the new construction of Uvalde Villas.

Additionally there is no precedent for this type of recommended action by Staff. To the contrary, we have found applications that included occupied improvements with similar intentions to demolish the existing improvements and build a new construction development. These applicants were not required to complete Tab 21 including some this year in Regions 3 and 6.

June 25, 2021

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Of additional importance to this Appeal is the fact that the Uvalde Application went through a Program Review as have other applicants with similar existing improvements. The RFAD claim does not contain new information that was not otherwise available to Staff in the Uvalde Application and was not raised as an issue for clarification or correction during the Program Review process.

An applicant is not required to meet a threshold condition or explain non-applicable items, if the rule and cited tab of the application does not apply to what is being proposed, and in this instance, Uvalde Villas is not an Occupied Development for purposes of meeting the intent of the Rule and any requirements to complete Tab 21 of application.

The Uvalde Application should not be terminated. This would be an extreme outcome especially in this instance where the termination resulted from misapplying the Rule pertaining to Occupied Developments to the Uvalde Villas transaction. We respectfully request that you grant this appeal of Staff's recommendation for all of the reasons set forth above and perhaps direct Staff to issue an administrative deficiency to the Applicant that instructs the Applicant to put "not applicable" on Tab 21 of the Uvalde Application.

Thank you for your consideration of this matter. If you require any further information or clarification, please feel free to contact us.

Sincerely,



Kent Hance

Cc: Marni Holloway – Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Alena R. Morgan – Via Email – alena.morgan@tdhca.state.tx.us
9% Program Administrator

Steve Lollis – Via Email – steve@texasgreyoaks.com
Texas Grey Oaks

Donna Rickenbacker – Via Email – donna@marqueconsultants.com
Marque Real Estate Consultants

June 25, 2021

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Attached Exhibits

Exhibit A – 10 TAC § 11.204(8)(G)

Exhibit B – Tab 21

Exhibit C – Tex. Gov't Code § 2306.6705

Exhibit D – Excerpts from Purchase Contract

Exhibit A

10 TAC § 11.204(8)(G)

If Site Work costs (excluding site amenities) exceed \$15,000 per Unit and are included in Eligible Basis, a letter must be provided from a certified public accountant allocating which portions of those site costs should be included in Eligible Basis.

(ii) If costs for Off-Site Construction are included in the budget as a line item, or embedded in the site acquisition contract, or referenced in the utility provider letters, then an Off-Site Cost Breakdown prepared by a Third Party engineer must be provided. The certification from a Third Party engineer must describe the necessity of the off-site improvements, including the relevant requirements of the local jurisdiction with authority over building codes and the source of their cost estimate. If any Off-Site Construction costs are included in Eligible Basis, a letter must be provided from a certified public accountant allocating which portions of those costs should be included in Eligible Basis. If off-site costs are included in Eligible Basis based on PLR 200916007, a statement of findings from a CPA must be provided which describes the facts relevant to the Development and affirmatively certifies that the fact pattern of the Development matches the fact pattern in PLR 200916007.

(F) Rental Assistance/Subsidy. (§2306.6705(4)) If rental assistance, an operating subsidy, an annuity, or an interest rate reduction payment is proposed to exist or continue for the Development, any related contract or other agreement securing those funds. Such documentation shall, at a minimum, identify the source and annual amount of the funds, the number of units receiving the funds, and the term and expiration date of the contract or other agreement.

(G) Occupied Developments. The items identified in clauses (i) - (vi) of this subparagraph must be submitted with any Application where any structure on the Development Site is occupied at any time after the Application Acceptance Period begins or if the Application proposes the demolition of any housing occupied at any time after the Application Acceptance Period begins. If the Application includes a request for Direct Loan funds, Applicants must follow the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and other HUD requirements including Section 104(d) of the Housing and Community Development Act. HUD Handbook 1378 provides guidance and template documents. Failure to follow URA or 104(d) requirements will make the proposed Development ineligible for Direct Loan funds and may lead to penalty under §13.11(b) of this title (relating to Multifamily Direct Loan Rule). If one or more of the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the type of occupied structures on the Development Site, the Applicant must provide an explanation of such non- applicability. Applicant must submit:

(i) at least one of the items identified in subclauses (I) - (IV) of this clause:

(I) Historical monthly operating statements of the Existing Residential Development for 12 consecutive months ending not more than three months from the first day of the Application Acceptance Period;

(II) The two most recent consecutive annual operating statement summaries;

(III) The most recent consecutive six months of operating statements and the most

- recent available annual operating summary; or
- (IV) All monthly or annual operating summaries available; and
- (ii) a rent roll not more than six months old as of the first day the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units;
- (iii) a written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6))
- (iv) a relocation plan outlining relocation requirements and a budget with an identified funding source; (§2306.6705(6))
- (v) any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and
- (vi) if applicable, evidence that the relocation plan has been submitted to all appropriate legal or governmental agencies or bodies. (§2306.6705(6))

(9) Architectural Drawings. All Applications must include the items identified in subparagraphs (A) – (D) of this paragraph, unless specifically stated otherwise, and must be consistent with all applicable exhibits throughout the Application. The drawings must have a legible scale and show the dimensions of each perimeter wall and floor heights.


- (A) For all Developments a site plan must be submitted that includes the items identified in clauses (i) - (xii) of this subparagraph:
 - (i) states the size of the site on its face;
 - (ii) includes a Unit and building type table matrix that is consistent with the Rent Schedule and Building/Unit Configuration forms provided in the Application in labeling buildings and Units;
 - (iii) includes a table matrix specifying the square footage of Common Area space on a building by building basis;
 - (iv) identifies all residential and common buildings in place on the Development Site and labels them consistently with the Rent Schedule and Building/Unit Type Configuration forms provided in the Application;
 - (v) shows the locations (by Unit and floor) of mobility and hearing/visual accessible Units (unless included in residential building floor plans);
 - (vi) clearly delineates the flood plain boundary lines or states there is no floodplain;
 - (vii) indicates placement of detention/retention pond(s) or states there are no detention ponds;
 - (viii) describes, if applicable, how flood mitigation or other required mitigation will be accomplished;
 - (ix) indicates the location and number of parking spaces, garages, and carports;
 - (x) indicates the location and number of accessible parking spaces, garages, and carports, including van accessible spaces;
 - (xi) includes information regarding local parking requirements; and
 - (xii) indicates compliant accessible routes or if a route is not accessible a cite to the provision in the Fair Housing Design Manual providing for its exemption.

Exhibit B

Tab 21

Occupied Developments

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, or if a federal subsidy is being transferred from another site and the costs of relocation will be part of the Total Development Costs, the following items must be provided.

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; **or**
- The two (2) most recent consecutive annual operating statement summaries; **or** 
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; **or**
- All monthly or annual operating summaries available.
- AND**
- UPLOAD SEPARATELY FROM THE APPLICATION**, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

Uniform Relocation Act (URA) Applicability for Direct Loan Applications

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: (if not, skip the remainder of this section)
<https://www.tdhca.state.tx.us/program-services/ura/relocation.htm>
- Number of housing units (including Manufactured Housing Units) on the site:
 - Owned or controlled by the Seller
 - Rented to another person or entity
- Number of businesses on the site:
 - Owned or controlled by the Seller
 - Rented to another person or entity
- Number of nonprofit organizations on the site:
 - Owned or controlled by the Seller
 - Rented to another person or entity
- Number of farms on the site:
 - Owned or controlled by the Seller
 - Rented to another person or entity

Each of the following items, as applicable, is provided behind this tab:



- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt; 
- Dated Voluntary Acquisition Notification to Owner; and 
- HUD Relocation Brochure issued to tenants that will be displaced (if known).

Exhibit C

Tex. Gov't Code § 2306.6705

Sec. 2306.6705. GENERAL APPLICATION REQUIREMENTS. An application must contain at a minimum the following written, detailed information in a form prescribed by the board:

(1) a description of:

(A) the financing plan for the development, including any nontraditional financing arrangements;

(B) the use of funds with respect to the development;

(C) the funding sources for the development, including:

(i) construction, permanent, and bridge loans; and

(ii) rents, operating subsidies, and replacement reserves; and

(D) the commitment status of the funding sources for the development;

(2) if syndication costs are included in the eligible basis, a justification of the syndication costs for each cost category by an attorney or accountant specializing in tax matters;

(3) from a syndicator or a financial consultant of the applicant, an estimate of the amount of equity dollars expected to be raised for the development in conjunction with the amount of housing tax credits requested for allocation to the applicant, including:

(A) pay-in schedules; and

(B) syndicator consulting fees and other syndication costs;

(4) if rental assistance, an operating subsidy, or an annuity is proposed for the development, any related contract or other agreement securing those funds and an identification of:

(A) the source and annual amount of the funds;

(B) the number of units receiving the funds; and

(C) the term and expiration date of the contract or other agreement;

(5) if the development is located within the boundaries of a political subdivision with a zoning ordinance, evidence in the form of a letter from the chief executive officer of the political subdivision or from another local official with jurisdiction over zoning matters that states that:

(A) the development is permitted under the provisions of the ordinance that apply to the location of the development; or

(B) the applicant is in the process of seeking the appropriate zoning and has signed and provided to the political subdivision a release agreeing to hold the political subdivision and all other parties harmless in the event that the appropriate zoning is denied;

(6) if an occupied development is proposed for rehabilitation:

(A) an explanation of the process used to notify and consult with the tenants in preparing the application;

(B) a relocation plan outlining:

(i) relocation requirements; and

(ii) a budget with an identified funding source; and

(C) if applicable, evidence that the relocation plan has been submitted to the appropriate local agency;

(7) a certification of the applicant's compliance with appropriate state and federal laws, as required by other state law or by the board;

(8) any other information required by the board in the qualified allocation plan; and

(9) evidence that the applicant has notified the following entities with respect to the filing of the application:

(A) any neighborhood organizations on record with the state or county in which the development is to be located and whose boundaries contain the proposed development site;

(B) the superintendent and the presiding officer of the board of trustees of the school district containing the development;

(C) the presiding officer of the governing body of any municipality containing the development and all elected members of that body;

(D) the presiding officer of the governing body of the county containing the development and all elected members of that body; and

(E) the state senator and state representative of the district containing the development.

Added by Acts 2001, 77th Leg., ch. 1367, Sec. 8.01, eff. Sept. 1, 2001.

Amended by Acts 2003, 78th Leg., ch. 330, Sec. 20, eff. Sept. 1, 2003.

Exhibit D

Excerpt from Purchase Contract

TDHCA Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Sharon Thomason, Member

July 9, 2021

Writer's direct dial: 512/475-3800
Email: bobby.wilkinson@tdhca.state.tx.us

Steve Lollis
TGO Uvalde 21, LP
6300 West Loop South, Ste. 670
Bellaire, TX 77401

RE: APPEAL RESPONSE FOR 2021 HOUSING TAX CREDIT APPLICATION 21039
UVALDE VILLAS

Dear Mr. Lollis:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated June 25, 2021, for the application indicated above. As you are aware, staff received two Requests for Administrative Deficiencies (RFAD) regarding the failed adherence to 10 TAC §11.204(8)(G) related to Occupied Developments because the Site included occupied single family homes. Ultimately, staff determined that because the Applicant failed to submit the required threshold documentation or provide a timely explanation of non-applicability by the Full Application Delivery Date identified in 10 TAC §§11.2(a) and 11.204(8)(G), the Application was terminated pending your ability to appeal. For the reasons discussed in this letter, I am affirming the Staff determination and denying your appeal.

In considering your appeal, it is important to first address that this Application is subject to the threshold requirements under 10 TAC §11.204(8)(G) of the QAP because of the existence and proposed demolition of occupied single family housing structures on the Development Site. Per the rule,

(8) Operating and Development Cost Documentation.

(G) Occupied Developments. The **items identified in clauses (i) - (vi) of this subparagraph must be submitted with any Application where any structure on the Development Site is occupied at any time after the Application Acceptance Period begins or if the Application proposes the demolition of any housing occupied at any time after the Application Acceptance Period begins...** If one or more of the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the



type of occupied structures on the Development Site, the Applicant must provide an explanation of such non-applicability...

Tab 21 of the 2021 Multifamily Uniform Application further clarifies these items are required, “pursuant to §11.204(8)(G) of the QAP, for **any Application where any structure on the Development Site is occupied** at any time after the beginning of the Application Acceptance Period, **even if demolition is proposed**”. The Tab is formatted using separate headings so as to dispel any confusion with regard to the additional and distinct requirements for Direct Loan Applications. An additional certification is also provided at the end for Direct Loan Applicants whereby more specific activity-based, anti-displacement and relocation requirements are delineated.

For those Applications with the aforementioned occupied structures, the required threshold documentation items are then identified in clauses (i) – (vi), with an important caveat:

If one or more of the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the type of occupied structures on the Development Site, the Applicant must provide an explanation of such non-applicability. Applicant must submit:

- (i) at least one of the items identified in subclauses (I) - (IV) of this clause:
 - (I) Historical monthly operating statements of the Existing Residential Development for 12 consecutive months ending not more than three months from the first day of the Application Acceptance Period;
 - (II) The two most recent consecutive annual operating statement summaries;
 - (III) The most recent consecutive six months of operating statements and the most recent available annual operating summary; or
 - (IV) All monthly or annual operating summaries available; and
- (ii) a rent roll not more than six months old as of the first day the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units;
- (iii) a written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6))
- (iv) a relocation plan outlining relocation requirements and a budget with an identified funding source; (§2306.6705(6))
- (v) any documentation necessary for the Department to facilitate, or advise an Applicant with respect to or to ensure compliance with the Uniform Relocation Act and any other relocation laws or regulations as may be applicable; and
- (vi) if applicable, evidence that the relocation plan has been submitted to all appropriate legal or governmental agencies or bodies. (§2306.6705(6)). (Emphasis added).

In your appeal, you acknowledge that housing structures are occupied on the Development Site, will be demolished, and were or continue to be subject to Tenant Leases with the seller of the property. Despite this, the appeal states the new construction activities and lack of Direct Loan layering constitute grounds for the failure to comply with the threshold requirement. On the contrary, the QAP and Application Tab 21 both emphasize that if the aforementioned occupied structures conditions exist, the

Applicant must either provide the required items *or explain why the items do not apply*. Per the rule, the applicability or non-applicability of the rule is directly tied to the **“type of occupied structures on the Development Site,” for which “the Applicant must provide an explanation of such non-applicability.”** The appeal’s argument that the type of new construction activity to occur *after* the occupied structures are vacated and demolished, is irrelevant. The planned demolition of the structures does not negate the applicability under the rule. Rather, because of the timing and type of occupied structures on the Site, the Applicant was required to adhere to the threshold requirements under 10 TAC §11.204(8)(G).

Thus, the issue is whether the Applicant timely provided the items identified in clauses (i) – (vi) of 10 TAC §11.204(8)(G) *or an explanation of the alleged non-applicability*. This is of utmost importance as each item or explanation assists the Department in reviewing HTC Applicants. In this regard, the appeal claims that because closing has not occurred, the Applicant would not have been able to provide the required items. However, the Purchase Contract submitted with the Application and referenced in the appeal confirms the existence of Tenant Leases and even confers some authority to the Buyer/Applicant with regard to the Seller’s ability to make changes to said Leases during the term of the Contract. This is particularly problematic given §11.204(8)(G)(ii) largely pertains to the disclosure of the terms of the existing Tenant Leases.

The appeal seems to side-step the obvious applicability of 10 TAC §11.204(8)(G) in favor of restating the Applicant’s adherence to the more narrow requirements of Tex. Gov’t Code §2306.6705. I do not understand why the Applicant did not attempt to show, in response to the Administrative Deficiency on this matter, that the situation described in their Application of four single family houses with imminent vacancy on the development means that they have provided information in their Application that each of “the items described in clauses (i) - (vi) of this subparagraph is not applicable based upon the type of occupied structures on the development site.” Without anything from the Applicant regarding the accuracy of such an argument, and, thus, without the ability for Staff to respond to such an argument, I find that the plain language of the rule and absence of information in Tab 21 require I find staff correctly determined the Development Site should be terminated due to its failure to timely comply with the threshold requirements under 10 TAC §11.204(8)(G) related to Occupied Developments. Accordingly, I am denying the appeal. If you are not satisfied with this decision, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instruction on the appeals process. Please note that §11.902(f) of the QAP and Tex. Gov’t Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application.

If you have any questions or require further information, please contact Alena R. Morgan, Competitive Tax Credit Program Administrator, at alena.morgan@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,



Bobby Wilkinson

Appeal Response for 2021 Housing Tax Credit Application 21039, Uvalde Villas

July 9, 2021

Page 4

Executive Director

21069 – Dahlia Villas

Timely appeal to the Executive Director granted. No further appeal to the Board.



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Sharon Thomason, Member

July 19, 2021

Writer's direct dial: 512.475.3296
Email: bobby.wilkinson@tdhca.state.tx.us

Steve Lollis
TGO Dahlia 21, LP
c/o Marque Consultants
6300 West Loop S., Ste. 670
Bellaire, TX 77401

RE: APPEAL RESPONSE FOR APPLICATION 21069, DAHLIA VILLAS

Dear Mr. Lollis:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated July 15, 2021 for the application indicated above. On July 14, 2021, staff issued a Notice of Scoring Adjustment regarding the two points selected under 10 TAC §11.9(b)(2) related to Sponsorship Characteristics of the 2021 Qualified Allocation Plan (QAP), subject to your ability to appeal. For the reasons discussed in this letter, I am reversing the staff determination and granting your appeal.

10 TAC §11.9(b)(2)(A)(i) related to Sponsorship Characteristics for a Historically Underutilized Business (HUB) states,

(2) Sponsor Characteristics. (§42(m)(1)(C)(iv)) An Application may qualify to receive either one (1) or two (2) points if it meets one of the following conditions. Any Application that includes a HUB must include a narrative description of the HUB's experience directly related to the housing industry.

(A) The ownership structure contains either a HUB certified by the Texas Comptroller of Public Accounts by the Full Application Delivery Date or it contains a Qualified Nonprofit Organization, provided the Application is under the Nonprofit Set-Aside. The HUB or Qualified Nonprofit Organization must have some combination of ownership interest in each of the General Partner of the Applicant, Cash Flow from



operations, and Developer Fee which taken together equal at least 50% and no less than 5% for any category.

(i) The HUB or Qualified Nonprofit Organization must materially participate in the Development and operation of the Development throughout the Compliance Period and must have experience directly related to the housing industry, which may include experience with property management, construction, development, financing, or compliance. Material participation means that the HUB or Qualified Nonprofit is regularly, continuously, and substantially involved in providing services integral to the Development Team; providing services as an independent contractor is not sufficient.

Staff issued a Notice of Scoring Adjustment to address the insufficiency of HUB documentation submitted with the application. In the Notice, staff identified a lack of evidence regarding the HUB's experience as it directly relates to the housing industry. Staff also identified a need for details regarding how the HUB will materially participate beyond construction and throughout the Compliance Period.

In response, the appeal provided detailed responses to each of the aforementioned concerns identified by staff. The appeal elaborates on the requested details regarding the HUB's prior experience and provides the requested details regarding how the HUB will materially participate in providing services integral to the Development Team. Such services are depicted as substantial benefits to the Development and operation of the Development throughout the Compliance Period. All in all, the information provided in the appeal sufficiently resolved the deficiencies identified in the HUB documentation submitted with the application, and I find those deficiencies to have been administrative rather than material. Accordingly, the Notice of Scoring Adjustment revising the Application score to zero points under 10 TAC §11.9(b)(2) is reversed and your appeal is granted.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the QAP. Should you choose to appeal this decision you may file an appeal directly with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instructions on the appeals process. Due to the fact that board meeting at which the relevant allocation decision is expected to be made is July 22, 2021, per Tex. Gov't Code §2306.6715(d)(2) you must file any such appeal with the Board by Monday, July 19, 2021.

Sincerely,



Bobby Wilkinson
Executive Director

21104 – Heritage Heights at Abilene

Timely appeal to the Executive Director
granted. No further appeal to the Board.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Ajay Thomas, *Member*
Sharon Thomason, *Member*

July 16, 2021

Cynthia Bast
600 Congress Avenue
Austin, Texas 78701
Via e-mail: cbast@lockelord.com

RE: APPEAL RESPONSE FOR 2021 HOUSING TAX CREDIT APPLICATION 21104
HERITAGE AT ABILENE

Dear Ms. Bast:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the July 2, 2021, appeal for the Application described above. For the reasons identified in the Status Letter dated June 25, 2021, the Application score was adjusted and you timely appealed.

Staff determined the CRP documentation you provided did not meet the requirements for an acceptable CRP under 10 TAC §11.9(d)(7)(A). Of particular concern to staff was the lack of history of documented and committed funding to accomplish the proposed revitalization of the area, as required under §10 TAC §11.9(d)(7)(A)(iii)(III). Staff also identified significant concerns with regard to the lack of acceptable documentation evidencing the public participation required under §11.9(d)(7)(A)(iii)(II). Specifically, staff questioned the existence of evidence of local residents having an opportunity to express their views on problems facing the area and how those problems should be addressed and prioritized in the CRP. Due to the material deficiencies in the plan, staff issued a Notice of Scoring Adjustment denying the CRP points selected under 10 TAC §11.9(d)(7).

In response to the notice, you claimed that the recent 2021 Addendum to the CRP Resolution adopted by the Abilene City Council on February 11, 2021, and submitted with the Application, included the necessary information questioned by staff. Specifically, you pointed to funding sources and public participation procedures outlined in the 2021 Addendum as a means of meeting the public participation and documented funding requirements for acceptable CRPs.



Last year, the CRP for a similar development site in Abilene was addressed and found to be deficient. On the current application, though, we have the benefit of an Addendum to the NEZ resolution made to address last year's CRP deficiencies. This Addendum begins as follows:

The following document is intended to outline the history and characteristics of the revitalization area known as Abilene Neighborhood Empowerment Zone No. 1 (NEZ), identify specific revitalization strategies undertaken by the City of Abilene in the creation of the NEZ, outline the administrative procedures and incentives for the Infill Development Incentive Program to fund its objectives and strategies, and confirm that this area is considered an important revitalization area by the City. The creation of the NEZ and the incentives that go along with it are good examples of local community revitalization planning. Issues identified within the NEZ boundaries were identified by the City through observation, research, and an open public process. Economic development incentives were subsequently created to address identified issues.

Though staff determined that the substance of the Addendum "did not impact" the rule, it is clear from the local government's pronouncements regarding its efforts at community revitalization in NEZ No. 1 that the rule has addressed. Accordingly, taking the City of Abilene's Addendum to its NEZ resolution 78-2018 at face value, and in line with the Board's determination in the appeal of Application #21185 at the Governing Board meeting of July 8, 2021, I reverse staff's determination to deduct seven CRP points, and reinstate them. Having granted the appeal on these grounds, I do not reach the remaining issue raised in the appeal.

If you are not satisfied with this decision, you may file a further appeal with the Governing Board of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instruction on the appeals process. Please note that §11.902(f) of the QAP and Tex. Gov't Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application. Please also note that this matter had been listed as an appeal on the July 22, 2021, Board agenda to ensure it would be heard in the event I did not grant this appeal.

If you have any questions or require further information, please contact Alena R. Morgan, Competitive Tax Credit Program Administrator, at alena.morgan@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,



Bobby Wilkinson
Executive Director

BOARD ACTION ITEM
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action on timely filed appeals under the Department's Multifamily Program Rules for Application 21136, Oaklawn Place

RECOMMENDED ACTION

WHEREAS, the appeal relates to Competitive Housing Tax Credit (HTC) application 21136 Oaklawn Place, which was submitted to the Department by the Full Application Delivery Date;

WHEREAS, staff determined that the Application should be terminated due to a material deficiency under 10 TAC §11.205(4) related to Required Third Party Reports, Appraisal, omitted from the Application, subject to the Applicant's ability to appeal;

WHEREAS, the Applicant timely filed an appeal; and

WHEREAS, the Director denied the appeal;

NOW, therefore, it is hereby

RESOLVED, that the appeal for 21136 Oaklawn Place is hereby denied.

BACKGROUND

HTC Application 21136 Oaklawn Place proposes the New Construction of 84 Units for the elderly population in Dallas. The Development would provide all 84 Units to HTC residents.

Upon review, staff determined the Application failed to submit the required Appraisal by the Full Application Delivery Date identified in 10 TAC §§11.2(a) and 11.205. 10 TAC §11.205 relating to Required Third Party Reports provides, "[f]or Competitive HTC Applications, if the reports, in their entirety, are not received by the deadline, the Application will be terminated." Additionally, 10 TAC §11.205(4) relating to Appraisals provides:

(4) Appraisal. This report, required for all Rehabilitation and Adaptive Reuse Developments and prepared in accordance with the requirements of §11.304 of this chapter (relating to Appraisal Rules and Guidelines), ***is required for any Application claiming any portion of the building acquisition in Eligible Basis, and Identity of Interest transactions pursuant to Subchapter D of this chapter***, must not be dated more than six months prior to the date of Application submission or the first day of the Application Acceptance Period for Competitive HTC Applications. (see emphasis)

Subchapter D addresses an Identity of Interest acquisition of land under 10 TAC §11.302(e)(1)(A)(ii), stating in relevant part:

An acquisition will be considered an identity of interest transaction when an Affiliate of the seller is an Affiliate of, or a Related Party to, any Owner at any level of the Development Team or a Related Party lender; and
(I) is the current owner in whole or in part of the Property[.]

Because an Appraisal was not submitted, the Application was terminated pending the Applicant's ability to appeal. On appeal, the Applicant stated that in this particular Application,

Appraisal is not material because price of this Development Site does not affect the Credits. We are appealing this termination because we think that under the circumstances of this particular Application, the failure to include the appraisal (which we did have in hand when the Application was filed and immediately provided to Staff on receipt of the termination notice) should be considered a non-material Administrative Deficiency. (Please see Exhibit A for the letter tendering the appraisal, which shows the value conclusions. The entire appraisal was provided to Staff immediately upon receipt of the termination letter.) The appraised value of the Development Site only affects the Tax Credit award if acquisition credits are being requested. This Application is for new construction and the price of the Development Site does not support any Tax Credits, so the appraisal should not be considered material to the review of the Application.

The Application at Tab 12 and Appeal both acknowledge the existence of an identity of interest transaction. Staff also determined this Application is an Identity of Interest transaction under 10 TAC §11.302(e)(1)(A)(ii) because the Seller is an affiliate of the Applicant and is the current owner of the property. For this reason, the Applicant was required to submit an Appraisal by the Full Application Delivery Date to demonstrate the appropriate acquisition cost as the lesser of the amount reflected in the Site Control documents for the property or the appraised value. Although the Applicant did provide an Appraisal with the appeal, it does not meet all department requirements and the failure to timely submit the report was a material deficiency not curable through the Administrative Deficiency Process.

The relevant rule on this matter (10 TAC §11.205) plainly states that "if the reports, in their entirety, are not received by the [Competitive HTC Application] deadline, the Application will be terminated." Accordingly, the Executive Director found staff correctly determined the Application should be terminated due to its failure to timely submit its required Appraisal under 10 TAC §§11.2 and 11.205, and denied the appeal.

Staff recommends the Board deny the appeal.

21136 Oaklawn Place Termination Letter



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Ajay Thomas, Member
Sharon Thomason, Member

June 9, 2021

Writer's direct dial: 512/475-1676
Email: marni.holloway@tdhca.state.tx.us

Victor Smeltz
Sadler Circle Senior Apartments LLC
4162 Canal Street
New Orleans, LA 70119

RE: STATUS OF 2021 HOUSING TAX CREDIT APPLICATION 21136
OAKLAWN PLACE

Dear Mr. Smeltz:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application described above. The Application failed to submit the required Appraisal by the End of the Application Acceptance Period and Full Application Delivery Date identified in 10 TAC §§11.2(a) and 11.205. 10 TAC §11.205 relating to Required Third Party Reports provides, “[f]or Competitive HTC Applications, if the reports, in their entirety, are not received by the deadline, the Application will be terminated.” Additionally, 10 TAC §11.205(4) relating to Appraisals provides:

(4) Appraisal. This report, required for all Rehabilitation and Adaptive Reuse Developments and prepared in accordance with the requirements of §11.304 of this chapter (relating to Appraisal Rules and Guidelines), ***is required for any Application claiming any portion of the building acquisition in Eligible Basis, and Identity of Interest transactions pursuant to Subchapter D of this chapter***, must not be dated more than six months prior to the date of Application submission or the first day of the Application Acceptance Period for Competitive HTC Applications. (see emphasis)

Subchapter D addresses an Identity of Interest acquisition of land under 10 TAC §11.302(e)(1)(A)(ii), stating in relevant part:



An acquisition will be considered an identity of interest transaction when an Affiliate of the seller is an Affiliate of, or a Related Party to, any Owner at any level of the Development Team or a Related Party lender; and
(I) is the current owner in whole or in part of the Property[.]

The Application at Tab 12 acknowledges the existence of an identity of interest transaction, and Staff determined this Application is an Identity of Interest transaction under 10 TAC §11.302(e)(1)(A)(ii) because the Seller is an affiliate of the Applicant and is the current owner of the property. For this reason, the Applicant was required to submit an Appraisal by the Full Application Delivery Date to demonstrate the appropriate acquisition cost as the lesser of the amount reflected in the Site Control documents for the property or the appraised value. No Appraisal(s) have been received by the Department for this Application. Accordingly, the Application is terminated, pending your ability to appeal.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the QAP. Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven (7) calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instructions on the appeals process.

If you have any questions or concerns, please contact me at 512-475-1676 or by email at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

cc: Jennifer Hicks

Appeal Documents



STATE OF TEXAS
HOUSE OF REPRESENTATIVES
DISTRICT 103

RAFAEL ANCHIA
MEMBER

July 8, 2021

Mr. Leo Vasquez, Board Chair
Mr. Brandon Batch
Mr. Paul A. Braden
The Honorable Kenny Marchant
Mr. Ajay Thomas
Ms. Sharon Thomason

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: APPEAL FROM TERMINATION—APPLICATION #21136 (OAKLAWN PLACE)

Members of the Board—

I am writing to offer my overwhelming support for Resource Center's affordable housing development that is before you on appeal – Oaklawn Place. I respectfully ask that you reinstate this application because the lack of an appraisal (which I understand was subsequently provided) is immaterial to the review, scoring and prioritization of this project for funding. Granting the appeal for Oaklawn Place today will ensure that the City of Dallas receives its fair share of affordable housing units financed through the 9% Housing Tax Credit program, as only 1 out of the 7 applications located in Dallas currently remains viable due to scoring deductions and terminations.

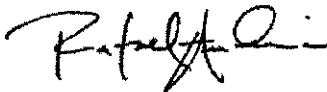
Resource Center is a trusted nonprofit leader and service provider in the Dallas community serving more than 62,000 people each year through programming that addresses the needs of our LGBTQ community and services to people living with and impacted by HIV/AIDS. Oaklawn Place will provide desperately needed affordable housing for seniors in a transit-connected and amenity-rich area that is quickly becoming unattainable to most. Resource Center has partnered with Matthews Southwest and Volunteers of America to deliver a high-quality and financially viable project. Oaklawn Place is ready to proceed – Resource Center owns the land, zoning and plat are approved and Resource Center has already raised more than \$2.5 million in private funds for the project.

My understanding is that the project was terminated for failing to provide an appraisal because Resource Center already owned the land and that this was a new tweak to the identity of interest section of the rules for 2021. In any previous year, the documentation provided with the application would have satisfied the rule and this project would not be before you appealing a termination. The settlement statements provided with the Application document a purchase price that equals the acquisition cost shown in the Application development cost schedule as well as the existence of a bank loan for the acquisition (which assumes the existence of an appraisal.) Finally, the acquisition cost for this project is not included in tax credit basis, so it really is immaterial to the review of the Application and any questions could be readily handled through the underwriting process.

It is for these reasons that I respectfully urge the Board to reinstate this application. The Oaklawn Place development is important to the Dallas community, and it does not seem the fatality of a termination is deserved in this specific case.

Thank you in advance for your consideration. If you should have any questions, please do not hesitate to contact my Chief of Staff, Abel Mulugheta, at abel.mulugheta@house.texas.gov or by phone at (512) 463-0746.

Respectfully,



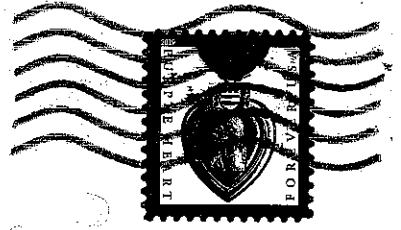
Rafael Anchía

Cc: Mr. Bobby Wilkinson, Executive Director
Ms. Alena R. Morgan, Competitive Tax Credit Program Administrator



RAFAEL ANCHIA
 MEMBER
 HOUSE OF REPRESENTATIVES
 P.O. Box 2910
 AUSTIN, TEXAS 78768-2910

NORTH TEXAS TX P&DC
 DALLAS TX 750
 12 JUL 2021 PM 9 L



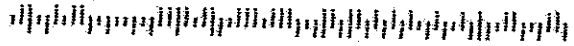
RE
 RECEIVED

JUL 14 2021

Texas Department of Housing
 and Community Affairs

MR. BOBBY WILKINSON
 Texas Department of Housing and Community Affairs
 P.O. BOX 13941
 Austin, Texas 78711-3941

78711-394141





STATE OF TEXAS
HOUSE OF REPRESENTATIVES
DISTRICT 103

RAFAEL ANCHÍA
MEMBER

July 8, 2021

Mr. Leo Vasquez, Board Chair
Mr. Brandon Batch
Mr. Paul A. Braden
The Honorable Kenny Marchant
Mr. Ajay Thomas
Ms. Sharon Thomason

Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: APPEAL FROM TERMINATION—APPLICATION #21136 (OAKLAWN PLACE)

Members of the Board—

I am writing to offer my overwhelming support for Resource Center's affordable housing development that is before you on appeal – Oaklawn Place. I respectfully ask that you reinstate this application because the lack of an appraisal (which I understand was subsequently provided) is immaterial to the review, scoring and prioritization of this project for funding. Granting the appeal for Oaklawn Place today will ensure that the City of Dallas receives its fair share of affordable housing units financed through the 9% Housing Tax Credit program, as only 1 out of the 7 applications located in Dallas currently remains viable due to scoring deductions and terminations.

Resource Center is a trusted nonprofit leader and service provider in the Dallas community serving more than 62,000 people each year through programming that addresses the needs of our LGBTQ community and services to people living with and impacted by HIV/AIDS. Oaklawn Place will provide desperately needed affordable housing for seniors in a transit-connected and amenity-rich area that is quickly becoming unattainable to most. Resource Center has partnered with Matthews Southwest and Volunteers of America to deliver a high-quality and financially viable project. Oaklawn Place is ready to proceed – Resource Center owns the land, zoning and plat are approved and Resource Center has already raised more than \$2.5 million in private funds for the project.

My understanding is that the project was terminated for failing to provide an appraisal because Resource Center already owned the land and that this was a new tweak to the identity of interest section of the rules for 2021. In any previous year, the documentation provided with the application would have satisfied the rule and this project would not be before you appealing a termination. The settlement statements provided with the Application document a purchase price that equals the acquisition cost shown in the Application development cost schedule as well as the existence of a bank loan for the acquisition (which assumes the existence of an appraisal.) Finally, the acquisition cost for this project is not included in tax credit basis, so it really is immaterial to the review of the Application and any questions could be readily handled through the underwriting process.

It is for these reasons that I respectfully urge the Board to reinstate this application. The Oaklawn Place development is important to the Dallas community, and it does not seem the fatality of a termination is deserved in this specific case.

Thank you in advance for your consideration. If you should have any questions, please do not hesitate to contact my Chief of Staff, Abel Mulugheta, at abel.mulugheta@house.texas.gov or by phone at (512) 463-0746.

Respectfully,



Rafael Anchía

Cc: Mr. Bobby Wilkinson, Executive Director
Ms. Alena R. Morgan, Competitive Tax Credit Program Administrator



July 6, 2021

Jesse Moreno
Dallas City Councilmember, District 2
1500 Marilla Street
Dallas, TX 75201

Mr. Leo Vasquez III, Board Chair
Mr. Paul A. Braden, Board Vice-Chair
Ms. Sharon Thomason, Board Member
Mr. Ajay Thomas, Board Member
Mr. Brandon Batch, Board Member
Mr. Kenny Marchant, Board Member

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701-2410

RE: TDHCA #21136; Oaklawn Place

Dear Board Members,

Thank you for your public service and leadership via the TDHCA Board of Directors in directing our state's Low Income Housing Tax Credit program in particular. As you know, LIHTC is a critical program for the distribution of safe and respectful housing which builds well-being and provides stability for thousands of people across the state of Texas. As the District 2 representative on Dallas City Council, and in whose district Oaklawn Place will be located, I am writing to express my absolute support for Resource Center's development, which is before you on appeal at the July 22nd meeting of the TDHCA Board of Directors.

It is my understanding that this project has been terminated due to newly added language in the State's LIHTC rules regarding an appraisal being required since Resource Center already purchased the land. I also understand that the documentation provided in the Application – the settlement statements that document a purchase price that is accurately reflected on the Application's Development Cost Schedule – would have been accepted in previous years without the need of an appraisal. The absence of the appraisal does not provide a gap in the review of the Application nor does it suggest a lack of integrity or merit in the proposed project. The termination for this project is unfortunate and hard to accept given the overwhelming need for these units and the strong nonprofit sponsor that is behind this project. I respectfully ask each of you as a Board member to reinstate this valuable project. The Oaklawn Place development is a high-scoring project within the LIHTC program (fourth ranked project in Region 3 Urban sub-region), achieving the State's desired priorities and purpose and also addressing local priorities.

"Our Product is Service"
Equity | Empathy | Ethics | Excellence



Resource Center – in partnership with Matthew Southwest and Volunteers of America - is exceptionally equipped to ensure the success of this project. Resource Center has been serving our community for 38 years, forging deep and established relationships with a broad range of philanthropists, local government leaders and community stakeholders. I am confident they have broad support that will result in an enduring, deeply affordable housing development that will be an asset to our community as well as the State of Texas.

Respectfully,

A handwritten signature in black ink that reads "Jesse Moreno". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp or watermark.

Jesse Moreno
Dallas City Councilmember, District 2



CHAD WEST
Mayor Pro Tem · District 1
chad.west@dallascityhall.com

July 12, 2021

Mr. Leo Vasquez III, Board Chair
Mr. Paul A. Braden, Board Vice-Chair
Ms. Sharon Thomason, Board Member
Mr. Ajay Thomas, Board Member
Mr. Brandon Batch, Board Member
Mr. Kenny Marchant, Board Member

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701-2410

RE: TDHCA #21136; Oaklawn Place

Dear Board Members,

Thank you for your service on the TDHCA Board of Directors, overseeing and directing valuable resources important to expanding affordable housing in Texas. As mayor pro tem on Dallas City Council, I am writing to express my absolute support for Resource Center's development which is before you on appeal at the July 22nd meeting of the TDHCA Board of Directors.

It is my understanding that it is in your absolute discretionary ability to grant reinstatement of this application, and I request your careful consideration of this appeal. The project has been terminated due to newly added language in the State's LIHTC rules regarding an appraisal being required since Resource Center already purchased the land. I also understand that the documentation provided in the Application – the settlement statements that document a purchase price that is accurately reflected on the Application's Development Cost Schedule – would have been accepted in previous years without the need of an appraisal. The absence of the appraisal does not provide a gap in the review of the Application nor does it suggest a lack of integrity or merit in the proposed project. This particular section of the rule is not in statute and therefore is within the Board's ability to consider.

The termination for this project is harsh and hard to accept given the overwhelming need for these units, the strong nonprofit sponsor that is behind this project and the unanimous support for this project at the local level. The Oaklawn Place development is a high-scoring project within

the LIHTC program (fourth ranked project in Region 3 Urban sub-region), achieving the State's desired priorities and purpose and also addressing local priorities.

Resource Center – in partnership with Matthew Southwest and Volunteers of America - is exceptionally equipped to ensure the success of this project. Resource Center has been serving our community for 38 years, forging deep and established relationships with a broad range of philanthropists, local government leaders and community stakeholders. They have broad support that I am confident will result in an enduring, deeply affordable housing development that will be an asset to our community as well as the State of Texas.

Respectfully,

A handwritten signature in black ink, appearing to read "Chad West". The signature is fluid and cursive, with a large initial "C" and "W".

Chad West
Dallas Mayor Pro Tem, District 1



June 16, 2021

By Email to bobby.wilkinson@tdhca.state.tx.us
Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711

RE: #21136 – Oaklawn Place, Dallas, Dallas County, Texas;
Appeal of Termination.

Dear Mr. Wilkinson:

Resource Center of Dallas, Inc., a Dallas-based non-profit charitable organization, (the “Nonprofit”) has teamed up with Volunteers of America and Matthews Southwest to submit the 9% Application (the “Application”) for Oaklawn Place (the “Project”). As a trusted and pioneering leader in the LGBTQ and HIV/AIDS communities, Resource Center will help alleviate the severe shortage of affordable housing in Dallas, and will also improve the lives of residents at Oaklawn Place with health and wellness services. Resource Center will provide housing as a community, not merely as a commodity. The June 4, 2021 Application Log indicates that the Project is in the top five applications filed in Region 3-Urban. The Application was terminated on June 9, 2021, however, due to the absence of an appraisal.

Appraisal is not material because price of this Development Site does not affect the Credits.

We are appealing this termination because we think that under the circumstances of this particular Application, the failure to include the appraisal (which we did have in hand when the Application was filed and immediately provided to Staff on receipt of the termination notice) should be considered a non-material Administrative Deficiency. (Please see **Exhibit A** for the letter tendering the appraisal, which shows the value conclusions. The entire appraisal was provided to Staff immediately upon receipt of the termination letter.) The appraised value of the Development Site only affects the Tax Credit award if acquisition credits are being requested. This Application is for new construction and the price of the Development Site does not support any Tax Credits, so the appraisal should not be considered material to the review of the Application.

Change in 2021 REA Rules now requires appraisal in any Identity of Interest transaction.

Beginning in 2021, appraisals are now required for all Identity of Interest applications, regardless of whether acquisition credits are being requested. The Application included documentation showing the Nonprofit’s acquisition of the Development Site from three third-party sellers in November 2020 and that the three parcels are to be conveyed to the Applicant for less than was

paid at that closing. (Please see **Exhibit B** for copies of the Closing Statements for the acquired parcels.) In previous years, an appraisal was only necessary for Identity of Interest transactions if the original acquisition cost evidenced by Closing Statements was less than the Site Acquisition Cost shown in the Development Cost Schedule. The documentation provided in the Application would have been sufficient to evidence the purchase price for an Identity of Interest transaction. In connection with this Application, however, because no acquisition credits are being requested, even though an appraisal is requested, the amount of the appraisal does not affect the underwriting of the Application. This means that the appraisal is a non-material missing information in the original Application, and therefore comes within the definition of what may be provided as an Administrative Deficiency. (See §11.1(d)(2) – Definition of Administrative Deficiency.)

Appraisal was obtained for Nonprofit’s acquisition of the parcels in November 2020.

In anticipation of applying for 2021 9% Housing Tax Credits for the Project, the Nonprofit assembled three parcels for the Development Site. The bank financing the land acquisition required an appraisal, which was obtained from Valbridge Property Advisors on August 11, 2020. The appraisal is for four parcels, owned by four different owners, and was provided to the TDHCA on June 10, 2021 in response to the termination letter. Three of the parcels (Lots 7, 8 & 9; Lot 10; and Lot 11) with a combined appraised fair market value of \$3,170,000.00 were included in the Application as the Development Site. The Nonprofit acquired these three parcels on November 12, 2020 for an aggregate purchase price of \$2,950,000.00 – less than the combined appraised values. (The fourth parcel shown in the appraisal was acquired by the Nonprofit but is not part of the Development Site.)

Cost shown on Development Cost Schedule is less than amount paid at November closing.

The combined purchase price paid by the Nonprofit for the three parcels is reflected as the purchase price of the Development Site in the Development Cost Schedule. (Please see **Exhibit C** for page 1 of the Development Cost Schedule). Also included on the Development Cost Schedule is the \$43,000.00 broker’s fee paid and shown on the closing statement for Lots 7, 8 & 9, and \$1,200.00 in closing costs (which represents the \$400.00 escrow fee paid for each of the three separate closings). Please note that the Application does not reimburse the Nonprofits for the 2020 property taxes that were paid on each parcel, so the Nonprofit will actually receive \$3,415.81 less for the three parcels than was paid.

Missing appraisal should be an Administrative Deficiency – not a Material Deficiency.

An Administrative Deficiency is defined in §11.1(d) as follows:

- (2) Administrative Deficiency - Information requested by Department staff that staff requires to clarify or explain one or more inconsistencies; to provide non-material missing information in the original Application or pre-application; or to

assist staff in evaluating the Application or pre-application that, in the Department staff's reasonable judgment, may be cured by supplemental information or explanation which will not necessitate a substantial reassessment or re-evaluation of the Application or pre-application.

Here, although the appraisal will not materially contribute to the review of the Application, it should supplement the third-party acquisition closing statements that were provided in the Application to show that the Nonprofit will not obtain a windfall when the Project closes. The absence of the appraisal does not meet the definition of a Material Deficiency in §11.1(d)(78) because the appraisal existed prior to submission of the Application and Applicant's representative was able to immediately provide the appraisal after receiving the termination notice referencing the appraisal:

(78) Material Deficiency--Any deficiency in a pre-application or an Application or other documentation that exceeds the scope of an Administrative Deficiency. Inability to provide documentation that existed prior to submission of an Application to substantiate claimed points or meet threshold requirements is material and may result in denial of the requested points or a termination in the case of threshold items. It is possible that multiple deficiencies that could individually be characterized as Administrative Deficiencies, when taken as a whole would create a need for substantial re-review of the Application and as such would be characterized as constituting a Material Deficiency.

Conclusion.

In conclusion, given that the appraisal was obtained, but was not included within the Application through oversight, we respectfully request that you accept the submission of the appraisal in resolution of an Administrative Deficiency and that you withdraw the termination letter issued in connection with the Project. The appraisal is dated within six months of the first day of the Application Acceptance Period (January 4, 2021). The Nonprofit has provided an updated appraisal allowing the TDHCA to rely upon the Valbridge Property Advisors appraisal, which is attached as **Exhibit D**. The site acquisition cost shown on the Development Cost Schedule is less than the combined appraised values of the three parcels that were purchased by the Nonprofit and also less than the price paid for the three parcels by the Nonprofit. Additionally, since the site acquisition cost is not included in the calculation of Tax Credits available to the Project, the issue of the site cost is not material to the Application. Additionally, the Application as originally filed included documentation showing what the Nonprofit had paid for the three parcels, so that it was apparent that there was no inflated pricing of the Development Site. Under

these particular circumstances, we request that the termination be rescinded and that the appraisal be considered an acceptable response to an Administrative Deficiency.

Respectfully,

RESOURCE CENTER OF DALLAS, INC.



By: _____
CeCe Cox, CEO

VOLUNTEERS OF AMERICA



By: _____
Victor Smeltz,
Executive Vice President

MATTHEWS SOUTHWEST

By:  _____
Kristian Teleki,
Senior Vice President



EXHIBIT A



Valbridge
PROPERTY ADVISORS

Appraisal Report

Sadler Circle Land
5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle
Dallas, Dallas County, Texas 75235

Report Date: August 11, 2020



FOR:

Veritex Community Bank
Mr. Keith Forrester
2900 North Loop West
Houston, TX 77092

Client Number: 20-000868-01

**Valbridge Property Advisors |
Dallas-Fort Worth**

High Point Center
12225 Greenville Avenue
Suite 490
Dallas, Texas 75243
(214) 446-1611 phone
valbridge.com

Valbridge File Number:
TX03-20-0798-000



High Point Center
12225 Greenville Avenue
Suite 490
Dallas, Texas 75243
(214) 446-1611 phone
valbridge.com

August 11, 2020

Mr. Keith Forrester
Veritex Community Bank
2900 North Loop West
Houston, TX 77092

RE: Appraisal Report
Sadler Circle Land
5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle
Dallas, Dallas County, Texas 75235

Dear Mr. Forrester:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal and the value reported cannot be adequately understood if separated from the appraisal report.

The subject property, as referenced above, is located on the north and west lines of Sadler Circle and around 400 feet due northeast of Maple Avenue. It is further identified by seven parcels all shown in the addenda. The subject consists of seven tax parcels, under four different ownership that total 2.019 acres. The tracts have various improvements on them which are proposed to be razed and the tracts will be assembled for future multi-family development.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

The purpose of this assignment is to provide an opinion of the as is fee simple interest of the four separate parcels that are under contract as well as a single value of the subject as assembled. The client in this assignment is Veritex Community Bank and the intended users of this report are Veritex Bank and-or affiliates and no others. The sole intended use is for loan underwriting and/or credit decisions by Veritex Bank and-or Participants. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- We are making the assumption that the zoning will be approved and changed within the next month to MU-2 with a PD overlay. This zoning will allow for the variety of requirements for the developer's proposed plans.

Hypothetical Conditions:

- None pertaining to this assignment.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusions					
Component	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Value Type	Market Value	Market Value	Market Value	Market Value	Market Value
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Effective Date of Value	August 4, 2020	August 4, 2020	August 4, 2020	August 4, 2020	September 4, 2020
Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000
	\$48.54	\$38.88	\$50.33	\$48.81	\$58.94

Respectfully submitted,
Valbridge Property Advisors | Dallas-Fort Worth



Chris Knight
Appraiser
Texas License #TX-1380540-G
cknight@valbridge.com



Tim Brennan, MAI
Managing Director
Texas License #TX-1321906-G
tbrennan@valbridge.com



EXHIBIT B



Republic Title of Texas, Inc.

2626 Howell Street, 10th Floor • Dallas, TX 75204

Office Phone:(214)855-8888 Office Fax:(214)855-8848

Buyer's Final Settlement Statement

File No: 1002-290701-RTT
Escrow Officer: Tracy Shanks/TS
Settlement Date: 11/12/2020
Disbursement Date: 11/12/2020

Property:

5717, 5719, 5721 Sadler Cir., Dallas, TX 75235

Being part of Lot 7 and all of Lot 8 & 9, Block B/5710 of Maple Lawn Terrace, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 4, Page 1, Map Records, Dallas County, Texas.

Buyer:

Resource Center of Dallas, Inc.
 5750 Cedar Springs Road, Dallas, TX 75235

Seller:

Nancy H Feaster
 601 N. Frances St., Terrell, TX 75160

Lender:

Veritex Community Bank
 1001 Main St, Garland, TX 75040

Description	Buyer Charge	Buyer Credit
Consideration		
Total Consideration	2,150,000.00	
Adjustments		
Earnest Money Deposit		50,000.00
Prorations		
2020 Real Estate Taxes 11/12/20 to 12/31/20 @\$16,895.24/yr	2,314.42	
Commission		
Broker: Solender Hall Inc		
Real Estate Commission	43,000.00	
Title/Escrow Charges		
Escrow Fee to Republic Title of Texas, Inc	400.00	
Cash (X From) (To) Buyer		2,145,714.42

Buyer's Final Settlement Statement

Settlement Date: 11/12/2020
Officer: Tracy Shanks/TS

File No: 1002-290701-RTT

Description	Buyer Charge	Buyer Credit
Totals	2,195,714.42	2,195,714.42

Seller/Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller/Buyer understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.


The undersigned hereby authorizes Republic Title of Texas, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

BUYER(S):

Resource Center of Dallas, Inc.,
a Texas 501(c)(3) corporation

By: _____
Name: _____
Its: _____

Republic Title of Texas, Inc.

By  _____
Tracy Shanks

RESOURCE CENTER OF DALLAS, INC.,
a Texas 501(c)(3) corporation

By: 
Cece Cox
Chief Executive Officer



Republic Title of Texas, Inc.

2626 Howell Street, 10th Floor • Dallas, TX 75204

Office Phone:(214)855-8888 Office Fax:(214)855-8848

Buyer's Final Settlement Statement

File No: 1002-290703-RTT
Escrow Officer: Tracy Shanks/TS
Settlement Date: 11/12/2020
Disbursement Date: 11/12/2020

Property:

5723 Sadler Cir., Dallas, TX 75235

Being Lot 10, Block B/5710 of MAPLE LAWN TERRACE, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas, and also shown on plat recorded in Volume 4, page 1, Map Records, Dallas County, Texas.

Buyer:

Resource Center of Dallas, Inc.
5750 Cedar Springs Road, Dallas, TX 75235

Seller:

RPLB Properties I, Ltd.
PO Box 822544, Dallas, TX 75382

Lender:

Veritex Community Bank
1001 Main St, Garland, TX 75040

Description	Buyer Charge	Buyer Credit
Consideration		
Total Consideration	350,000.00	
Adjustments		
Earnest Money Deposit		10,000.00
Prorations		
2020 Real Estate Taxes 11/12/20 to 12/31/20 @\$3,361.26/yr	460.45	
Title/Escrow Charges		
Escrow Fee to Republic Title of Texas, Inc	400.00	
Cash (X From) (To) Buyer		340,860.45
Totals	350,860.45	350,860.45

Buyer's Final Settlement Statement

Settlement Date: 11/12/2020
Officer: Tracy Shanks/TS

File No: 1002-290703-RTT

Seller/Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller/Buyer understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.

The undersigned hereby authorizes Republic Title of Texas, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

BUYER(S):

Resource Center of Dallas, Inc.,
a Texas 501(c)(3) corporation

By: _____
Name: _____
Its: _____

Republic Title of Texas, Inc.



By _____
Tracy Shanks

RESOURCE CENTER OF DALLAS, INC.,
a Texas 501(c)(3) corporation

By: 
Cece Cox
Chief Executive Officer



Republic Title of Texas, Inc.

2626 Howell Street, 10th Floor • Dallas, TX 75204

Office Phone:(214)855-8888 Office Fax:(214)855-8848

Buyer's Final Settlement Statement

File No: 1002-296022-RTT
Escrow Officer: Tracy Shanks/TS
Settlement Date: 11/12/2020
Disbursement Date: 11/12/2020

Property:

5725 Sadler Circle, Dallas, Texas 75235

Being Lot 11, in Block B/5710 of MAPLE LAWN TERRACE, an Addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas, and also shown on plat recorded in Volume 4, page 1, Map Records, Dallas County, Texas.

Buyer:

Resource Center of Dallas, Inc.
 5750 Cedar Springs Road, Dallas, TX 75235

Seller:

CORD LARGO, as Independent Administrator of the Estate of Gerald Lee Largo
 405 Lark Ave, McAllen, TX 78504

+\$2,150,000
 + 350,000
 + 450,000
 =\$2,950,000

Lender:

Veritex Community Bank
 1001 Main St, Garland, TX 75040

Description	Buyer Charge	Buyer Credit
Consideration		
Total Consideration	450,000.00	
Adjustments		
Earnest Money Deposit		10,000.00
Prorations		
2020 Property Tax (w/o over 65 exemption) 11/12/20 to 12/31/20 @\$4,678.89/yr	640.94	
Title/Escrow Charges		
Escrow Fee to Republic Title of Texas, Inc	400.00	
Cash (X From) (To) Buyer		441,040.94
Totals	451,040.94	451,040.94

Buyer's Final Settlement Statement

Settlement Date: 11/12/2020
Officer: Tracy Shanks/TS

File No: 1002-296022-RTT

Seller/Buyer understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller/Buyer understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct.


The undersigned hereby authorizes Republic Title of Texas, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

BUYER(S):

Resource Center of Dallas, Inc.,
a Texas non-profit corporation

By: _____
Name: _____
Its: _____

Republic Title of Texas, Inc.

By  _____
Tracy Shanks

RESOURCE CENTER OF DALLAS, INC.,
a Texas 501(c)(3) corporation

By: 
Cece Cox
Chief Executive Officer



EXHIBIT C

Development Cost Schedule

Self Score Total: 131

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below:

TOTAL DEVELOPMENT SUMMARY		
Total	Eligible Basis (If Applicable)	
Cost	Acquisition	New/Rehab.

Scratch Paper/Notes

ACQUISITION

Site acquisition cost	2,950,000		
Existing building acquisition cost			
Closing costs & acq. legal fees	1,200		
Broker Commission	43,000		
Other (specify) - see footnote 1			
Subtotal Acquisition Cost	\$2,994,200	\$0	\$0

OFF-SITES²

Off-site concrete			
Storm drains & devices			
Water & fire hydrants			
Off-site utilities			
Sewer lateral(s)			
Off-site paving			
Off-site electrical			
Other (specify) - see footnote 1			
Other (specify) - see footnote 1			
Subtotal Off-Sites Cost	\$0	\$0	\$0

ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!!
SEE 10 TAC §11.204(8)(E)(ii).

SITE WORK³

Demolition	125,000		
Asbestos Abatement (Demolition Only)			
Detention			
Rough grading	85,000		85,000
Fine grading	55,000		55,000
On-site concrete	360,000		360,000
On-site electrical	300,000		300,000
On-site paving			
On-site utilities	213,200		213,200
Decorative masonry			
Bumper stops, striping & signs	30,000		30,000
On-Site SWPPP	75,000		75,000
Subtotal Site Work Cost	\$1,243,200	\$0	\$1,118,200

on-site electrical, gas, fiber

SITE AMENITIES

Landscaping	280,000		280,000
Pool and decking			
Athletic court(s), playground(s)			
Fencing	85,000		85,000
tables, benches, grills	15,000		15,000
Subtotal Site Amenities Cost	\$380,000	\$0	\$380,000



EXHIBIT D



Valbridge
PROPERTY ADVISORS

Appraisal Report

Sadler Circle Land
5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle
Dallas, Dallas County, Texas 75235

Report Date: June 15, 2021



FOR:

Veritex Community Bank
Ms. Mindy Heath
1301 E Campbell
Richardson, TX 75081

Client Number: 21-001064-02-1

And the:
Texas Department of Housing and Community Affairs

**Valbridge Property Advisors |
Dallas-Fort Worth**

10210 North Central Expressway
Suite 115
Dallas, Texas 75243
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valbridge.com

Valbridge File Number:
TX03-21-0695-000



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June 15, 2021

Ms. Mindy Heath
Veritex Community Bank
1301 E Campbell
Richardson, TX 75081
&
The Texas Department of Housing and Community Affairs

RE: Appraisal Report
Sadler Circle Land
5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle
Dallas, Dallas County, Texas 75235

Dear Ms. Heath:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located on the north and west lines of Sadler Circle and around 400 feet due northeast of Maple Avenue. It is further identified as seven parcels all shown in the addenda. The subject consists of seven tax parcels that total 2.07195 acres. The tracts have various improvements on them which are proposed to be razed and the tracts will be assembled for future multi-family development.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them.

The client in this assignment is Veritex Community Bank and the intended users of this report are Veritex Community Bank, and-or affiliates as well as the Texas Department of Housing and Community Affairs and no others. The sole intended use is for loan underwriting and-or credit decisions by Veritex Community Bank. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

By signing this Report, we acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

Extraordinary Assumptions:

- We are making the extraordinary assumption that the various demolition costs that were estimated are in accordance with actual costs. We recommend interested parties obtain a demolition expert’s quote to ascertain the actual demolition cost. We have provided a point estimate in order to derive the underlying value of the subject considering the highest and best use conclusion.

Hypothetical Conditions:

- None pertaining to this assignment.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

Value Conclusions					
Component	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Value Type	As Is - Market Value	As Is - Market Value	As Is - Market Value	As Is - Market Value	Prospective - Market Value
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Effective Date of Value	June 11, 2021	June 11, 2021	June 11, 2021	June 11, 2021	July 11, 2021
Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000
	\$48.54	\$38.88	\$50.33	\$48.81	\$4.88

Respectfully submitted,
Valbridge Property Advisors | Dallas-Fort Worth



Christopher R. Knight, MAI
Senior Appraiser
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Summary of Salient Facts

Property Identification

Client Identification Number	21-001064-02-1
Property Name	Sadler Circle Land
Property Address	5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle Dallas, Dallas County, Texas 75235
Latitude & Longitude	32.823085, -96.836143
Tax Parcel Number	seven parcels all shown in the addenda
Property Owner	Resource Center of Dallas Inc

Site - Assembled

Zoning	Planned Development (PD 1037)
FEMA Flood Map No.	48113C0330J
Flood Zone	Zone X (unshaded)
Gross Land Area	2.072 acres
Usable Land Area	2.072 acres
Total Land Area	2.072 acres

Lots - As Is

Lots 5 & 6	13,598 sf
Lots 7, 8, 9	58,898 sf
Lot 10	8,743 sf
Lot 11	9,015 sf
Total Lots Size	90,254 sf

Valuation Opinions

Highest & Best Use - As Vacant	To develop with a multifamily use
Highest & Best Use - As Improved	To raze the existing improvements and assemble the lots for redevelopment of a multifamily use
Reasonable Exposure Time	3 months
Reasonable Marketing Time	3 months

Value Indications

Approach to Value	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Land Size	13,598 sf	58,898 sf	8,743 sf	9,015 sf	90,254 sf
Land Sales Comparison Approach \$/SF Concl	\$50.00	\$40.00	\$50.00	\$50.00	\$60.00
Preliminary Value Conclusion	\$679,900	\$2,355,920	\$437,150	\$450,750	\$5,415,240
Demolition Cost	\$20,000	\$70,000	\$0	\$10,000	\$100,000
As Is Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000

Value Conclusions

Component	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Value Type	As Is - Market Value	As Is - Market Value	As Is - Market Value	As Is - Market Value	Prospective - Market Value
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Effective Date of Value	June 11, 2021	June 11, 2021	June 11, 2021	June 11, 2021	July 11, 2021
Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000
	\$48.54	\$38.88	\$50.33	\$48.81	\$4.88

Client Requirements

The client has requested that we meet TDHCA requirements:

- We have read and understood the requirements of Section 11.304 Appraisal Rules and Guidelines of the 2021 Qualified Allocation Plan.
- The appraisers are disinterested third parties and will not materially benefit from the development in any other way than receiving a fee for performing the appraisal and that the fee is in no way contingent upon the outcome of the appraisal. (Please see our Certification statements in the Addenda for additional clarification.)

Aerial and Front Views

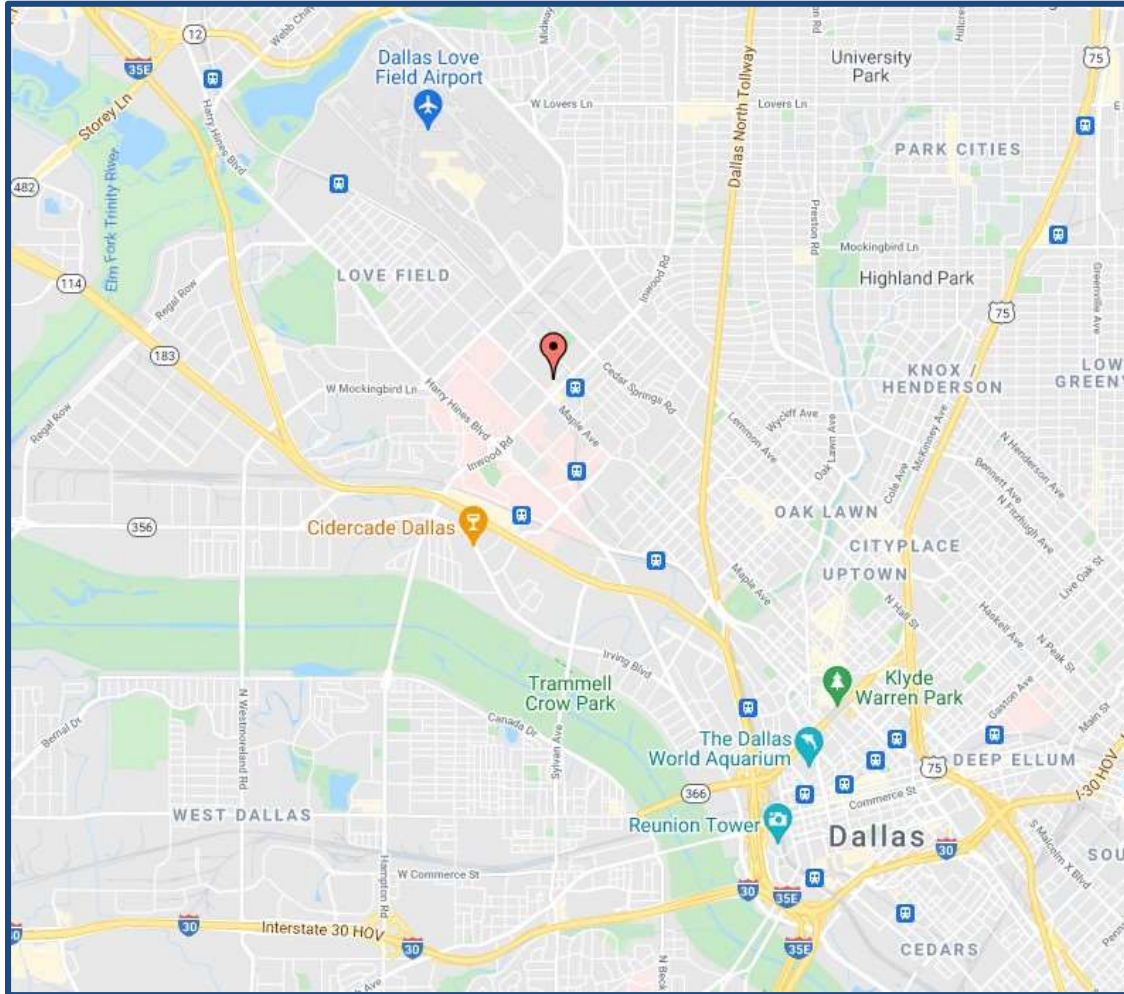
AERIAL VIEW



FRONT VIEW



Location Map



Introduction

Client and Intended Users of the Appraisal

The client in this assignment is Veritex Community Bank and the sole intended users of this report are Veritex Community Bank, and-or affiliates as well as the Texas Department of Housing and Community Affairs. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the subject property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

Intended Use of the Appraisal

The sole intended use of this report is for loan underwriting and-or credit decisions by Veritex Community Bank.

Real Estate Identification

The subject property is located at 5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle, Dallas, Dallas County, Texas 75235. The subject property is further identified by seven parcels all shown in the addenda.

Legal Description

See the surveys in the Site Description as well as a list of tax parcels with associated lot numbers in the addenda.

Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was seven tax parcels which were used for single-family and commercial uses.

Use of Real Estate as Reflected in this Appraisal

The opinion of value for the subject as is reflects use as a vacant tract of land in four separate tracts and one assembled tract in accordance with the later concluded highest and best use to remove the existing improvements.

Ownership of the Property

According to Dallas Central Appraisal District, title to the subject property is vested in Resource Center of Dallas Inc.

History of the Property

Ownership of the subject property has changed within the past three years. Within the addenda it shows the current owner of the various tax parcels along with the various deed dates and prior owners of each tax parcel over the last three years. Effectively, the various tax parcels were all acquired November 13, 2020 from the different owners and are all held by the current owner. Based

on the prior appraisal assignment and no provided closed purchase agreements, we assume each parcel was purchased in accordance with the prior purchase agreement as shown below:

From Prior Appraisal:

"According to CoStar, 5715 Sadler Circle was listed for sale for \$995,000 which is shown as 0.31 acres with a 2,516 square foot building. This property is currently under contract for \$995,000 which is \$444.20/SF to the building or \$73.17/SF to the land (not including demolition costs). The building is still able to be used and has some contributory value to the site as is; however, as assembled, the building is a detriment to the value of the subject as a whole. Thus, this purchase price is higher per square foot compared to the following purchase prices.

5717, 5719, and 5721 Sadler Circle are under contract for \$2,150,000 or \$36.50/SF. We are unaware of an official listing price.

5723 Sadler Circle is under contract for \$350,000 or \$40.03/SF. We are unaware of an official listing price.

5725 Sadler Circle is under contract for \$450,000 or \$49.92/SF. We are unaware of an official listing price.

The purchaser is Resource Center of Dallas, Inc. We have not been made aware of any listing prices other than the one reported by CoStar. We have not been informed of any other offers to purchase either."

We were not provided the executed purchase contracts, but assume they all closed at the prior under contract amount. We did verify through Dallas CAD, that all parcels have been acquired by Resource Center of Dallas, Inc.

Analysis of Listings/Offers/Contracts

The subject is not currently listed for sale or under contract for sale.

Type and Definition of Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale¹

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date of value. Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest - Individual Lots	June 11, 2021
Prospective Market Value of the Fee Simple Interest - Assembled Lots	July 11, 2021

We completed an appraisal inspection of the subject property on June 11, 2021.

Date of Report

The date of this report is June 15, 2021.

List of Items Requested but Not Provided

- Phase I Environmental Report and a survey of the assembled tracts

Assumptions and Conditions of the Appraisal

This appraisal assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

Extraordinary Assumptions

- We are making the extraordinary assumption that the various demolition costs that were estimated are in accordance with actual costs. We recommend interested parties obtain a demolition expert's quote to ascertain the actual demolition cost. We have provided a point estimate in order to derive the underlying value of the subject considering the highest and best use conclusion.

Hypothetical Conditions

- None pertaining to this assignment.

¹ *Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA), 12 CFR Part 34 Subpart C - 34.42.*

Scope of Work

The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via appraisal district records and a survey.
- Economic Characteristics - Economic characteristics of the subject property were identified via local market participant surveys, our company database, and/or third party sources,, as well as a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via an appraisal inspection that consisted of interior and exterior observations.

Extent to Which the Property Was Inspected

We inspected the subject on June 11, 2021. The recent inspection did not allow for interior access of the commercial building nor the residence. The prior inspection of August 4, 2020 is when we conducted a more detailed inspection which included an interior inspection of the commercial building and we were able to walk around the perimeter of the site.

Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable transactions. We also interviewed people familiar with the subject market/property type.

Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the Cost Approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the

impact of material differences in both economic and physical elements between the subject and the comparables.

- Income Capitalization Approach - In the Income Capitalization Approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment, we relied upon the Land Sales Comparison Approach for both the individual values of the four tracts and for the subject as assembled.

The highest and best use conclusion is to redevelop the subject for multifamily use. We have considered valuing the improved parcels with the Improved Sales Comparison Approach, Cost Approach, and Income Approach; however, these parcels have land values which exceed the value as improved. Thus, the Land Sales Comparison Approach is the only applicable method of valuation for the individual subject parcels and the subject as assembled. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

Appraisal Conformity and Report Type

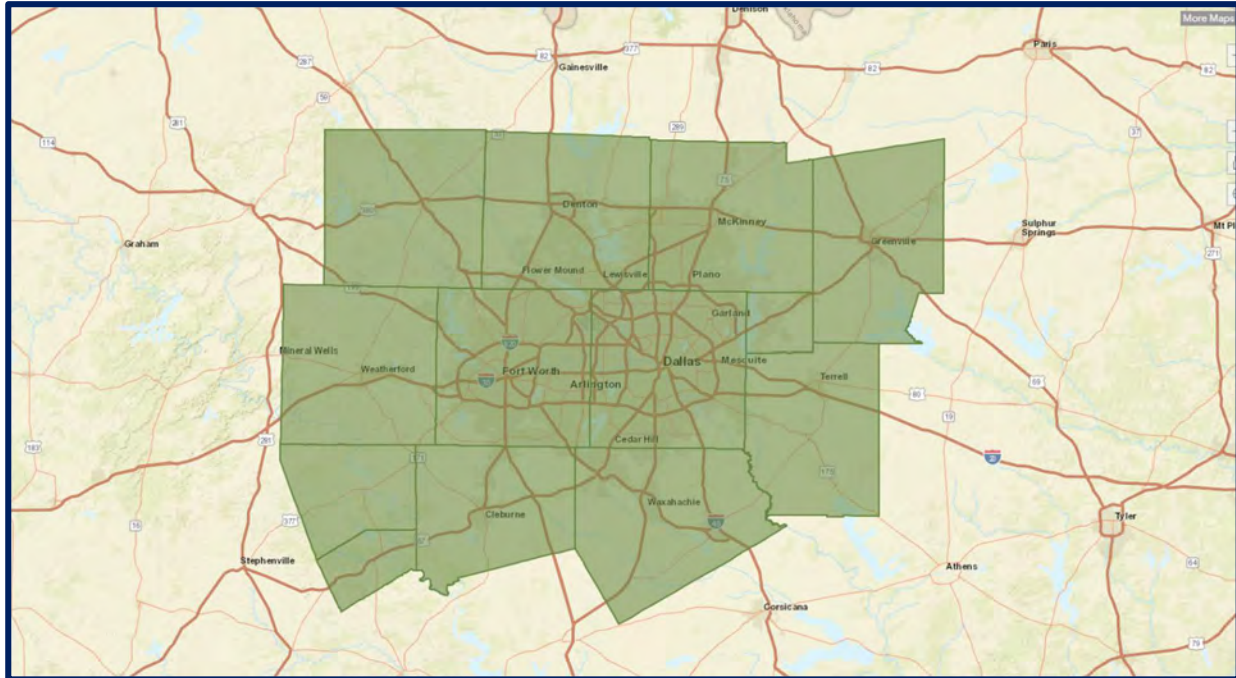
We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); and the requirements of our client as we understand them. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

Regional and Market Area Analysis

REGIONAL MAP



Overview

The subject is located in the Dallas/Fort Worth/Arlington MSA. This Metropolitan Statistical Area is comprised of Collin, Dallas, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant, Hood, Somervell, and Wise counties in Texas. Also referred to as the North Texas region, it benefits from its central location within the U.S. and the confluence of several interstate highways (IH-20, IH-30, IH-45) as well as US-75. The Dallas-Fort Worth International Airport provides direct national and international flights, and all major rail lines serve the area.

Economy

Although located in Texas, the north Texas economy is diversified and less dependent on the oil and gas industry of any Texas economy. The Dallas-Fort Worth-Arlington MSA boasts the 6th greatest GDP in the United States and highest in the state - one spot ahead of the Houston-The Woodlands-Sugar Land metro. Texas has the second largest state economy in the country, with its GDP rivaling that of Russia. If the area was a sovereign country (2016), Texas would be the 10th largest economy in the world by GDP (ahead of South Korea and Canada). Texas's household income in 2020 is \$60,820, ranking 22nd in the nation.

Population

With over seven million people in, the greater Dallas-Fort Worth area is the four largest metropolitan area in U.S. behind New York, Los Angeles and Chicago. Population characteristics relative to the U.S., State, MSA and counties are presented in the following table:

Population

Area	2010	2020	Annual % Change 2010 - 20	Projected 2025	Annual % Change 2020 - 25
United States	308,745,538	333,793,107	0.8%	346,021,282	0.7%
Texas	25,145,561	29,806,340	1.9%	32,172,745	1.6%
Dallas-Fort Worth-Arlington MSA	6,366,542	7,779,502	2.2%	8,518,266	1.9%
Dallas County	2,368,139	2,697,864	1.4%	2,862,994	1.2%
Tarrant County	1,809,034	2,130,512	1.8%	2,294,416	1.5%
Collin County	782,341	1,092,478	4.0%	1,255,347	3.0%
Denton County	662,614	925,612	4.0%	1,064,122	3.0%

Source: Site-to-Do-Business (STDB Online)

The other counties within the MSA include Johnson, Ellis, Parker, Hunt, Kaufman, Wise, Rockwall, Hood and Somervell have populations below 200,000 each. Ellis is the largest with a 2020 population of 191,611, while Somervell is the smallest with a population of 9,435.

The 2010-2020 growth rates of Collin and Denton Counties reached 4%, and the forecast 2020-2025 population growth may be understated due to the significant number of corporate relations into North Plano, Frisco and Richardson in the past few years.

Employment

Traditionally, the area's dominant industries include Professional and Business Services, Government, Education and Health Services and Retail Trade, and Wholesale Trade. The greater Dallas area historically has been a service and trade based economy, while the greater Fort Worth area has included higher percentage of manufacturing. The North Texas economy has been strong over the past several years due to the growth corporate relation and new campuses. Employment by industry for the MSA is as follows:

Employment by Industry - Dallas-Fort Worth-Arlington MSA

Industry	2020 Estimate	Percent of Employment
Agriculture/Mining	37,276	1.00%
Construction	328,033	8.80%
Manufacturing	342,943	9.20%
Wholesale Trade	108,102	2.90%
Retail Trade	383,947	10.30%
Transportation/Utilities	257,207	6.90%
Information	78,281	2.10%
Finance/Insurance/Real Estate	339,216	9.10%
Services	1,744,537	46.80%
Public Administration	108,102	2.90%
Total	3,727,644	100.0%

Source: Site-to-Do-Business (STDB Online)

The largest employers in the Dallas/Fort Worth area are tabulated as follow:

Largest North Texas Employers

Company	2019 Number of Local Employees
American Airlines	33,000
Baylor Scott & White Health	24,088
Lockheed Martin	20,500
University of Texas Southwestern Medical Center	18,666
Medical City Healthcare	17,000
AT&T Inc.	15,000
Parkland Health and Hospital System	12,857
JPMorgan Chase Bank	12,400
Southwest Airlines Co.	10,694
State Farm	9,400
L3 Technoloiges	8,000
Raytheon	7,800
Children's Health	7,672
Methodist Health System	7,600
Pepsico	6,500

Source: Dallas Business Journal

In addition to the preceding employers, there are 13 other employers in the greater area with 2,500 to 5,600 personnel.

The following table exhibits current and past employment, labor force, unemployment and rates as obtained from the Texas Labor Market Information Overall, the Region boasts one of the lowest unemployment rates for metropolitan statistical areas in the country.

Dallas-Fort Worth-Arlington MSA Employment Data

Year	Month	Employment	Labor Force	Unemployment	Unemployment Rate
2019	January	3,802,378	3,940,745	138,367	3.9
2019	February	3,814,373	3,954,063	139,690	3.5
2019	March	3,826,571	3,965,165	138,594	3.5
2019	April	3,834,861	3,970,274	135,413	3.4
2019	May	3,840,104	3,970,491	130,387	3.3
2019	June	3,846,521	3,973,140	126,619	3.2
2019	July	3,852,416	3,976,858	124,442	3.1
2019	August	3,857,732	3,981,033	123,301	3.1
2019	September	3,865,290	3,988,133	122,843	3.1
2019	October	3,874,977	3,999,172	124,195	3.1
2019	November	3,888,333	4,014,174	125,841	3.1
2019	December	3,900,676	4,027,315	126,639	3.1
2020	January	3,889,842	4,017,741	127,899	3.2
2020	February	3,899,975	4,027,136	127,161	3.2
2020	March	3,766,904	3,952,706	185,802	4.7
2020	April	3,197,309	3,682,608	485,299	13.2

The local unemployment rate spiked in April 2020 due to business closure due to the Covid-19 pandemic, which is consistent with national trends.

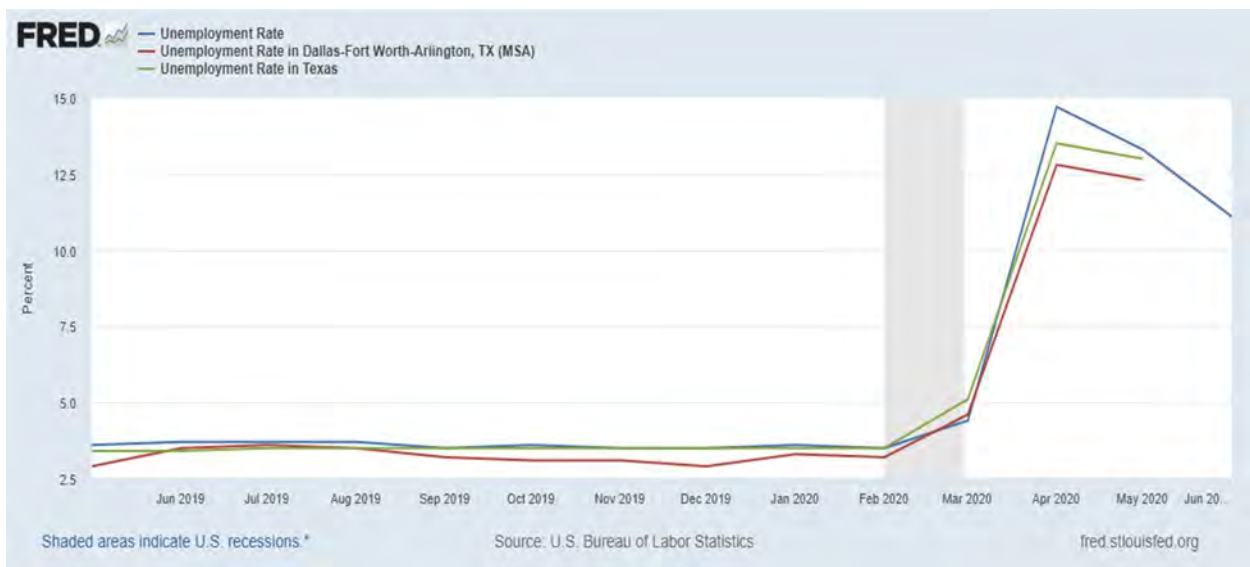
Unemployment

The following table exhibits current and past unemployment rates as obtained from the Bureau of Labor Statistics. Dallas ended 2019 boasting one of the lowest unemployment rates for metropolitan statistical areas in the country at 3.3%, but preliminary Q2 2020 data shows a severe spike to 12.8% in April and 12.3% in May, as Dallas experiences the negative economic effects of the pandemic.

Unemployment Rates

Area	YE 2015	YE 2016	YE 2017	YE 2018	YE 2019	YTD 2020
United States	6.7%	4.7%	4.1%	3.9%	3.5%	13.3%
Texas	4.4%	4.6%	4.3%	3.8%	3.5%	7.7%
Dallas-Fort Worth-Arlington MSA	4.1%	3.9%	3.7%	3.5%	3.3%	7.2%
Dallas County	4.3%	4.0%	3.9%	3.8%	3.5%	7.5%
Tarrant County	4.2%	4.0%	3.7%	3.5%	3.3%	7.5%
Collin County	3.6%	3.5%	3.5%	3.3%	3.1%	6.8%
Denton County	3.5%	3.4%	3.3%	3.2%	3.0%	7.0%

Overall, national unemployment is increasing at an unprecedented pace, but is expected to recover quickly as the consumer economy returns to normal activity; however resurgence in the number of COVID-19 cases can implicate matters. Nonetheless, greater Dallas-Fort Worth is positioned to follow this recovery. The following chart shows unemployment for Dallas and Texas increasing slower than the national average through June 2020.



Median Household Income

Total median household incomes for the U.S., State, MSA and four most populated counties are presented in the following table. Only Dallas County has a lower median than the state.

Median Household Income

Area	Estimated 2020	Projected 2025	Annual % Change 2020 - 25
United States	\$62,203	\$67,325	1.6%
Texas	\$60,820	\$65,282	1.5%
Dallas-Fort Worth-Arlington MSA	\$70,779	\$76,119	1.5%
Dallas County	\$59,749	\$63,283	1.2%
Tarrant County	\$66,633	\$71,256	1.4%
Collin County	\$99,061	\$103,545	0.9%
Denton County	\$89,206	\$94,877	1.3%

D/FW Transportation and Linkages

East-West Interstates 20 and 30, along with North-South Interstates 35 and 45, link the region with industrial, commercial, and agricultural centers in the nation. Recently completed construction projects, such as US-75 (Central Expressway), Interstate 635 (LBJ Freeway), and Loop 190 (President George Bush Turnpike) will have a significant impact on area businesses and residents. Central Expressway is the primary north/south traffic artery through the center of Dallas making Dallas' CBD more attractive to employers. A major expansion of LBJ Freeway from US-75 to Luna Road was completed in 2015. IH-35E is currently being widened from LBJ freeway to Loop 288 in Denton. LBJ Freeway from US-75 to IH-30 is planned for expansion.

Dallas completed the largest light rail construction project in North America in the last 10 years, with \$3.5 billion of light rail expansion. December 2010 brought 28 additional miles on the Green Line; the Blue Line extension to Rowlett came in 2012; and the Orange Line to DFW Airport was completed in 2015. DART started with 11 miles of light rail in summer 1996 with the Red and Blue lines and covers 13 cities; it's a multimodal system of buses, HOV lanes, and two types of trains; it covers 700 square miles; and cities join DART by dedicating one cent of sales tax to transit. One of the added benefits to the light rail stations is the transit-oriented developments (TOD) that accompany them, such as Cityplace and Mockingbird Stations.

Dallas/Fort Worth International Airport is approximately 17 miles from the central business districts of both cities. The airport includes a two million square foot international terminal with 23 gates for wide-body jets, ticketing counters for 120 agents, and a federal inspection facility. It includes an automated people mover and a high-speed train system that links the airport to the DART (Dallas Area Rapid Transit) rail and a new Hyatt Hotel. An additional \$3 billion is budgeted over the next 20 years to expand cargo, passenger, and other facilities. American Airlines and the airport announced in May 2019 that they will construct a new terminal (F) at the airport, but plans are still preliminary and no timeline has been set.

In addition to D/FW Airport, there are two ancillary airports in the area. Alliance Airport, north of Fort Worth, is the nation's first major airport devoted strictly to commercial use. Alliance is approximately 15 miles north of the Fort Worth central business district and 15 miles northwest of the D/FW Airport. This area continues to grow as an industrial node for manufacturing and distribution.

The other major airport, Love Field, is five miles north of downtown Dallas. Love Field was at one time Dallas' primary airport, but Southwest Airlines, Delta Airlines, and Alaska Airlines are the only commercial airlines currently operating there. Flights out of Love had been limited to adjoining states by the Wright Amendment. In October 2014, the Wright Amendment was fully retired, and long haul flights are now allowed at Love Field. However, direct international flights are not allowed.

Fort Worth is known for manufacturing, while Dallas' reputation is centered more on finance, high tech, telecommunications, and trade. The Fort Worth economic base is a diversified blend of aerospace industry, high-technology research and development, corporate management, manufacturing, and commercial activities. Fort Worth has more than 120 industrial parks and 15,800 acres zoned for industrial use within a 10-mile radius of downtown.

As a major financial center, Dallas is home to both the 11th district of the Federal Reserve Bank and the 9th district of the Federal Home Loan Bank. Two of the largest commercial banks in Texas (Bank of America and Chase) are in the Metroplex.

D/FW Manufacturing

Prominent Metroplex manufacturers include Raytheon, Texas Instruments (TI), Loral/Vought's aircraft plant in Grand Prairie, General Motor's assembly plant in Arlington, Lockheed Martin's plant in Fort Worth, and Bell Helicopter's facilities throughout Tarrant County. Recently Raytheon Company inked a subcontract deal with BEA Systems worth up to \$70 million to develop hit avoidance technology for the Army's Future Combat System program. Raytheon's Network Centric Systems will do the bulk of the work under the three-phase agreement.

In July 2017, Toyota opened their North American Headquarters in Legacy West in Plano, Texas. They relocated from Torrance, California. Additionally, they moved their engineering, manufacturing and marketing units from Kentucky and New York to Plano. The move included approximately 4,000 employees next to the JC Penney headquarters. The seven building campus has approximately two million square feet. The majority of employees (Toyota estimates 75%) were relocated to the local area from other states. In total, Toyota has 5,000 employees in North Texas.

D/FW Wholesale Trade

Dallas is a major wholesale trade center largely by virtue of the world's largest wholesale trade complex, The Dallas Market Center. This district, located northwest of downtown Dallas, is composed of eight major facilities totaling 9.2 million square feet on a 150-acre site. Its facilities make Dallas one of the largest trade show centers, attracting 600,000 buyers annually and accounting for more than \$7 billion in annual wholesales.

D/FW Service Sector

Over the past 10 years the service sector, as a percentage of the total D/FW economy, has been growing due to the presence of many high-tech service companies. Legal services continue at an even pace. Transportation activity is mixed. Accounting and consulting services employment is up and temporary staffing service is improving.

In 2017, State Farm completed two million square feet of office space within four buildings in Richardson's City Line development located at the southeast quadrant of US-75 and the George Bush Tollway. The facility has approximately 6,000 personnel.

Raytheon (defense manufacturing) consolidated 1,700 employees from its Garland campus and other locations to a new tower across from State Farm. This facility was completed in 2017.

Liberty Mutual Insurance constructed two 20-story towers in the Legacy West development at the southwest quadrant of The Dallas North Tollway and SH-121. The facility will include more than one million square feet of office space, and they will be relocating over 4,000 personnel to this campus.

FedEx completed its new world headquarters in Legacy West. They relocated approximately 1,500 personnel to this 265,000 square foot facility. This facility was completed in the in 2017's fourth quarter.

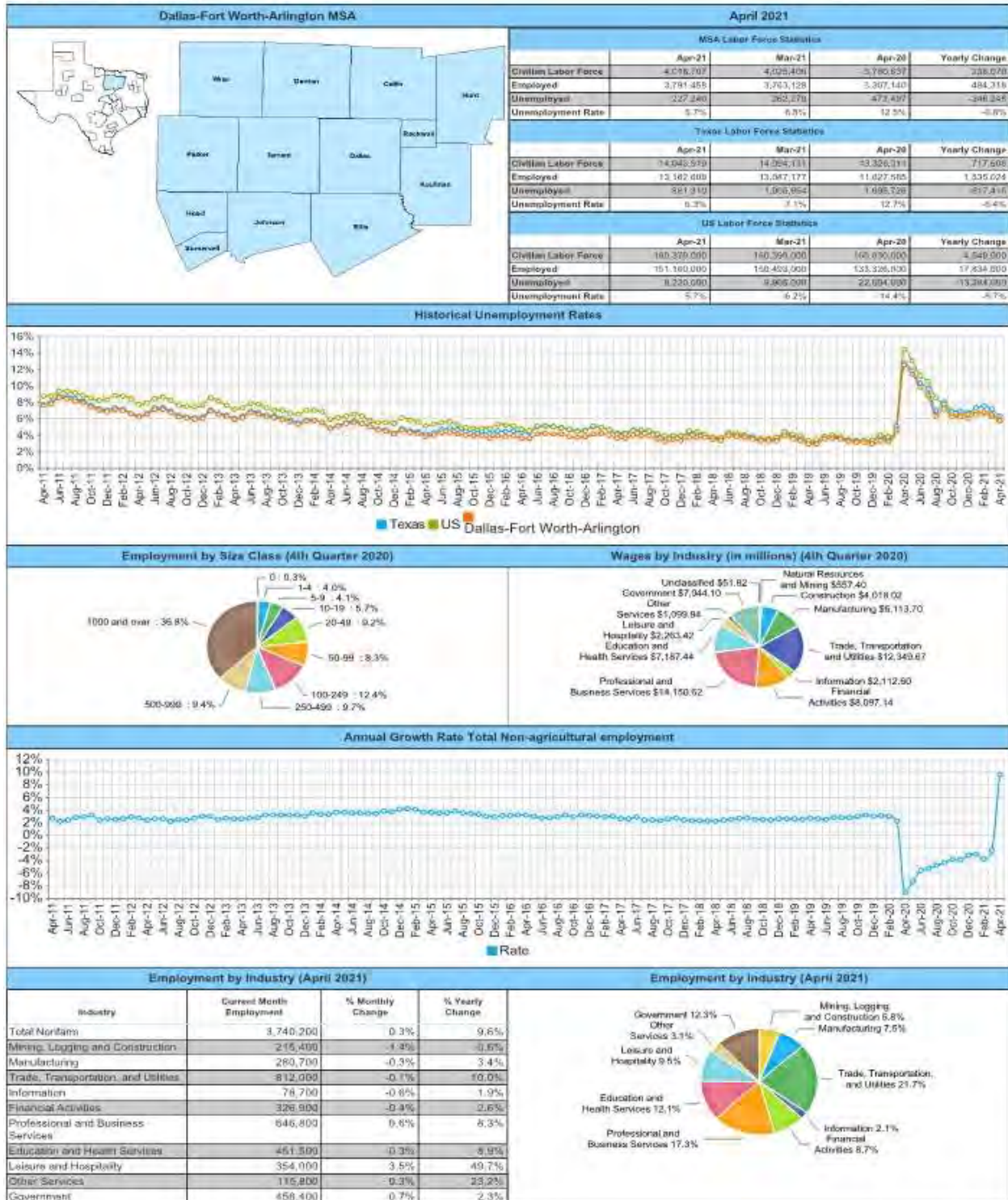
AmerisourceBergen Specialty Group is relocated 1,000 employees to Austin Ranch in 2018 with plans to house 3,000 employees in the several years. Their new facility is approximately 300,000 square feet.

The State of Texas Enterprise Fund awarded NTT Data \$7.5 million to assist in its moving its North American Headquarters to Legacy West following its purchase its \$3 billion purchase of the former Perot Systems from Dell Inc. They leased four floors in One Legacy West Tower. This is in addition to the large office presence it had in Legacy West prior to the purchase.

These major corporate relocations are fostering significant satellite development in both Legacy West and CityLine master planned areas including new multifamily, retail, office and hotels.

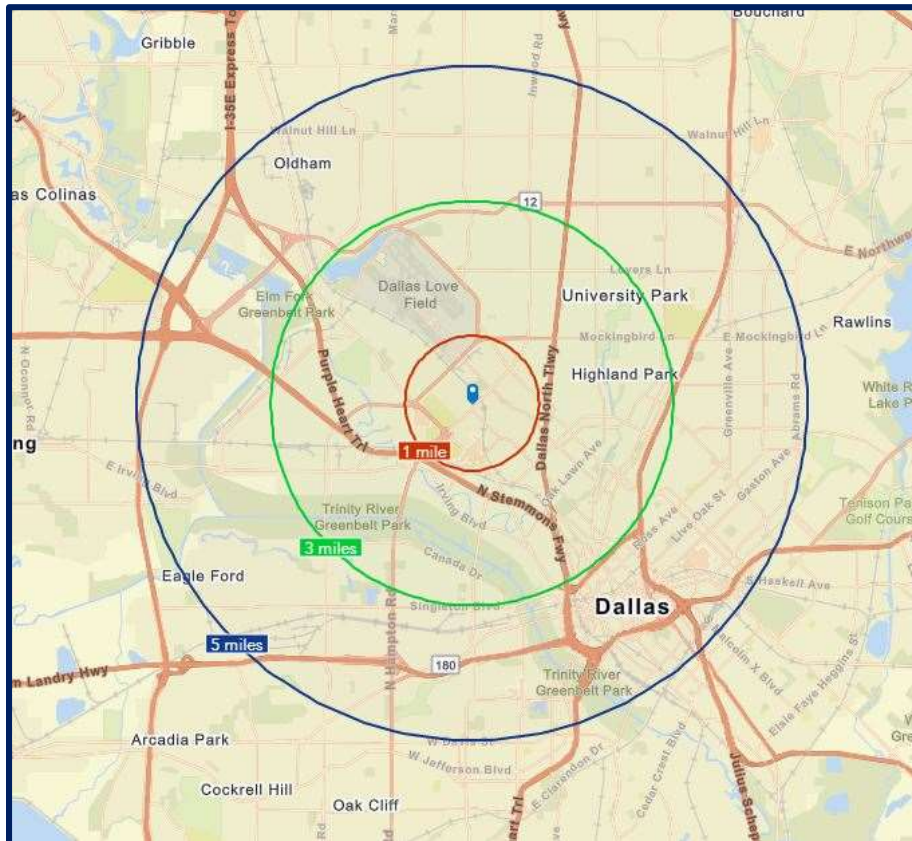
Conclusions

In conclusion, the Dallas/Fort Worth metropolitan area has grown steadily because of a strong diversified economic base, corporate relocations, and the growth of the high-tech and telecommunications industries. The recent relocations of AT&T, Toyota USA, Liberty Mutual Insurance, State Farm Insurance and FedEx have added jobs to the local economy and is broad based and rapid growth. Currently housing prices and apartment rents are rising, and there is a perceived housing shortage throughout North Texas. The advent of the Covid-19 is having an impact on the local economy following national and international trends. While there are uncertainty as to the duration of this pandemic and the long term effects on the economy, most experts believe the greater North Texas area is well suited for once the pandemic recedes.



City and Neighborhood Analysis

NEIGHBORHOOD MAP



Overview

The subject is located in Dallas in Dallas County. As of 2020 the City of Dallas had a population of 1,379,343 people with the 2025 projection being 1,468,129 people with an annual increase of 1.26%. Within the city, the 2020 median household income is \$53,921 and the median home value is \$236,446.

Neighborhood Location and Boundaries

The subject neighborhood is located in the western section of Dallas. The neighborhood is characterized by Dallas Love Field and UT Southwestern and Parkland Hospitals. The neighborhood is generally bounded by Northwest Highway to the north, IH-35E to the west, the Dallas North Tollway to the south, and Dallas North Tollway to the east.

Demographics

The following table depicts the area demographics within a one, three, and five-mile radius from the subject.

Neighborhood Demographics

Radius (Miles)	1 Mile	3 Mile	5 Mile
Population Summary			
2010 Population	13,947	102,232	298,362
2020 Population Estimate	22,790	140,712	386,548
2025 Population Projection	26,308	154,702	426,452
Annual % Change (2020 - 2025)	2.9%	1.9%	2.0%
Housing Unit Summary			
2010 Housing Units	7,071	56,275	143,480
% Owner Occupied	20.8%	35.3%	35.2%
% Renter Occupied	64.8%	52.0%	52.3%
2020 Housing Units	11,104	77,252	186,841
% Owner Occupied	15.3%	28.0%	29.8%
% Renter Occupied	75.3%	61.6%	59.4%
2025 Housing Units	12,614	83,929	204,332
% Owner Occupied	14.0%	27.0%	28.7%
% Renter Occupied	77.5%	63.5%	61.5%
Annual % Change (2020 - 2025)	2.6%	1.7%	1.8%
Income Summary			
2020 Median Household Income Estimate	\$54,995	\$82,311	\$72,844
2025 Median Household Income Projection	\$57,591	\$88,366	\$77,929
Annual % Change	0.9%	1.4%	1.4%
2020 Per Capita Income Estimate	\$30,189	\$61,882	\$51,438
2025 Per Capita Income Projection	\$32,588	\$67,134	\$55,621
Annual % Change	1.5%	1.6%	1.6%

Source: ESRI (ArcGIS)

(Lat: 32.823085, Lon: -96.836143)

Within a three-mile radius, the reported population is 140,712 with a projected growth rate of approximately 1.9% annually. There are 77,252 housing units within that three-mile radius. The growth rate is expected to be 1.7% annually. Most of the housing is tenant-occupied. Our research indicates that property values in the area are increasing. The average income figures suggest that the inhabitants are within the middle income brackets.

Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance. No adverse or unfavorable factors were observed.

Neighborhood Life Cycle

Most neighborhoods are classified as being in four stages: growth, stability, decline, and renewal. Overall, the subject neighborhood is in the renewal stage of its life cycle.

Transportation Access

The subject neighborhood has average access via several different major thoroughfares, including Interstate Highway 35 East, Harry Hines Boulevard, Loop 12, State Highway 183, and Interstate Highway 30. North of the subject is Dallas Love Field.

Neighborhood Facts

The subject lies on the edge of a large industrial park within an area with older flex/industrial properties. Along the subject stretch, Harry Hines Boulevard forms the northern boundary of this park with uses across the street consisting of a mixture of general commercial and single family residential uses. Just south of the subject is the Medical District- which drives up real estate values along Harry Hines corridor properties close to the Medical District. The Medical District is home to Parkland Memorial Hospital, Children's Medical Center Dallas, and the William P. Clemens Jr. University Hospital.

Education for the neighborhood is provided by the Dallas Independent School District. Consumer and retail needs for the neighborhood are provided by retail and commercial buildings located along Interstate 35 East. The majority of the commercial properties in the area are located east of Interstate 35 East along Inwood Road, Medical Center Boulevard, and Harry Hines Boulevard.

Dallas Love Field is located northeast of the subject a few miles and the Dallas/Fort Worth International Airport is within a thirty minute drive of the subject. The Dallas Fort Worth International (D/FW) Airport is 26.9 square miles in size. This airport includes: 11 domestic passenger airlines, 13 foreign flag airlines, 5 terminals with 155 gates, 7 runways, 204 destinations, over 60,000 on-airport employees, and accommodates corporate and private airline services. This airport was opened in 1974 and is ranked 3rd in terms of operations in the world as well as 10th in terms of passengers. This airport had 65,512,163 total passengers in 2015 with 7,970,231 being international passengers. The airport is the largest employer in the neighborhood and it is one of the top ten ranked airports in the world.

Conclusions

The subject neighborhood is considered to be in a renewal stage of development with average growth occurring over the last ten years. The subject's location benefits from access to major highways and its proximity the Medical District.

Site Description

The subject site is located on the north and west lines of Sadler Circle and around 400 feet due northeast of Maple Avenue. The characteristics of the site are summarized as follows:

Site Characteristics

Gross Land Area:	2.072 Acres or 90,254 SF
Usable Land Area:	2.072 Acres or 90,254 SF
Usable Land %:	100.0%
Shape:	Irregular
Topography:	Level to Sloping
Drainage:	Appears adequate
Grade:	At street grade
Utilities:	All available
Off-Site Improvements:	Public streets and utilities
Interior or Corner:	Mid-Block
Signalized Intersection:	No
Excess or Surplus Land:	None

Street Frontage / Access

Frontage Road	Primary
Street Name:	Sadler Circle
Street Type:	Two way, two lane
Frontage (Linear Ft.):	310
Number of Curb Cuts:	4
Traffic Count (Cars/Day):	N/P

Flood Zone Data

Flood Map Panel/Number:	48113C0330J
Flood Map Date:	08-23-2001
Portion in Flood Hazard Area:	10.00%
Flood Zone:	Zone X (unshaded)

Zone X (unshaded) is outside the 500-year flood zone. Zone A are areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.

Other Site Conditions

Soil Type:	Appears adequate
Environmental Issues:	We were not provided a Phase I Environmental Report and recommend
Easements/Encroachments:	Typical utility

Adjacent Land Uses

North:	Industrial/vacant land
South:	Retail
East:	Apartments
West:	Industrial

Site Ratings

Access/Visibility:	Average / Average
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Zoning Designation

Zoning Jurisdiction:	City of Dallas
Zoning Classification:	PD 1037, Planned Development
Permitted Uses:	Retail, office, hotel, multi-family
Zoning Comments:	This zoning allows for a wide variety of dense developments which are all subject to site plan approval by City Council.

Analysis/Comments on Site

The subject consists of seven tax parcels which were owned by four people. The following describes the four separate tracts. 5713 and 5715 Sadler Circle according to DCAD is 13,680 square feet. These parcels are known as Lots 5 and 6. There is one building that is 2,240 square feet on the site as noted by DCAD. We observed a Class C masonry frame office building with a large canopy. Overall this structure is non-contributory to value. We were provided a survey which shows the subject is 13,598 square feet and have relied upon this.

5717, 5719, and 5721 Sadler Circle according to DCAD are 58,118 square feet. These parcels are known as Lots 7, 8, and 9. There is one building that is 758 square feet on the site as noted by DCAD. We observed a single-family residence on the site. This residence was non-contributory to value. We were provided a survey which shows the subject is 58,898 square feet and have relied upon this. There is some flood plain area between Lots 7 and 8. The purchaser noted that the purchase price was not impacted by the flood plain area.

5723 Sadler Circle according to DCAD is 8,850 square feet. These parcels are known as Lot 10. We were provided a survey which shows the subject is 8,743 square feet and have relied upon this.

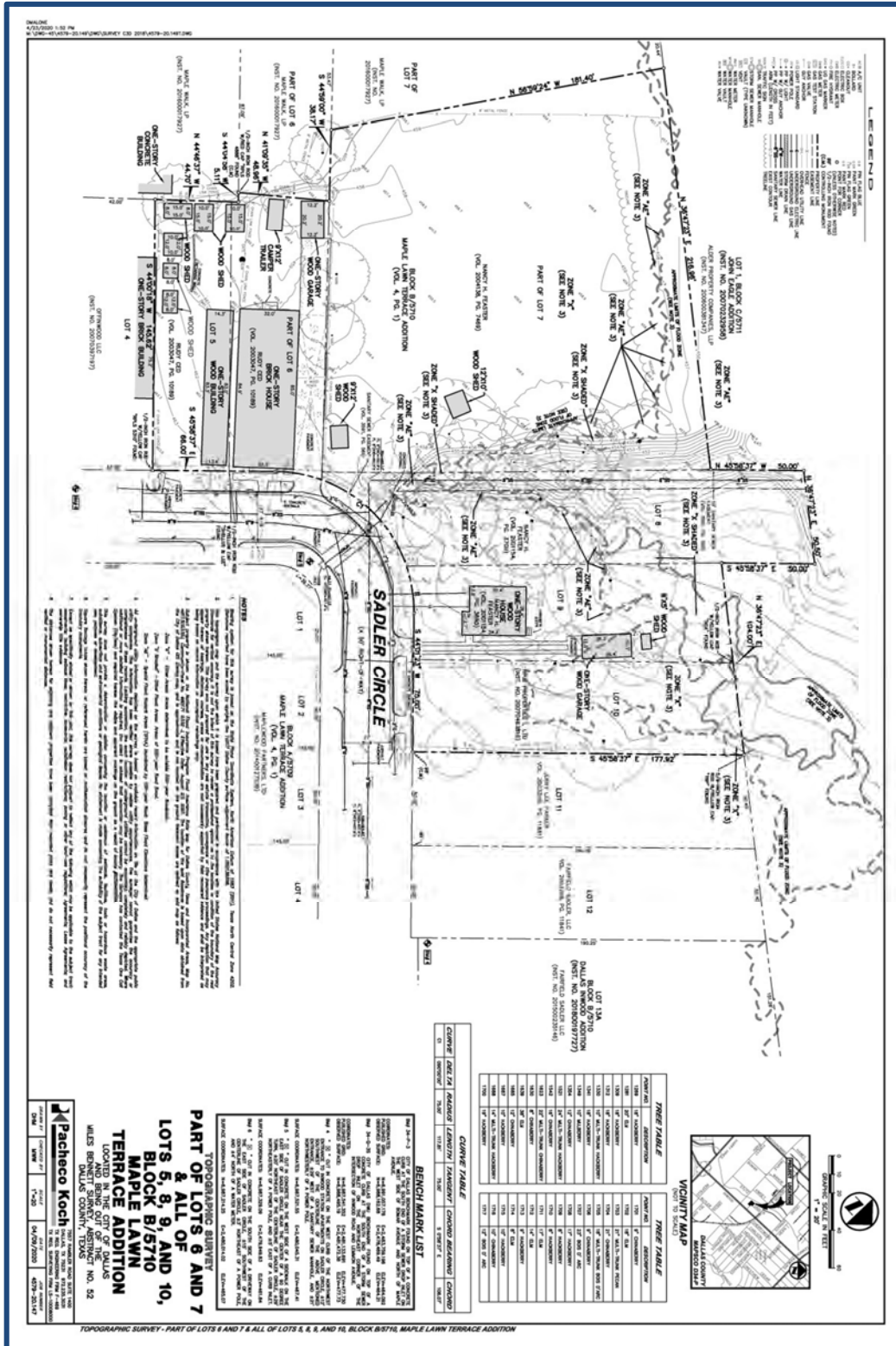
5725 Sadler Circle according to DCAD is 9,100 square feet. This parcel is known as Lot 11. We were provided a survey which shows the subject is 9,015 square feet and have relied upon this. We observed a residence on this site which is non-contributory to value.

The combined Lots 5-11 will total 2.0719 acres and 90,254 square feet. We have estimated \$100,000 to raze the existing improvements on the subject site. This demolition figure includes potential removal of the collected boats and other items of personal property on the subject site as provided by the purchaser's estimate.

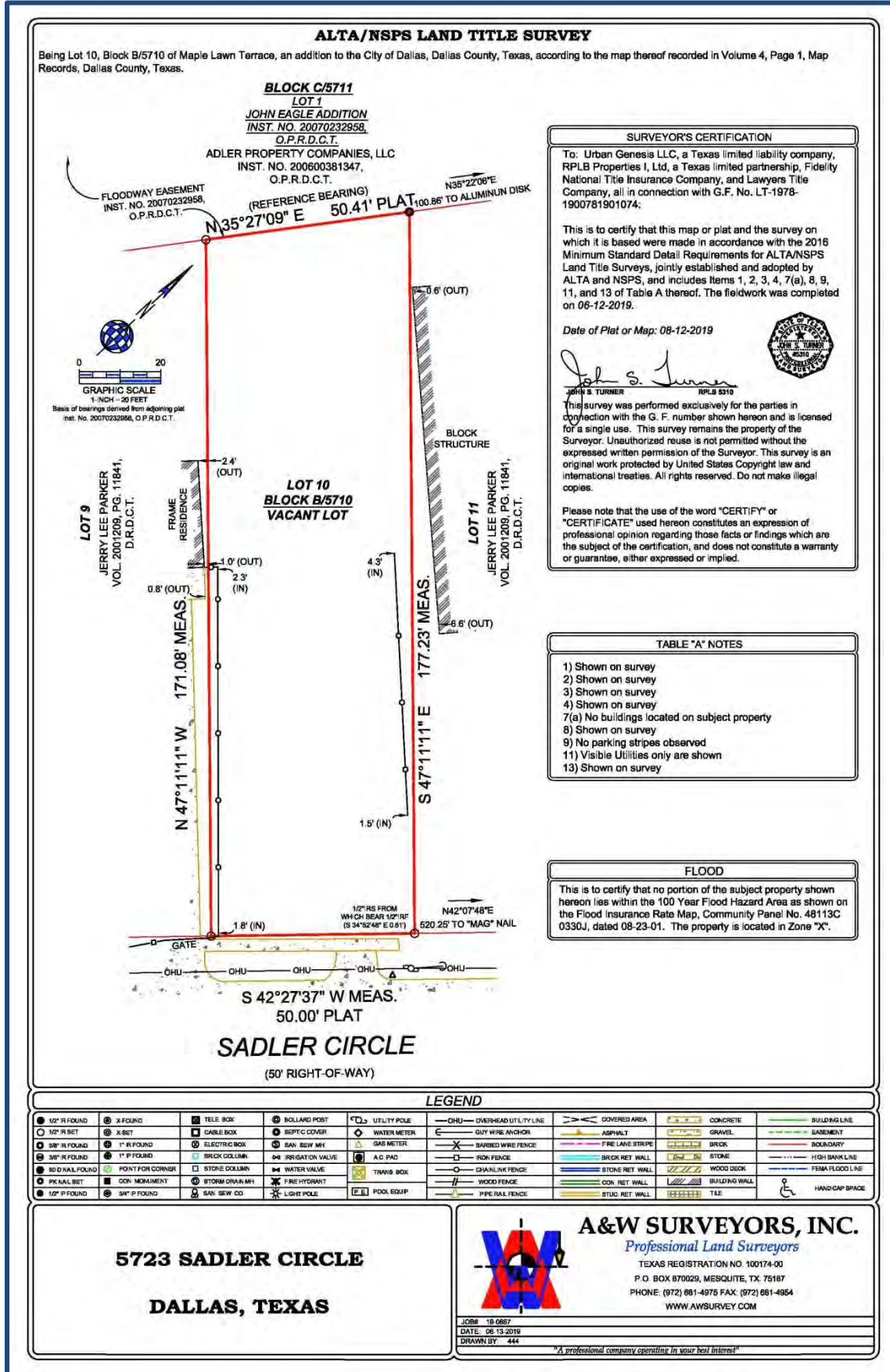
TAX/PLAT MAP

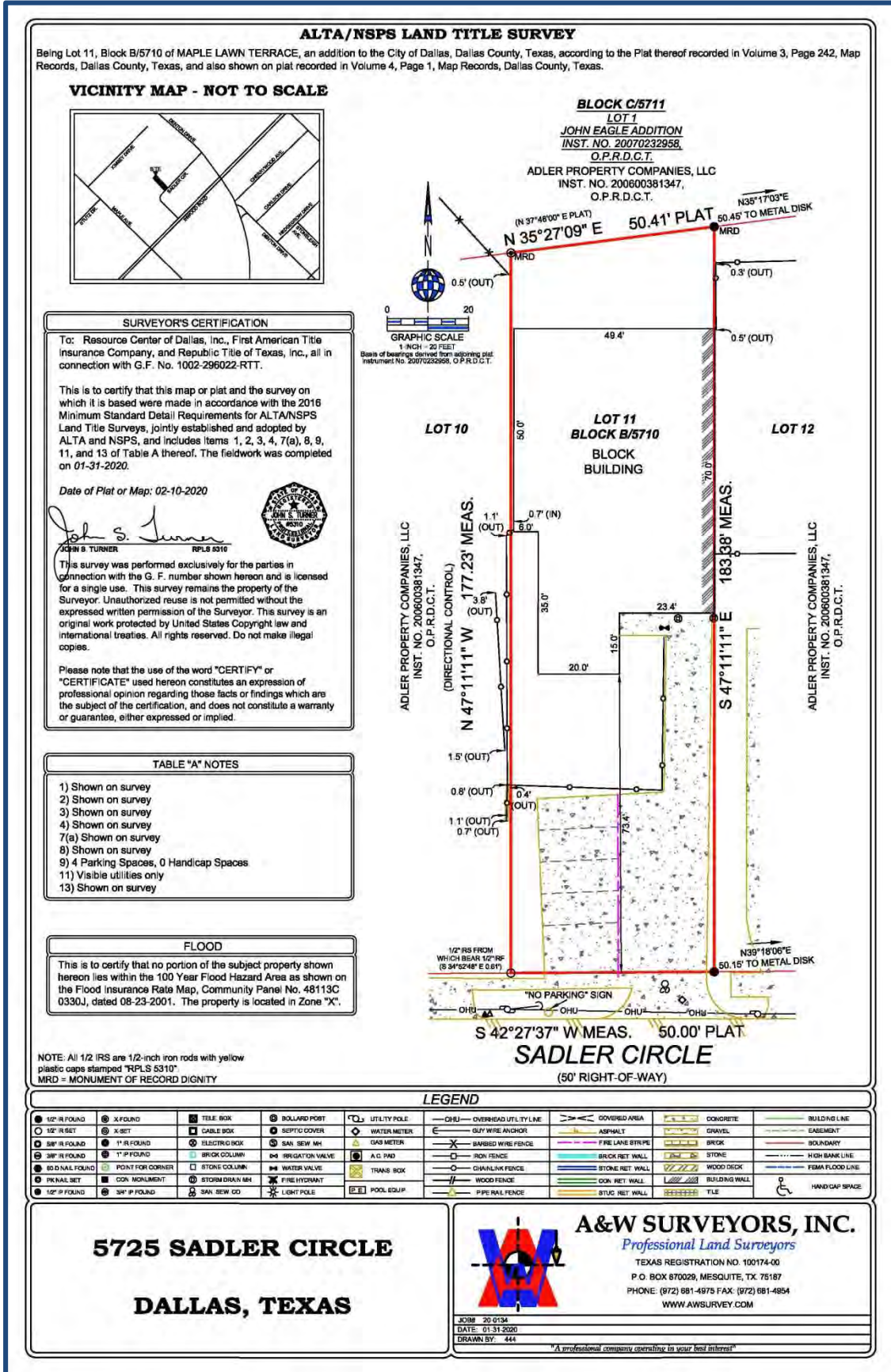


SITE SURVEYS

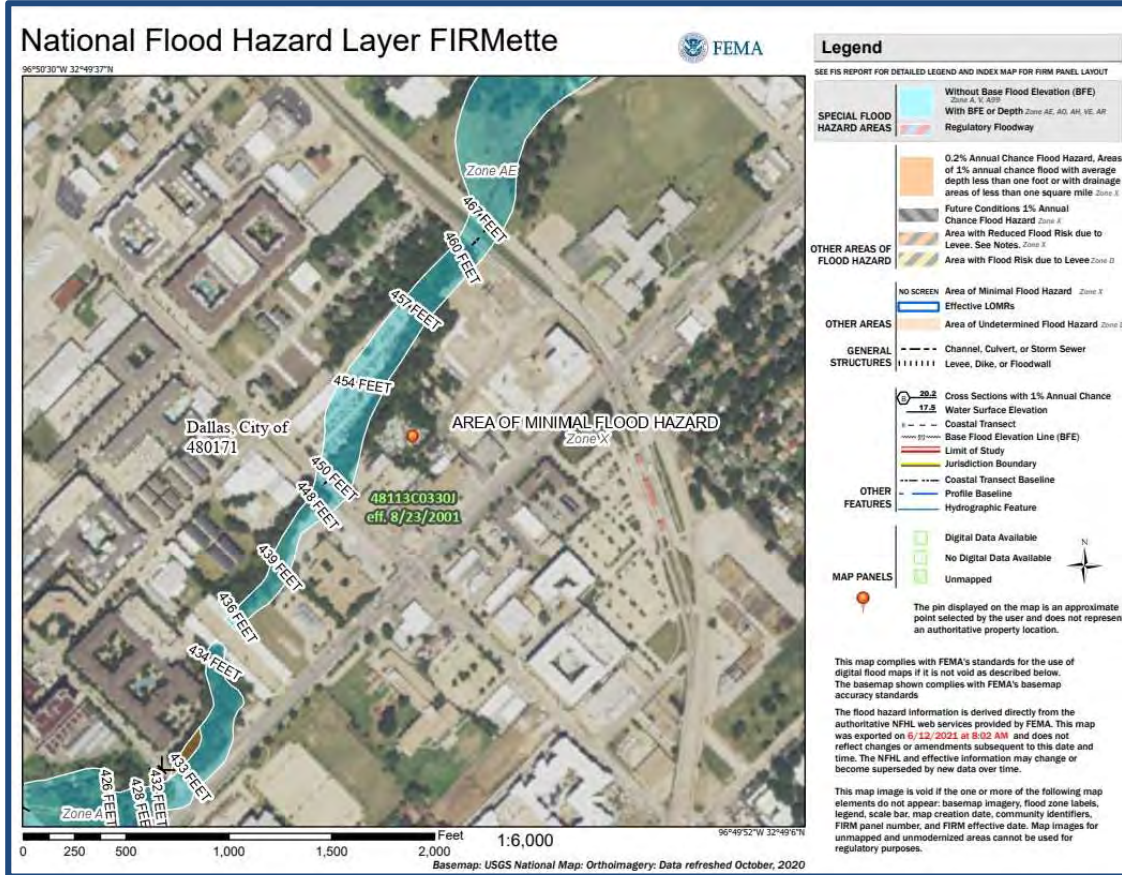


This is the provided survey of the whole; however, it does not include Lot 11 which the property contact noted they are unsure why it isn't included.

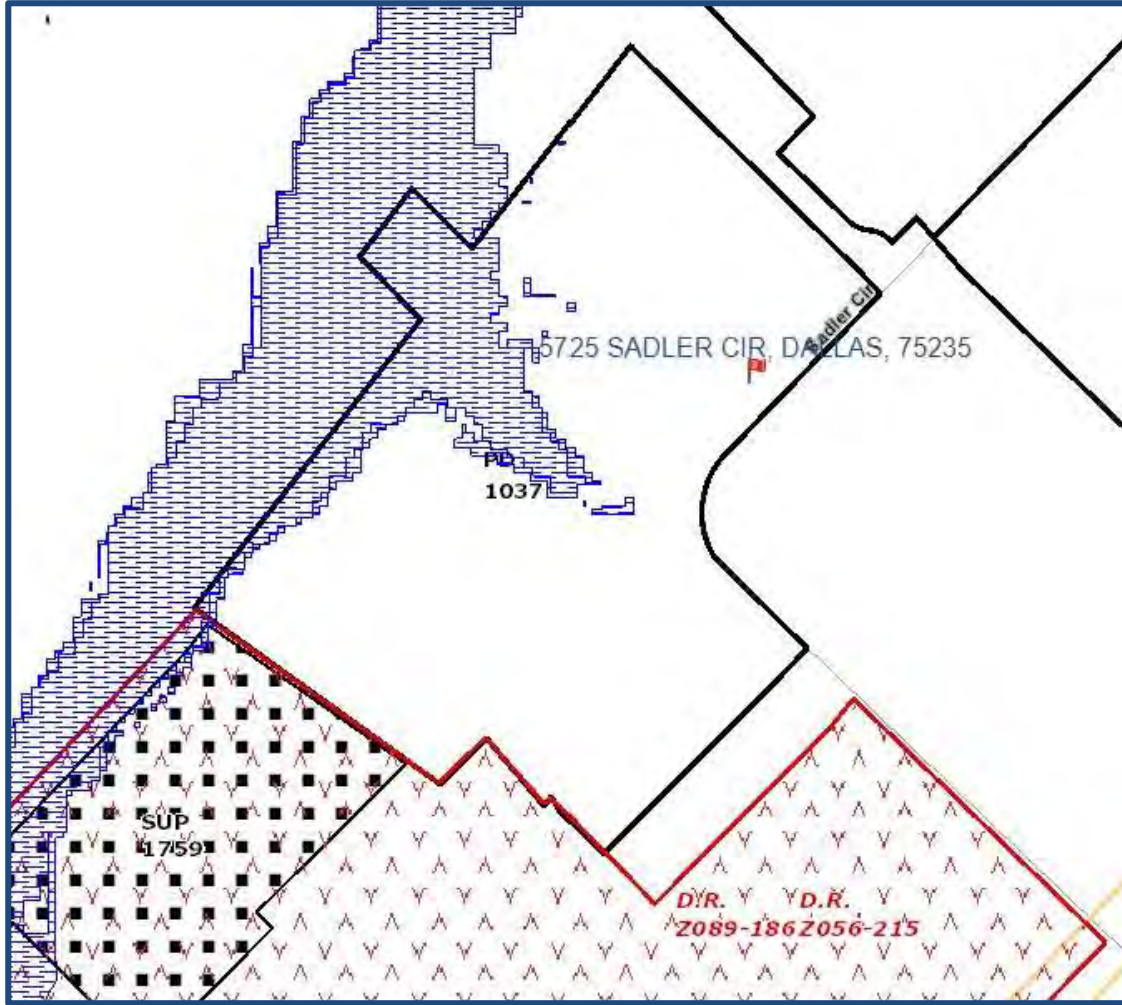




FLOOD MAP



ZONING MAP



Subject Photographs



Commercial building



Southern most lot



Large middle lot



Single-family residence

Assessment and Tax Data

Assessment Methodology

The appraised value for the subject property is determined by the Dallas Central Appraisal District. The basis for the property assessment, or taxable value, in the jurisdiction is 100.00% of appraised or market value. The subject property is currently under the ownership of Resource Center of Dallas Inc and is not tax exempt.

Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes, including direct assessments, are shown in the following table:

Ad Valorem Tax Schedule

Tax Parcel Number: seven parcels all shown in the addenda

Dallas County Year	Actual 2018	Actual 2019	Actual 2020	Market Estimate 2021
Appraised Value				
Land:	\$1,230,830	\$1,146,780	\$1,146,780	\$1,267,470
Improvements:	\$36,000	\$28,000	\$120,690	\$0
Total:	\$1,266,830	\$1,174,780	\$1,267,470	\$1,267,470
Per Square Foot:	\$14.04	\$13.02	\$14.04	\$14.04
% Change:	N/A	-7.3%	7.9%	0.0%
Assessment Ratio	100.00%	100.00%	100.00%	100.00%
Assessed Value				
Land:	\$1,230,830	\$1,146,780	\$1,146,780	\$1,267,470
Improvements:	\$36,000	\$28,000	\$120,690	\$0
Total:	\$1,266,830	\$1,174,780	\$1,267,470	\$1,267,470
% Change:	N/A	-7.3%	7.9%	0.0%
Tax Rate	\$2.845240	\$2.733590	\$2.733590	\$2.733590
% Change:	N/A	-3.9%	0.0%	
Millage Rate	per \$100	per \$100	per \$100	per \$100
Tax Expense	Actual 2018	Actual 2019	Actual 2020	Market Estimate 2021
Total:	\$36,044	\$32,114	\$34,647	\$34,647
Per Square Foot:	\$0.40	\$0.36	\$0.38	\$0.38

Considering the subject is vacant land and we are not providing an Income Approach, no tax comparable analysis is warranted.

Conclusions

We have estimated the Assessor's appraised value for the subject will remain unchanged at \$1,267,470 or \$14.04 per square foot. This indicates an assessed value of \$1,267,470 and a tax burden of \$34,647 or \$0.38 per square foot for the subject property.

According to the Dallas County Tax Assessor the subject's property taxes are current as of the date of value. The assessed value of the subject is less than the market value of the subject. An appeal of the assessed value is not recommended.

Market Analysis

The Covid-19 pandemic upended economies globally beginning in Q1 2020. A year later, the virus continues to spread but is showing signs of relenting in many countries. Unprecedented vaccine development and manufacturing efforts, combined with mitigation strategies, have helped slow the virus's progress in many places and most leaders expect to see a return to pre-pandemic level activity in the second half of 2021 for most industries. As of March 2021, approximately 1/3 of all adults in the United States have received at least the first dose of a Covid-19 vaccine, with the US averaging two million doses administered per day. Oxford Economics' US Recovery Tracker rose 1.7 ppts to 85.3 in mid-March, a new high one year after the onset of the pandemic crisis.

Employment is stabilizing as more job listings are posted, layoffs are decreasing, and small businesses bring in new hires. Consumers are spending more on goods and leisure activity, including air travel and hotel rooms.

President Biden announced a \$2 trillion infrastructure plan in March 2021. The plan calls for spending to improve basic infrastructure such as roads, bridges, electrical grids and water systems, as well as expanding broadband internet access. It also calls for \$213 billion to renovate more than 2,000,000 affordable housing units and commercial buildings and build more than 500,000 new low-cost housing units. As part of the housing plan, the president is asking for Congress to pass the Neighborhood Homes Investment Act, which would provide \$20 billion in tax credits over the next five years for affordable housing. Additional spending in the Act would go toward modernization of Veteran's Affairs facilities, other federal buildings, and schools.

Other parts of the plan could bolster prospects for commercial real estate, including aid for rental housing, restaurants and small business assistance. This, in addition to individual stimulus checks and assistance programs, aims to keep households stabilized as the recovery takes hold. Rental aid passed in December in the Consolidated Appropriations Act is intended to help multi-family property owners collect unpaid rents caused by eviction moratoria and renters unable to make payments.

Unemployment claims in late March fell to the lowest levels since the onset of the pandemic, though it is still a higher number than any week prior to 1982, according to Costar. The biggest concern is the high percentage of those unemployed for more than six months.

President Biden's tax plan proposals, made during his campaign, could affect commercial real estate markets if enacted. Possible impacts would include:

- Capital gains tax increases for those earning over \$1 million per year from 20% to 39.6%
- Elimination of the 1031 exchange program
- Changing the taxing of Carried Interests from capital gains to ordinary income, effectively raising rates for most developers with these types of interests from 20% to 39.6%
- Repeal of the 20% deduction for qualified pass-through entities for taxpayers earning more than \$400,000 per year.

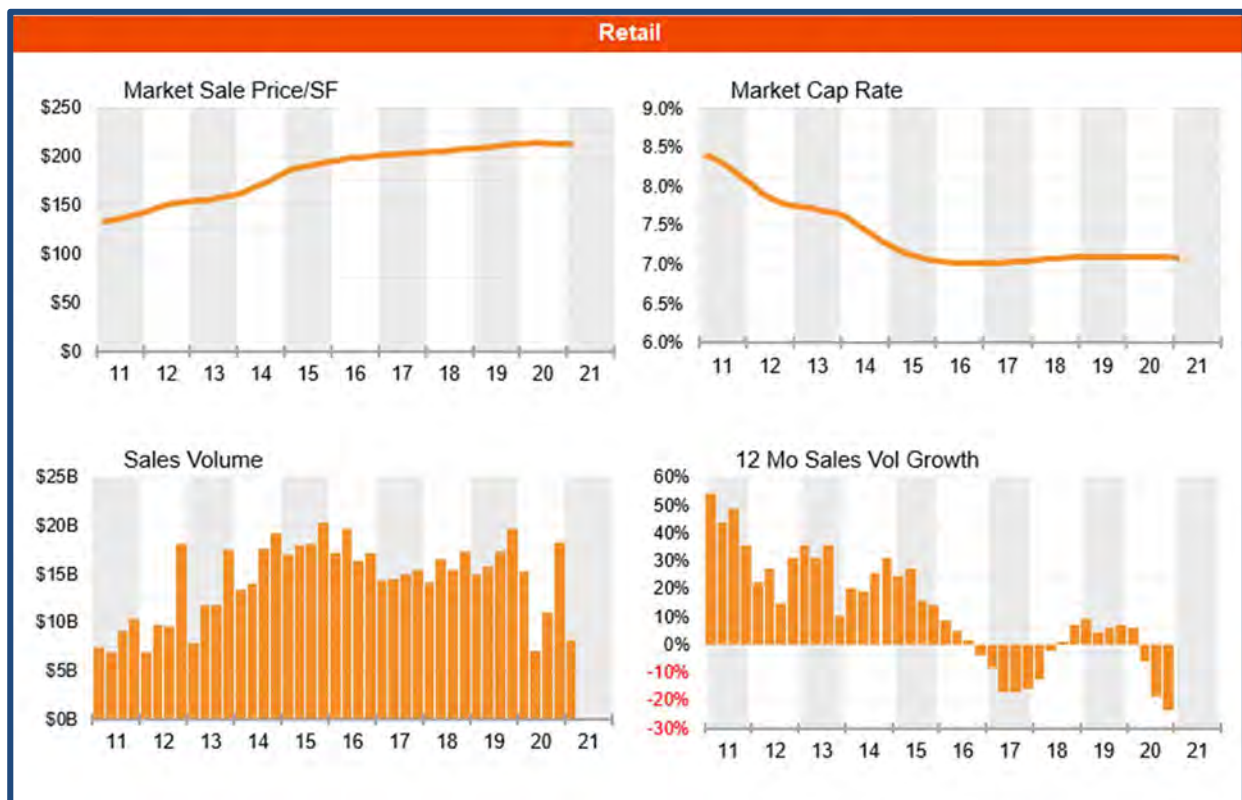
It is too early to know if these changes will be pushed in the near term and what the political climate in Congress will be to support the plan, but the changing party in the White House and Congress means that some change to the markets and tax implications in real estate are likely in the next two years.

Capital fundraising for US commercial real estate investment is strong, with investment managers reporting that they intend to primarily raise capital from new investors rather than the traditional approach of sticking with existing investors. Managers are also seeing a shift in investors from large positions to smaller ones. Technology innovations have made it more feasible to manage smaller positions, enabling retail investors to get in for \$150,000 to \$300,000.

Cap rates for net leased assets are down from Q1 2020 in Q1 2021, according to the Boulder Group, in retail and industrial sectors, with office rates holding around the same place they were a year ago. Sector trends vary widely right now as specific property use and geographic location play large roles in market health. It remains incumbent on market participants to look at property, sector and location details closely to understand fundamentals and project performance in coming months and years. Broad trends in the major sectors are discussed below. All sector graphs are from Costar's April 1, 2021 US Capital Markets Data Report.

Retail

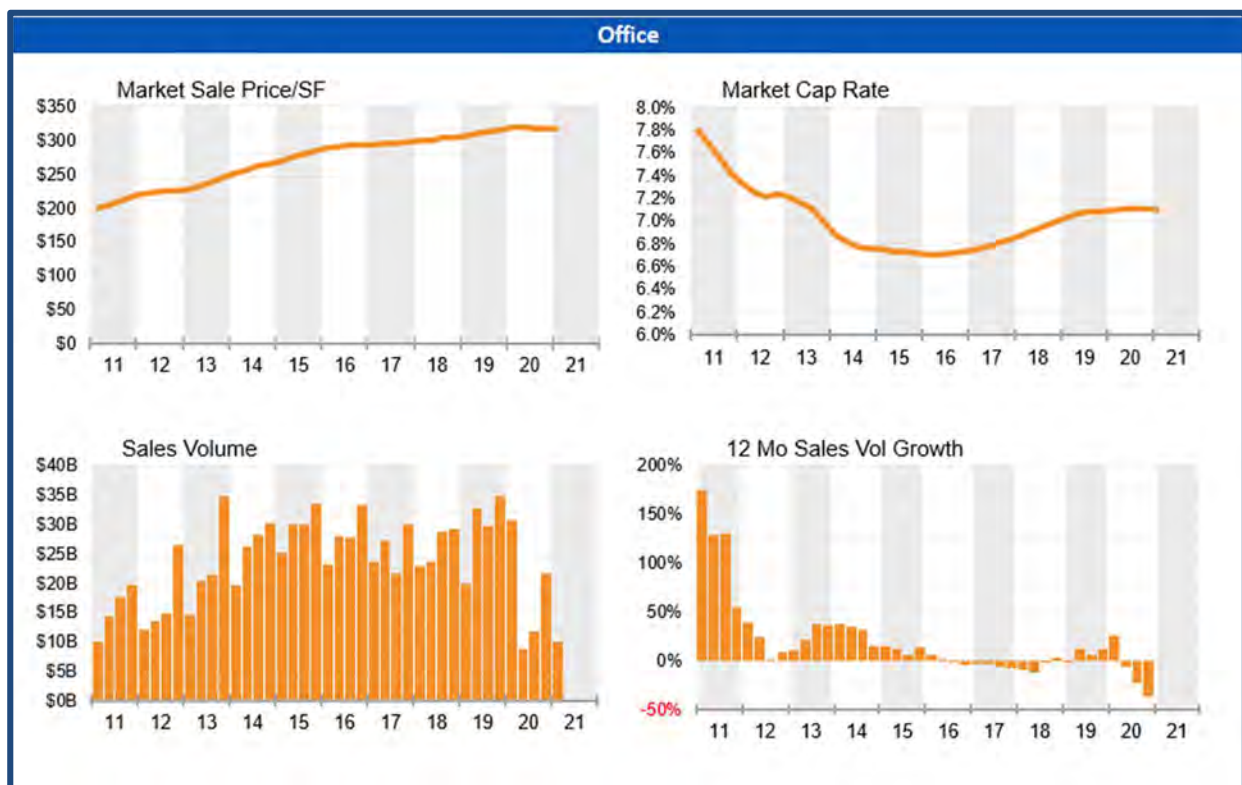
Activity started to come back in Q3 2020 in transactions with well-capitalized and successful concept retailers taking advantage of vacant spaces at reduced rates. Some changes underway before Covid will continue as retail space and tenants modernize and adjust to evolving consumer demands and learned habits during lockdown.



Restaurant traffic, as evidenced by data from OpenTable, shows a steady increase since the beginning of the year and is expected to continue as vaccination rates grow and warm weather expands dining space options in northern areas. Grocery-anchored space remains strong, as well as home improvement retail. Clothing retailers continue to struggle and we will see much transition in traditional clothing space such as department stores.

Office

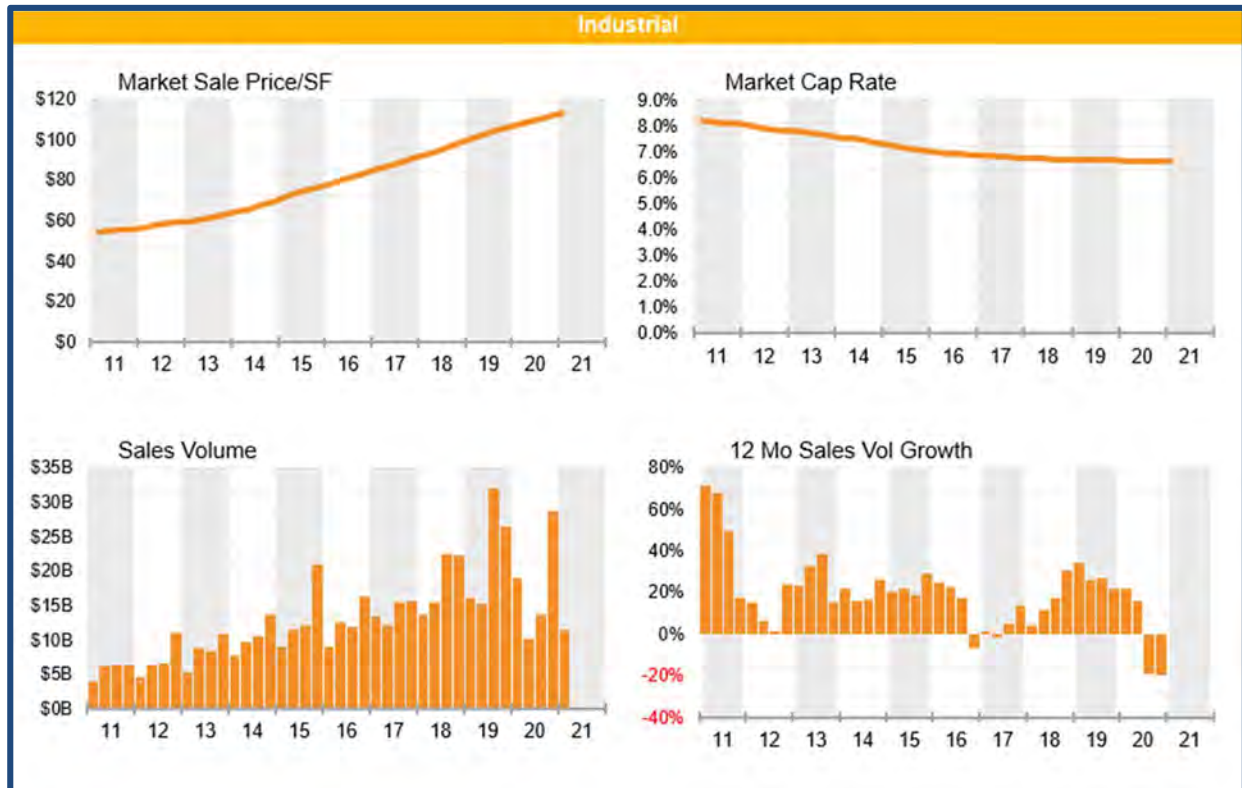
Physical occupancy of office is at its lowest on record. As the pandemic wanes, office occupancy is very slow to come back. Leasing is at record low activity levels across the country, with varying degrees, depending on the metro area. Some experts believe we are at a bottom and may see some recovery in Q2 or Q3 this year, but this will likely look very different across various parts of the country and between CBD properties versus suburban low-density space.



It is generally agreed that there will be wide-spread trends for new employees to spend at least some time working from home for the foreseeable future, and hot-desking between home, office and third-site locations will be the norm in many companies. Overall, firms are expected to reduce their office space needs by 30% as lockdown restrictions are lifted across the country.

Industrial

While all other sectors were negatively impacted by the pandemic, industrial was positively impacted, leading to the highest annual rental rate growth ever posted, 8.3%, according to RE Journals. This followed more than two years leading up to the pandemic of positive absorption, rent growth and low vacancy.

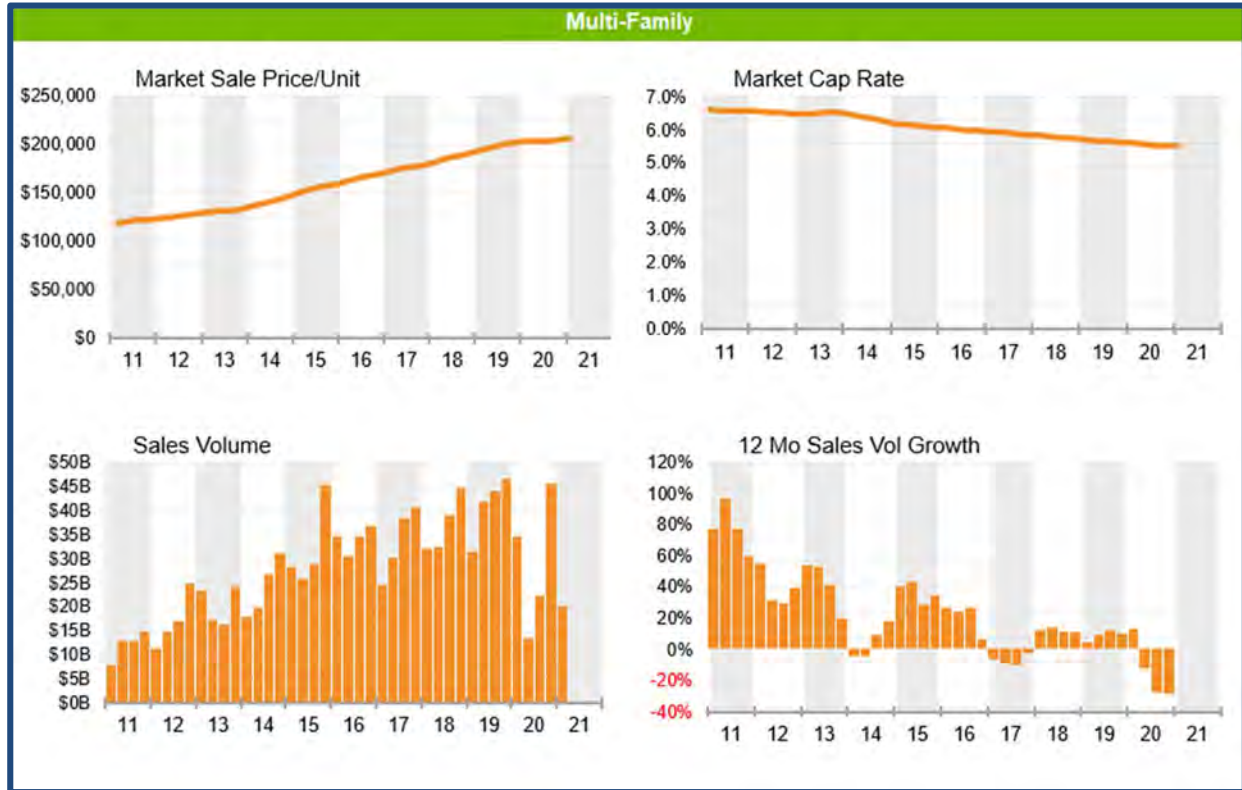


Investors, confident of ecommerce’s strength and continuity, poured money into the sector and at year’s end, a record 327 million square feet of industrial space was under construction. Distribution and warehouse space is the most in demand. Consumers with saved up cash are spending both online and in stores, creating demand to have inventory stored and ready to go. Personal saving in the United States in February was \$2.4 trillion, which is a \$1 trillion increase from a year ago.

Multifamily

The multi-family sector has weathered the crisis fairly well, helped in some cases by stimulus money and unemployment checks for renters and eviction moratoria, keeping occupancies up. Vacancy rates increased year-over-year, but when the hardest-hit metros are subtracted from the numbers, the decline is just over 1%.

Loan requirements tightened in 2020, as well as underwriting scrutiny, but both have loosened in recent months. Suburban properties and Class B and C products have been relatively strong, with urban core properties in coastal northern cities struggling. As workers’ offices continue to re-open in 2021, it is unclear how occupancy in suburban, rural and smaller metros will be impacted. Sunbelt areas are likely to benefit most as companies and individuals move south.



In other sectors, markets vary widely. Hospitality has seen a bigger hit than even office, with metrics showing the lowest performance on record. While 2020 was dark for all but a few hotel properties (notably, those on the coasts and near outdoor destinations with less restrictive lockdowns), early 2021 appears to have a brighter outlook. ADR growth is slowly increasing and higher vaccination rates presumably mean people will begin feeling more comfortable traveling for both business and leisure.

Market Conditions – Dallas/Fort Worth

The Dallas-Fort Worth apartment market is performing well compared to other major markets, despite the widespread economic disruption to the local economy in the past year. Leasing activity is trending above-average levels through the spring leasing season.

In turn, vacancy rates have remained stable in the past year. Rent growth is rising across the market, trending toward the highest rates since 2015. The trend is pervasive across asset classes and communities in both urban and suburban settings. That rapid turnaround is after steep rent cuts in the urban core and supply-heavy submarkets, leaving rent growth in the market essentially flat.

Prior to the pandemic-driven recession, Dallas-Fort Worth had reported strong economic and demographic momentum, which provided a boon to the apartment market. Robust job growth and continuous in-migration were two drivers of apartment demand in the metroplex. Dallas-Fort Worth consistently added jobs at an annual rate of around 3%. This structural advantage persists; from 2019–20, the metroplex led the country in nominal population growth, up about 120,000 new residents.

Robust economic underpinnings have fostered a healthy apartment market. Despite a steady flow of new properties coming to the market, the renter pool continues to absorb new units at a steady pace. The market routinely ranks among the top areas for leasing activity and deliveries of new apartment communities. Construction levels have plateaued over recent quarters, with the amount of inventory underway hovering near 4%. Furthermore, multifamily permitting activity has declined in the past six months due to greater economic uncertainty. Since 2010, the market has added about 145,000 new multifamily units, growing inventory 25%, the most of any market in the country. In response, vacancy rates have drifted higher but at a measured rate. Continuous supply and leading absorption levels make Dallas-Fort Worth one of the fastest-growing, but also balanced multifamily markets in the country.

Despite widespread economic disruption from the pandemic, investors remain bullish on the Dallas-Fort Worth apartment market. The metroplex remains a leader for sales volume in the country through 21Q2. Most deals are found in value-add opportunities, with the Mid-Cities and older sections of the metroplex such as East Dallas as active areas for investment. Meanwhile, core investors often target areas with amenity-rich assets often found within urban areas like Uptown.

The Dallas-Fort Worth multifamily market has fared better than other markets in previous downturns. Still, the market is vulnerable to risks, particularly at the lower end of the market and among renters-by-necessity. Those renters who are feeling greater economic pressure have largely been supported through fiscal stimulus, specifically the CARES Act and subsequent rounds of stimulus. Even so, the longer workers remain on the sidelines, the more difficult it will become to re-enter the workforce, further threatening these households' livelihoods and their ability to pay rent.

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	342,444	9.4%	\$1,603	\$1,584	6,647	3,437	19,627
3 Star	325,781	6.7%	\$1,107	\$1,100	1,514	1,076	3,702
1 & 2 Star	104,640	6.5%	\$946	\$941	273	0	0
Market	772,865	7.9%	\$1,311	\$1,299	8,434	4,513	23,329
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.7%	8.6%	7.6%	11.5%	2004 Q4	6.4%	2016 Q1
Absorption Units	30,119	10,952	16,181	26,241	2021 Q1	(4,894)	2002 Q1
Delivered Units	26,630	13,653	16,886	28,678	2018 Q1	2,701	2011 Q2
Demolished Units	48	1,232	1,422	2,949	2009 Q2	0	2001 Q4
Asking Rent Growth (YOY)	7.3%	1.9%	3.8%	7.3%	2021 Q2	-2.5%	2010 Q1
Effective Rent Growth (YOY)	8.1%	1.9%	4.0%	8.2%	2021 Q2	-2.5%	2010 Q1
Sales Volume	\$1.8B	\$2.5B	N/A	\$6.5B	2020 Q1	\$347.4M	2009 Q4

Renters continue to sign new leases at a healthy clip in 2021, trending above average pre-pandemic levels. Absorption levels in Dallas-Fort Worth led the country last year, a similar trend present before the recession. In turn, vacancy rates have remained stable, though results vary by geography. Submarkets in the urban core including Downtown Dallas and Uptown are seeing vacancy rates rise due to supply-side pressure and some move-outs given the rent premium these areas command. Renters continue to flock to high-quality suburban destinations in Collin County such as Plano, Allen/McKinney and Frisco, though vacancies are higher due to residual supply-side pressure.

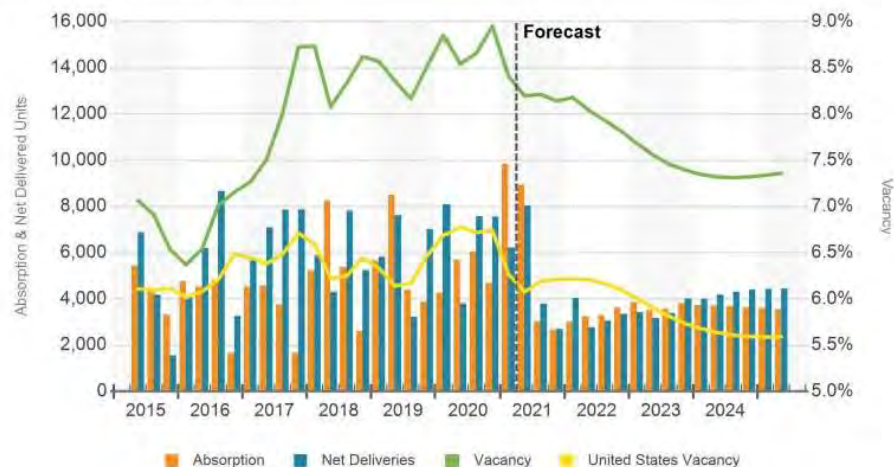
Meanwhile, vacancy rates in value-forward suburban locations such as Arlington, Garland/Rowlett and Mesquite continue to trend below the market average.

Still, risks to the market persist. Apartment owners and managers have worked to preserve and maintain occupancy levels. To boost leasing for newly delivered properties, more leasing offices are offering generous concessions on new leases. As the local economy is recovering, owners and managers are pulling back on leasing specials. Meanwhile, some renters adversely affected by the economic downturn have either faced finding roommates or perhaps moved home. Multiple rounds of fiscal stimulus, in particular the additional direct payments to those unemployed within the CARES Act, have supported renters nationally as well as locally.

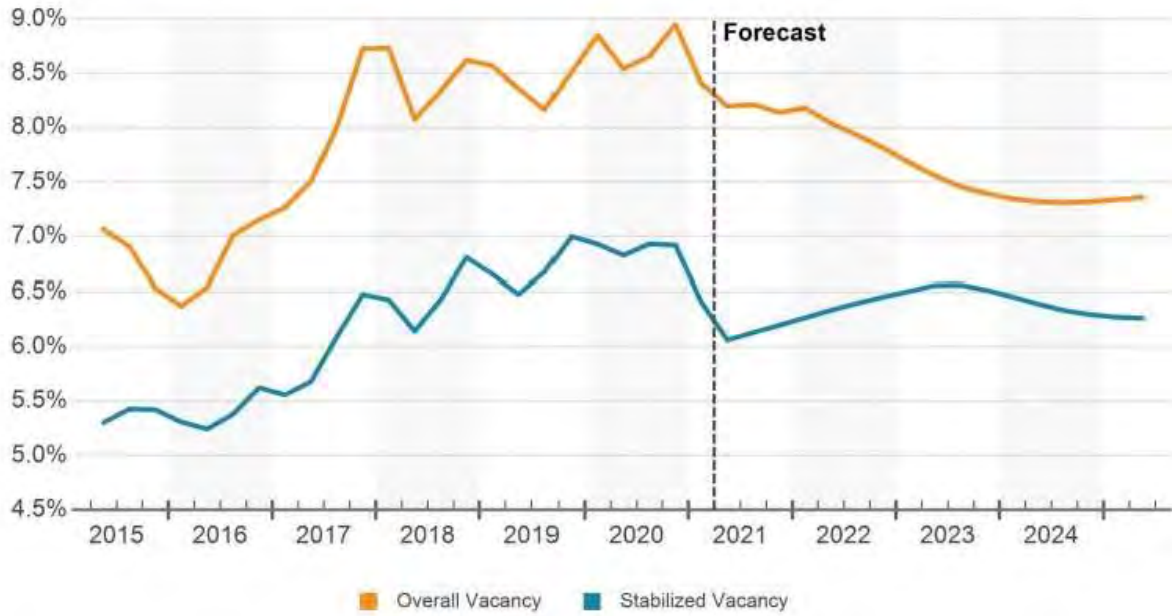
Barriers to development projects are few in Dallas-Fort Worth, enabling developers to pursue projects in many areas of the market. Even as construction activity has plateaued in the last couple of years, the metroplex continues to be a leader in overall construction volume. A deep renter pool has allowed vacancy rates to fare well, even as a flood of units continues to stabilize. The metroplex remains a target for corporate relocations and expansions, and steady in-migration is another driver for apartment demand. Dallas-Fort Worth ranks as one of the top metros for nominal employment growth every year in the last decade, adding an average of 100,000 jobs annually, prior to the pandemic-driven recession. The metro routinely added about 20,000 people in the 20- to 34-year-old demographic annually, one of the highest marks in the country. New residents are less likely to purchase a home until they identify neighborhoods they prefer, leading many to initially rent.

Given the relatively low home prices in Dallas-Fort Worth, residents often turn to the single-family housing market. Though the metroplex is leading the nation in home building, single-family houses are still being built at slightly more than half the rate previous peak over the last decade, creating a competitive for-sale housing market. During the same time, single-family permitting has accelerated in the past year, and developers are working to mitigate the deficit. Despite higher construction levels in recent years, the metro continues to add households and housing units at a similar pace. Nevertheless, the single-family housing market will continue to attract those who prefer to own rather than rent at the same price. This is especially true in highgrowth suburban areas like Frisco and Allen/McKinney, where land is still plentiful, and single-family subdivisions can sprout quickly.

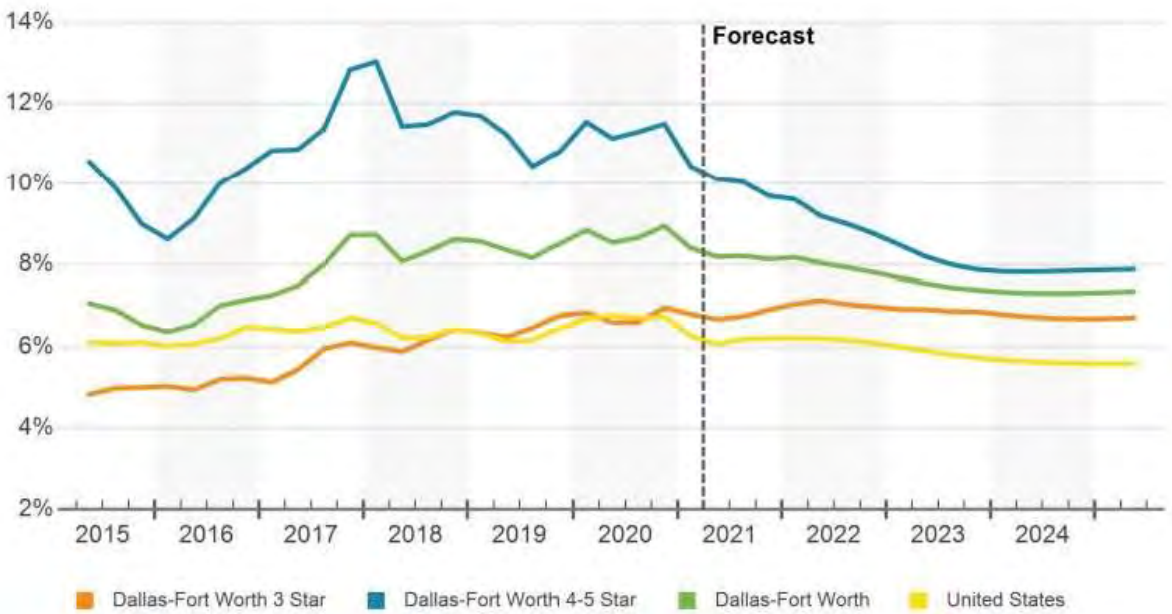
ABSORPTION, NET DELIVERIES & VACANCY

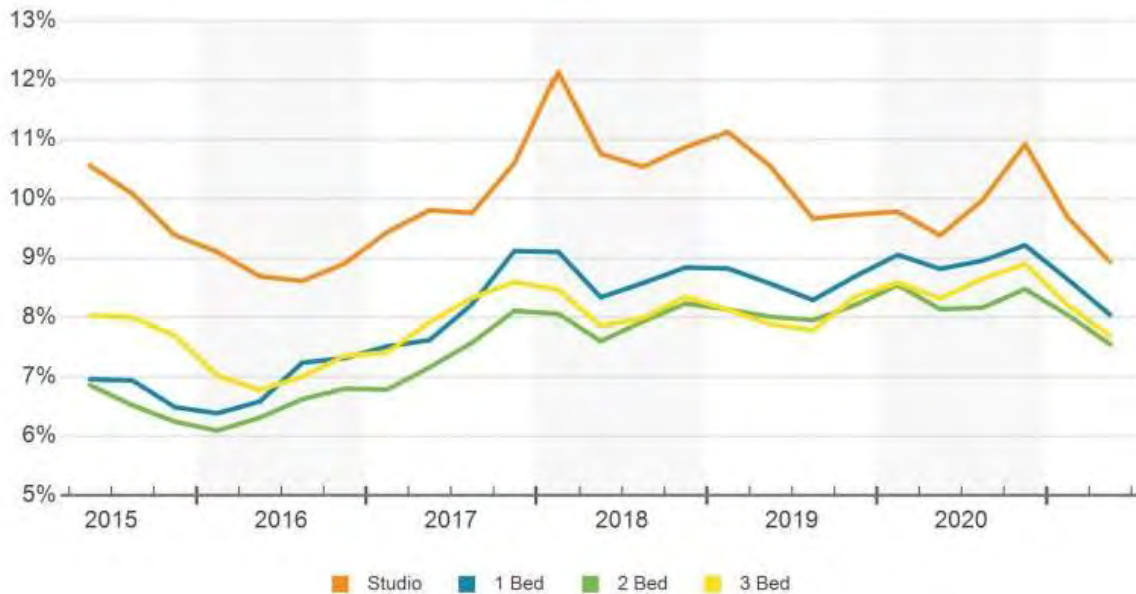


OVERALL & STABILIZED VACANCY



VACANCY RATE



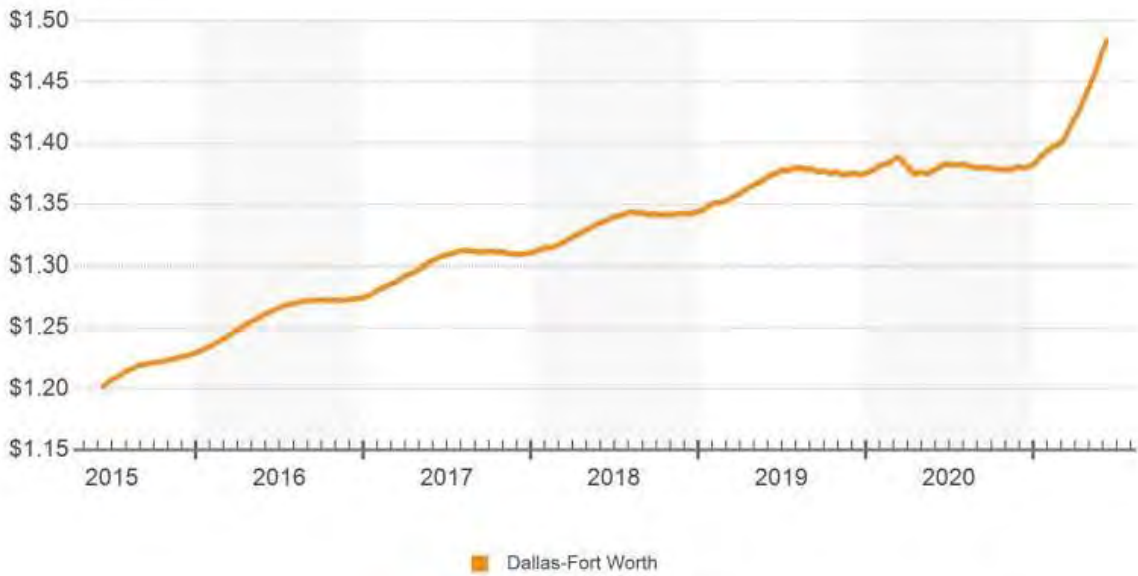
VACANCY BY BEDROOM


Rent growth in Dallas-Fort Worth is rebounding through 21Q2, reaching a five-year high in a matter of months after ending last year essentially flat. Rent growth is found across the market and the most impressive recovery is found in higher-end, luxury units. The steepest cuts in the past year were in the urban core and supply-heavy submarkets. Most growth in the market is propped up by mid-tier properties, with which the metroplex has a deep pool. Prior to the recession, annual rent growth trended between 2% to 3% in the past couple of years.

Rent growth is bouncing back to expensive areas, including Downtown Dallas, Uptown, and West Dallas. Asking rents in Downtown and Uptown collectively are up above 8% since the end of last year. Similarly, apartment owners and operators in supply-heavy northern suburban submarkets like Plano, Frisco, and Allen/McKinney are able to realize improving rent growth as demand for new units in these areas remains impressive and a flattening development pipeline. In years past, apartment owners and managers struggled to gain traction in pushing rents given a continuous flow of new communities hitting the market.

Mid-Cities and older Dallas suburbs are areas where rent growth outperforms. Areas including Arlington, North Richland Hills/Haltom City, and Hurst/Euless/Bedford have seen rent growth above the metro average for a few years now, thanks to rock-bottom vacancies and a slew of value-add renovations. Those submarkets are joined at the top by close-in, older Dallas suburban submarkets like Garland and Mesquite, which share a similar 3 Star-heavy inventory. The demographic profiles of those submarkets also closely align with submarkets in the Mid-Cities. While neither the Mid-Cities nor the older Dallas suburbs are seeing the type of office-using job growth in Uptown or the northern suburbs, the expected lack of supply and blue-collar job growth stemming from Dallas-Fort Worth's booming industrial sector and relative affordability should keep vacancy rates tight and rent growth robust in those submarkets.

DAILY ASKING RENT PER SF



MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT & RENT GROWTH



Highest and Best Use

The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

Analysis of Highest and Best Use As Though Vacant

The primary determinants of the highest and best use of the property As Though Vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

Legally Permissible

The subject site is zoned PD 1037, Planned Development which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development. The site can be developed with a wide variety of uses considering its PD zoning.

Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature which would adversely impact development with the legal permitted uses.

Financially Feasible

The probable use of the site for multifamily development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is an undersupply and demand is sufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is financially feasible.

Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is to develop with a multifamily use.

Conclusion of Highest and Best Use As Though Vacant

The conclusion of the highest and best use As Though Vacant is to develop with a multifamily use.

Analysis of Highest and Best Use As Improved

In determining the highest and best use of the property As Improved, we consider three possibilities for the property: 1) continuation of the existing use with or without modification to improvements, 2) a change in use, or 3) demolition and redevelopment of the land.

The subject's existing improvements are an under improvement for the subject site. The improvements per each individual parcel are generally a detriment to value as the highest and best use is for redevelopment.

Conclusion of Highest and Best Use As Improved

The highest and best use of the subject property, As Improved, is to raze the existing improvements and assemble the lots for redevelopment of a multifamily use.

Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is a developer.

Land Valuation – As Assembled

Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following analyses: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject site.

Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is per usable square foot.

Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

Comparable Sales Data

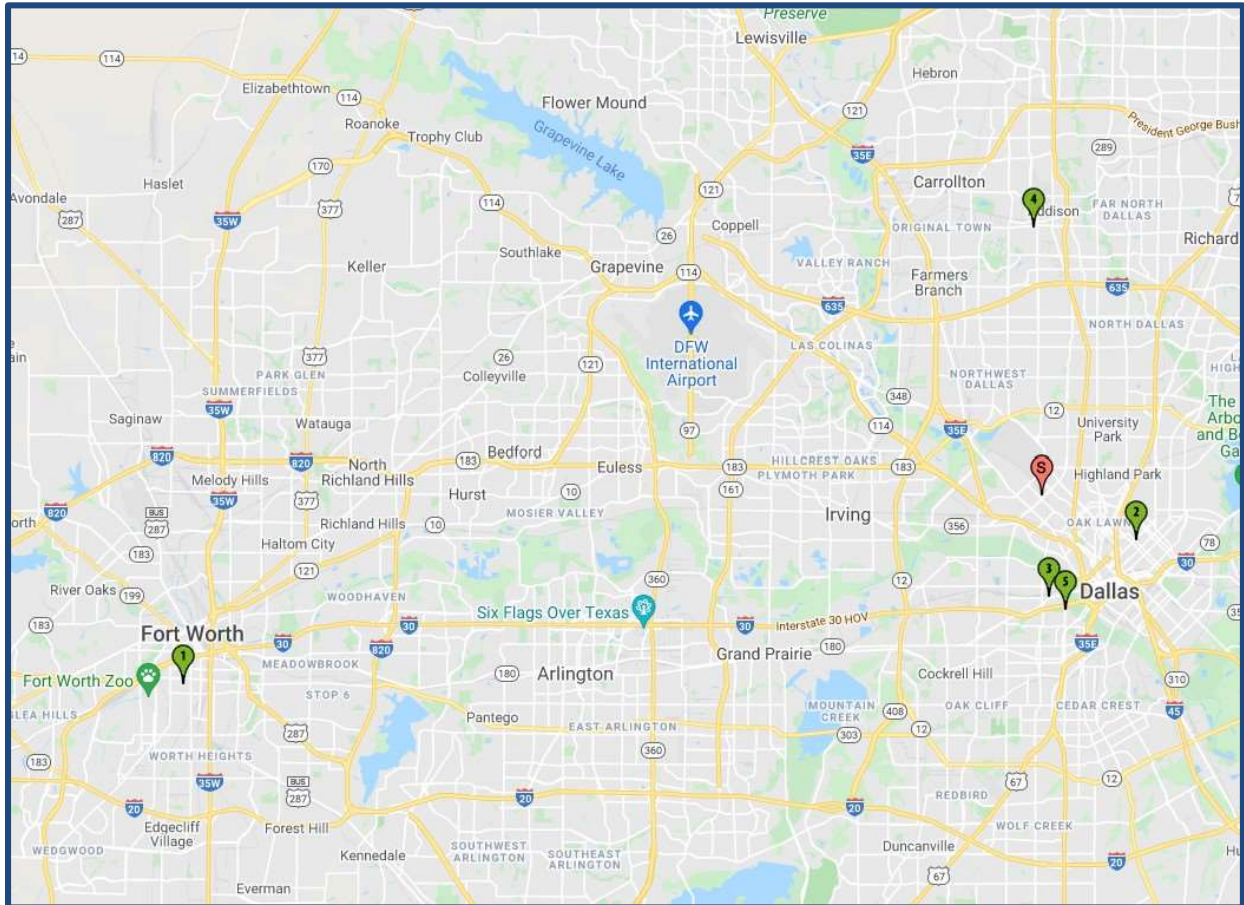
To obtain and verify comparable sales of vacant land properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, and a review of our internal database.

The sales selected and presented in our analysis were judged to be the most comparable to develop an indication of market value for the subject property. The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

We will first value the subject's land as assembled. Proceeding this Land Sales Comparison Approach, we will provide an additional adjustment grid and analysis to conclude the various individual lot values.

Land Sales Summary - As Assembled

Comp. No.	Date of Sale	Usable Acres	Location	Zoning	Proposed Use	Sales Price Actual	Per Sq. Ft.
1	December-20	1.257	1066 West Magnolia Avenue Fort Worth, Texas	NS-T4	Mixed use	\$2,600,000	\$47.50
2	July-19	2.547	4302 Ross Avenue Dallas, Texas	PD 298 (subarea 4)	4-Story Multi-Family Apartment	\$7,545,000	\$68.01
3	May-19	2.380	511 West Commerce Street Dallas, Texas	PD-714	Multifamily	\$4,665,276	\$45.00
4	May-18	4.194	4150 Belt Line Road Addison, Texas	PD	Multifamily	\$9,300,000	\$50.91
5	March-18	3.300	1902 N Beckley Dallas, Texas	PD	Multifamily	\$6,756,156	\$47.00

COMPARABLE SALES MAP


LAND COMPARABLE 1

Property Identification

Property Name	N/A
Address	1066 West Magnolia Avenue
City County State Zip	Fort Worth, Tarrant County, Texas 76104
MSA	Fort Worth-Arlington
Tax ID	04997999, 01840649, 01840657
VPA Property/Sale ID	11095364/1503219

Transaction Data

Sale Status	Closed
Sale Date	12/28/2020
Grantor/Seller	Fort Worth ISD
Grantee/Buyer	US Magnolia LP
Recording Number	D220342046
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	See Sale Remarks
Sales Price	\$2,600,000
Financing Adj.	\$0
Sale Conditions Adj.	-\$50,000
Post-Sale Exp. Adj.	\$125,000
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$2,675,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,128,930
Price per Gross SF	\$48.87
Price per Usable Acre	\$2,128,935
Price per Usable SF	\$48.87

Remarks

The primary site is 1066 West Magnolia Avenue and it is improved with various older improvements that total 37,502 square feet and a surface parking lot. The land is 44,933 square feet. These improvements are no longer contributory to value and the purchaser will raze them. No demolition costs were provided; thus, we estimate \$125,000 as an expenditure after purchase. The two other tax parcels are on the west side of South Adams Street and total 9,800 square feet. TAD shows the addresses as 1224 and 1216 South Adams Street. This is a surface parking lot that is in good condition and the purchaser is expected to use it; thus, the site improvements contributed value. We estimate \$50,000 of contributory value for the site improvements; thus, we have subtracted \$50,000 as a condition of sale. The sites are non-contiguous; however, this was not detrimental to the purchase price decision.



Property Description

Proposed Use	Mixed use
Gross Land Area	1.257 Acres/54,733 SF
Usable Land Area	1.257 Acres/54,733 SF
Street Access	Good
Visibility	Good
Corner/Interior	Corner
Shape	Generally Rectangular
Topography	Level
Utilities	All available
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	NS-T4 Mixed use

LAND COMPARABLE 2

Property Identification

Property Name	Ross & Peak Apartment Land Sale
Address	4302 Ross Avenue
City County State Zip	Dallas, Dallas County, Texas 75204
MSA	Dallas
Tax ID	00000118081000000 (and others)
VPA Property/Sale ID	11138304/1528926



Transaction Data

Sale Status	Closed
Sale Date	7/15/2019
Grantor/Seller	Safebuy Properties, LLC
Grantee/Buyer	Rangewater Real Estate
Recording Number	201900174631
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	417
Sales Price	\$7,545,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$7,545,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,962,320
Price per Gross SF	\$68.01
Price per Usable Acre	\$2,962,320
Price per Usable SF	\$68.01

Property Description

Proposed Use	4-Story Multi-Family Apartment
Gross Land Area	2.547 Acres/110,947 SF
Usable Land Area	2.547 Acres/110,947 SF
Frontage Feet	450
Depth	380.00
Proposed Units	240
Density (Units/Acre)	94.23
Street Access	Good
Rail Access	No
Water/Port Access	No
Visibility	Good
Corner/Interior	Through Lot
Shape	L-Shaped
Topography	Level
Utilities	Public water, electricity, gas, and sewer
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD 298 (subarea 4) Planned Development District 298 (Subarea 4)

Remarks

This property was on the market with a taking offers status, thus there was no set asking price. This site has an additional frontage of 158 feet along the north line of San Jacinto Street. It was purchased to develop a 240 unit 4-story apartment community. It had been occupied by a used car dealership.

LAND COMPARABLE 3

Property Identification

Property Name	N/A
Address	511 West Commerce Street
City County State Zip	Dallas, Dallas County, Texas 75212
MSA	Dallas
Tax ID	00000633016000000
VPA Property/Sale ID	11090863/1500284

Transaction Data

Sale Status	Closed
Sale Date	5/9/2019
Grantor/Seller	COMMERCE PPTIES WEST LC
Grantee/Buyer	PSW WEST DALLAS URBAN
Recording Number	201900118693
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$4,665,276
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$4,665,276

Adjusted Sales Price Indicators

Price per Gross Acre	\$1,960,192
Price per Gross SF	\$45.00
Price per Usable Acre	\$1,960,196
Price per Usable SF	\$45.00

Remarks

This site was purchased for redevelopment the current 30,000 SF industrial building was to be converted into an 84-unit complex.



Property Description

Proposed Use	Multifamily
Gross Land Area	2.380 Acres/103,673 SF
Usable Land Area	2.380 Acres/103,673 SF
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Corner
Shape	Generally Rectangular
Topography	Level
Utilities	All - Public
Drainage	Assumed adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD-714 Planned Development

LAND COMPARABLE 4

Property Identification

Property Name	Elan Addison Grove Apartments
Address	4150 Belt Line Road
City County State Zip	Addison, Dallas County, Texas 75001
MSA	Dallas
Tax ID	100112700E0010000
VPA Property/Sale ID	11095370/1503227



Transaction Data

Sale Status	Closed
Sale Date	5/31/2018
Grantor/Seller	Sam's Club
Grantee/Buyer	Elan Addison Grove Apartments Owner LP
Recording Number	201800143287
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$9,300,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$9,300,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,217,464
Price per Gross SF	\$50.91
Price per Usable Acre	\$2,217,461
Price per Usable SF	\$50.91

Remarks

This is the sale of the land for the development of Elan Addison Grove, which was a proposed 330 unit complex. The property was previously a Sam's Club.

Property Description

Proposed Use	Multifamily
Gross Land Area	4.194 Acres/182,690 SF
Usable Land Area	4.194 Acres/182,690 SF
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Good
Corner/Interior	Mid-Block
Shape	Generally Rectangular
Topography	Level
Utilities	All available
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD Planned Development

LAND COMPARABLE 5

Property Identification

Property Name	N/A
Address	1902 N Beckley
City County State Zip	Dallas, Dallas County, Texas 75208
MSA	Dallas
Tax ID	00000267769000000
VPA Property/Sale ID	11090893/1500299

Transaction Data

Sale Status	Closed
Sale Date	3/9/2018
Grantor/Seller	TRINITY FLOOR COMPANY
Grantee/Buyer	SKYLINE TRINITY DALLAS LLC
Recording Number	201800061445
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$6,756,156
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$150,000
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$6,906,156

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,092,775
Price per Gross SF	\$48.04
Price per Usable Acre	\$2,092,775
Price per Usable SF	\$48.04



Property Description

Proposed Use	Multifamily
Gross Land Area	3.300 Acres/143,748 SF
Usable Land Area	3.300 Acres/143,748 SF
Proposed Units	258
Density (Units/Acre)	78.18
Street Access	Average
Rail Access	No
Water/Port Access	Yes
Visibility	Good
Corner/Interior	Corner
Shape	Irregular
Topography	Level
Utilities	All - Public
Drainage	Assumed adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD Planned Development

Remarks

This transaction represents the sale of 12 individual parcels. The existing improvements were demolished to be and redeveloped as a multifamily property. The property was sold for land value only. We estimated \$150,000 as an expenditure after purchase for the demolition costs.

Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value and sale comparables all reflect the fee simple interest with no adjustments required.

Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms.

All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. Please see the sales write-up sheets for the explanation of the condition of sale adjustment.

Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison. The expenditure after purchase adjustment is explained in the sale write-up sheet.

Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO) on March 11, 2020. CRE markets are reporting drops in transaction volumes due to travel restriction, quarantines and "stay at home" orders. Additionally, movements in the stock market and interest rates as well as stimulus packages and legislation are causing many deals in progress to be put on hold. We have adjusted 3.0% per year for increasing market conditions through February 2020 to reflect when the market slowed down.

Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

Location

Location adjustments may be required when the locational characteristics of a comparable property are different from those of the subject property. These include, but are not limited to, general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors.

The subject property is located along Sadler Circle with average access and average visibility. The subject is located within a gentrifying area that is in high demand.

Sale 1 is located in southwest Fort Worth within the Medical District. Overall, this area is similar and no adjustment was warranted.

Sale 2 is located in Lower Greenville which is an area of superior growth and overall desirability. This property also has highly superior frontage/visibility; thus, a downward adjustment was warranted.

Sale 3 is located at the southern end of the Trinity Groves neighborhood which has superior frontage being on Commerce Street. This area has inferior desirability given the income demographics and overall an upward adjustments was warranted.

Sale 4 is located in Addison which is an inferior macro location; however, it has superior frontage/visibility and the adjustments are offsetting.

Sale 5 is located along Beckley Avenue, just south of IH-30. This area is inferior to the subject's with inferior demographics and growth; thus, an upward adjustment was warranted.

Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of “economies of scale.”

The subject property consists of 2.072 acres of useable land area. The sales range in size from 1.257 acres and 4.194 acres and required size adjustments. The comparables are generally similar to the subject and the paired data does not suggest a size adjustment; thus, none were applied.

Shape/Depth

Sites with an irregular shape may limit development options. Irregular shapes can impact building placement and size as well. The subject site consists of an irregular-shaped tract. Sale 1 is non-contiguous and inferior; thus, it required an upward adjustment.

Utilities

The subject property and comparables all have similar utilities to their respective sites; thus, no adjustments were made.

Topography

The subject and comparable sales all have similar topography and no adjustments were warranted.

Floodplain

A property’s location within flood zone areas is typically a negative factor due to the increased costs of raising improvements up out of the floodplain, as well as additional insurance costs associated with improvements. The subject property flood zone(s) were identified as Zone X (unshaded).

The subject and comparables are all outside of the flood plain or have a very minimal area within the flood plain that is non-detrimental to value. As such, no adjustments were warranted.

Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment.

The subject site has zoning that allows development of planned development. Zoning is typically a function of location and adjustments are typically warranted when one zoning allows for a different development standard such as higher density allowances, height restrictions, and different development standards. All of the comparables have similar highest and best uses and the zonings are similar; thus, no adjustments are warranted.

Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

LAND SALES ADJUSTMENT GRID

	Subject - As	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5
Sale ID		1503219	1528926	1500284	1503227	1500299
Date of Value & Sale	July-21	December-20	July-19	May-19	May-18	March-18
Unadjusted Sales Price		\$2,600,000	\$7,545,000	\$4,665,276	\$9,300,000	\$6,756,156
Usable Acres	2.072	1.257	2.547	2.380	4.194	3.300
Unadjusted Sales Price per Usable Sq. Ft.		\$47.50	\$68.01	\$45.00	\$50.91	\$47.00
Transactional Adjustments						
Property Rights Conveyed	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>
Adjusted Sales Price		\$47.50	\$68.01	\$45.00	\$50.91	\$47.00
Financing Terms	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>
Adjusted Sales Price		\$47.50	\$68.01	\$45.00	\$50.91	\$47.00
Conditions of Sale		<i>See Sale</i>				
	<i>Typical</i>	<i>Remarks</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>
Adjustment		-1.9%	-	-	-	-
Adjusted Sales Price		\$46.59	\$68.01	\$45.00	\$50.91	\$47.00
Expenditures after Sale		<i>\$125,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$150,000</i>
Adjustment		4.9%	-	-	-	2.2%
Adjusted Sales Price		\$48.87	\$68.01	\$45.00	\$50.91	\$48.04
Market Conditions Adjustments						
Elapsed Time from Date of Value		<i>0.53 years</i>	<i>1.99 years</i>	<i>2.18 years</i>	<i>3.12 years</i>	<i>3.34 years</i>
Market Trend Through	February-20	-	1.7%	2.2%	5.0%	5.7%
Subsequent Trend Ending	July-21	-	-	-	-	-
Analyzed Sales Price		\$48.87	\$69.13	\$45.99	\$53.46	\$50.78
Physical Adjustments						
Location	<i>5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle Dallas, Texas</i>	<i>1066 West Magnolia Avenue Fort Worth, Texas</i>	<i>4302 Ross Avenue Dallas, Texas</i>	<i>511 West Commerce Street Dallas, Texas</i>	<i>4150 Belt Line Road Addison, Texas</i>	<i>1902 N Beckley Dallas, Texas</i>
Adjustment		-	-10.0%	10.0%	-	10.0%
Size	<i>2.072 acres</i>	<i>1.257 acres</i>	<i>2.547 acres</i>	<i>2.380 acres</i>	<i>4.194 acres</i>	<i>3.300 acres</i>
Adjustment		-	-	-	-	-
Shape/Depth	<i>Irregular</i>	<i>Non-Contiguous</i>	<i>L-Shaped</i>	<i>Generally Rectangular</i>	<i>Generally Rectangular</i>	<i>Irregular</i>
Adjustment		5.0%	-	-	-	-
Utilities	<i>All available</i>	<i>All available</i>	<i>Public water, electricity, gas, and sewer</i>	<i>All - Public</i>	<i>All available</i>	<i>All - Public</i>
Adjustment		-	-	-	-	-
Topography	<i>Level to Sloping</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>
Adjustment		-	-	-	-	-
Floodplain	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>
Adjustment		-	-	-	-	-
Zoning	<i>PD 1037</i>	<i>NS-T4</i>	<i>PD 298 (subarea 4)</i>	<i>PD-714</i>	<i>PD</i>	<i>PD</i>
Adjustment		-	-	-	-	-
Net Physical Adjustment		5.0%	-10.0%	10.0%	-	10.0%
Adjusted Sales Price per Usable Square Foot		\$51.32	\$62.22	\$50.59	\$53.46	\$55.86

Conclusion

From the market data available, we used the relevant land sales in competitive market areas which were adjusted based on pertinent elements of comparison. The analysis of the sales in our set resulted in a range of unit pricing from which our value conclusion is drawn. The following table summarizes the unit prices resulting from our analysis:

Land Sale Statistics - As Assembled

Metric	Unadjusted	Analyzed	Adjusted
Minimum Sales Price per Usable Square Foot	\$45.00	\$45.99	\$50.59
Maximum Sales Price per Usable Square Foot	\$68.01	\$69.13	\$62.22
Median Sales Price per Usable Square Foot	\$47.50	\$50.78	\$53.46
Mean Sales Price per Usable Square Foot	\$51.68	\$53.65	\$54.69

The most comparable sale was Sales 2 and 5 which have similar land sizes. Based on the adjusted prices and the analysis of the sales presented, we have concluded a unit value for the subject property is near the upper end of the adjusted range.

Demolition Costs

We estimated demolition costs at \$100,000, which was applied to our preliminary value indication.

Based on this analysis, the land value conclusions are summarized as follows:

Land Value Indication - As Assembled			
Reasonable Adjusted Comparable Range			
2.072 acres	x	\$55.00 psf =	\$4,963,970
2.072 acres	x	\$64.00 psf =	\$5,776,256
Market Value Opinion - As Assembled			
2.072 acres	x	\$60.00 psf =	\$5,420,000
		Less Demolition Costs :	\$100,000
As Is-Assembled Land Value			\$5,320,000

Land Valuation – Lots

Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following analyses: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject site.

Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is per square foot.

Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

Comparable Sales Data

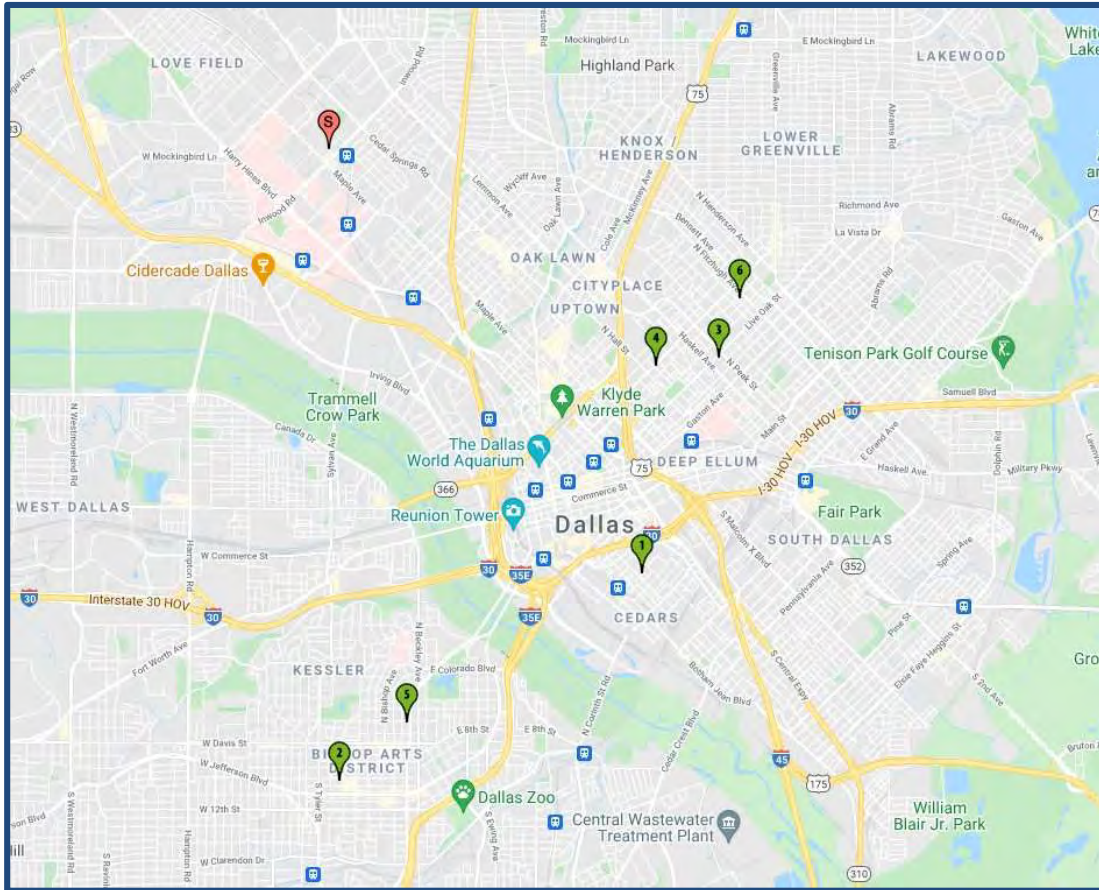
To obtain and verify comparable sales of vacant land properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, and a review of our internal database.

We included four sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property. We have first adjusted the comparables to Lot 11 and established a base value. Then in the conclusion section, we will address any relevant adjustments to then value the remaining lots.

The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

Land Sales Summary - Individual Lots

Comp. No.	Date of Sale	Usable Acres	Location	Zoning	Proposed Use	Sales Price Actual	Per Sq. Ft.
1	July-20	0.240	1509-1513 Gano Street	Dallas, Texas PD 317	Commercial Development	\$344,982	\$33.00
2	June-19	0.145	708 West 10th Street	Dallas, Texas PD 830	Multifamily	\$270,000	\$42.61
3	June-19	0.330	4208 Live Oak	Dallas, Texas PD 298 (subarea 10)	Investment	\$700,000	\$48.76
4	May-19	0.468	3510 Ross Avenue	Dallas, Texas PD 298 (subarea 1)	Redevelop as retail use	\$1,200,000	\$58.92
5	September-18	0.292	737 North Zang Boulevard	Dallas, Texas PD	Commercial	\$525,000	\$41.29
6	August-18	0.458	4808 San Jacinto Street	Dallas, Texas MF-2	10-Unit Townhomes in 2-Buildings	\$1,000,000	\$50.11

COMPARABLE SALES MAP


LAND COMPARABLE 1

Property Identification

Property Name	N/A
Address	1509-1513 Gano Street
City County State Zip	Dallas, Dallas County, Texas 75215
MSA	Dallas
Neighborhood	Dallas - Cedars
Tax ID	00000109900000000 and 00000109903000000
VPA Property/Sale ID	11105541/1509754



Transaction Data

Sale Status	Closed
Sale Date	7/13/2020
Grantor/Seller	Albritton Claude C III
Grantee/Buyer	Soho Design and Construction Inc
Recording Number	202000174057
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	126
Sales Price	\$344,982
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$344,982

Property Description

Proposed Use	Commercial Development
Gross Land Area	0.240 Acres/10,454 SF
Usable Land Area	0.240 Acres/10,454 SF
Frontage Feet	98
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Mid-Block
Shape	Generally Rectangular
Topography	Level
Utilities	All available
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD 317 Planned Development

Adjusted Sales Price Indicators

Price per Gross Acre	\$1,437,425
Price per Gross SF	\$33.00
Price per Usable Acre	\$1,437,480
Price per Usable SF	\$33.00

Remarks

The property is located in the Cedars, a redevelopment area of South Dallas. The broker was unable to confirm the uses for the property but many of the properties in the PD-317 zoning in the Cedars are being developed/redeveloped into townhomes. The 2020 median household income within a three mile radius \$63,247 and no traffic count is provided.

LAND COMPARABLE 2

Property Identification

Property Name	N/A
Address	708 West 10th Street
City County State Zip	Dallas, Dallas County, Texas 75208
MSA	Dallas
Neighborhood	Dallas - Southwest Dallas Ret
Tax ID	0000025822900000
VPA Property/Sale ID	11015945/1445931

Transaction Data

Sale Status	Closed
Sale Date	6/28/2019
Grantor/Seller	Miguel A Reyes
Grantee/Buyer	W Tenth Street LLC
Recording Number	201900173704
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	20
Sales Price	\$270,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$270,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$1,856,180
Price per Gross SF	\$42.61
Price per Usable Acre	\$1,856,250
Price per Usable SF	\$42.61

Remarks

The property is zoned for multifamily use. The lot sold in what appears to be an arm's length transaction. The property is located near the Bishop Arts District.



Property Description

Proposed Use	Multifamily
Gross Land Area	0.145 Acres/6,336 SF
Usable Land Area	0.145 Acres/6,336 SF
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Mid-Block
Shape	Rectangular
Topography	Level
Utilities	Public available
Drainage	Assumed adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD 830 Planned Development

LAND COMPARABLE 3

Property Identification

Property Name	4208 Live Oak Land Sale
Address	4208 Live Oak
City County State Zip	Dallas, Dallas County, Texas 75204
MSA	Dallas
Tax ID	00000123310000000
VPA Property/Sale ID	1042154/1528962



Transaction Data

Sale Status	Closed
Sale Date	6/7/2019
Grantor/Seller	Prospekta Investment
Grantee/Buyer	SMC Development
Recording Number	201900148684
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$700,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$700,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,123,980
Price per Gross SF	\$48.76
Price per Usable Acre	\$2,123,980
Price per Usable SF	\$48.76

Property Description

Proposed Use	Investment
Gross Land Area	0.330 Acres/14,356 SF
Usable Land Area	0.330 Acres/14,356 SF
Frontage Feet	74
Depth	193.00
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Mid-Block
Shape	Rectangular
Topography	Level
Utilities	All available
Drainage	Appears adequate for development
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD 298 (subarea 10) Planned Development

Remarks

This property is ground leased to a construction company that has been in place for a number of years, but no details were available. This tract was purchased by the seller in November 2017 by a doctor for \$650,000 who planned a medical office building; however, he sold it as values have gone up considerably in the area. It appears it was purchased by an investor who had formed an LLC to purchase the property.

LAND COMPARABLE 4

Property Identification

Property Name	N/A
Address	3510 Ross Avenue
City County State Zip	Dallas, Dallas County, Texas 75204
MSA	Dallas
Tax ID	00000112213000000
VPA Property/Sale ID	11138662/1529145

Transaction Data

Sale Status	Closed
Sale Date	5/2/2019
Grantor/Seller	3510 Ross Avenue, LLC
Grantee/Buyer	3510 RA, LLC
Recording Number	201900111142
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$1,200,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$1,200,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,566,406
Price per Gross SF	\$58.92
Price per Usable Acre	\$2,566,406
Price per Usable SF	\$58.92



Property Description

Proposed Use	Redevelop as retail use
Gross Land Area	0.468 Acres/20,368 SF
Usable Land Area	0.468 Acres/20,368 SF
Frontage Feet	134
Depth	152.00
Street Access	Good
Rail Access	No
Water/Port Access	No
Visibility	Good
Corner/Interior	Soft Corner
Shape	Rectangular
Topography	Level
Utilities	Public water, electricity, gas, and sewer
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD 298 (subarea 1) Planned Development

Remarks

This site was improved with an old retail building (built 1947) containing 7,184 square feet and warehouse building (built 2010) containing 840 square feet at time of sale. The warehouse building has been demolished and the retail building was gutted down to three walls. A new roof was added and new store front is being added. The redevelopment is being marketed and the broker indicated a single-tenant lease is close to being signed. The redeveloped property will be on the market by May 2021 with a \$3.5 million asking price. Given the significant redevelopment to the site, we consider this to be a land play transaction.

LAND COMPARABLE 5

Property Identification

Property Name	N/A
Address	737 North Zang Boulevard
City County State Zip	Dallas, Dallas County, Texas 75208
MSA	Dallas
Tax ID	00000265219000000
VPA Property/Sale ID	966527/244651

Transaction Data

Sale Status	Closed
Sale Date	9/21/2018
Grantor/Seller	Fields of Faith Ministries Intl.
Grantee/Buyer	Canty Holdings LP.
Recording Number	201800255533
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Sales Price	\$525,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$525,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$1,798,746
Price per Gross SF	\$41.29
Price per Usable Acre	\$1,798,726
Price per Usable SF	\$41.29

Remarks

This property sits directly on the Oak Cliff Streetcar line, with a rider stop one block away at Zang & 6th St, and is just 4 blocks from the Bishop Arts District with 70 different shops, restaurants & retail outlets. The purchaser's intended use was unknown. The immediate area is seeing new multi-family development with one large complex being 100 feet south of this comparable. This property is just north of Davis Street which is the Bishop Arts district. This site could be used for multi-family or retail use per its PD zoning. The 2019 median household income within a three mile radius is \$51,390 and the traffic count along Zang Boulevard is 16,895 VPD.



Property Description

Proposed Use	Commercial
Gross Land Area	0.292 Acres/12,714 SF
Usable Land Area	0.292 Acres/12,714 SF
Street Access	Average
Rail Access	No
Water/Port Access	No
Visibility	Average
Corner/Interior	Corner
Shape	Rectangular
Topography	Level
Utilities	Public available
Drainage	Assumed adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	PD Planned Development

LAND COMPARABLE 6

Property Identification

Property Name	Pradera TH Land Sale
Address	4808 San Jacinto Street
City County State Zip	Dallas, Dallas County, Texas 75204
MSA	Dallas
Tax ID	00000121960000000
VPA Property/Sale ID	11138415/1529004

Transaction Data

Sale Status	Closed
Sale Date	8/9/2018
Grantor/Seller	Stallion Texas Real Estate Fund, LLC
Grantee/Buyer	TPT LLC
Recording Number	201800214965
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Typical
Days on Market	107
Sales Price	\$1,000,000
Financing Adj.	\$0
Sale Conditions Adj.	\$0
Post-Sale Exp. Adj.	\$0
Non-Realty Items Adj.	\$0
Adjusted Sales Price	\$1,000,000

Adjusted Sales Price Indicators

Price per Gross Acre	\$2,182,596
Price per Gross SF	\$50.11
Price per Usable Acre	\$2,182,596
Price per Usable SF	\$50.11

Remarks

This property was purchased and replatted for 10-unit Townhome project with 2-buildings and the replat indicated the name to be Pradera TH's.



Property Description

Proposed Use	10-Unit Townhomes in 2- Buildings
Gross Land Area	0.458 Acres/19,958 SF
Usable Land Area	0.458 Acres/19,958 SF
Frontage Feet	125
Depth	275.00
Proposed Units	10
Density (Units/Acre)	21.83
Street Access	Good
Rail Access	No
Water/Port Access	No
Visibility	Good
Corner/Interior	Soft Corner
Shape	Rectangular
Topography	Level
Utilities	Public water, sewer, gas, and electricity
Drainage	Appears adequate
Flood Hazard Zone	Zone X (unshaded)
Zoning Code	MF-2 Multifamily District

Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value and sale comparables all reflect the fee simple interest with no adjustments required.

Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms.

All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. No adjustments for atypical conditions or for-sale listings were warranted.

Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison. Sale 3 required demolition costs.

Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been improving with recent transactions confirming this trend. As such, we applied an adjustment to each comparable based on a factor of 3.0% per year through February 2020 to account for the market slowdown due to Covid-19.

Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

Location

Location adjustments may be required when the locational characteristics of a comparable property are different from those of the subject property. These include, but are not limited to, general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors.

The subject property is located along Sadler Circle with average access and average visibility.

Sale 1 is located in the Cedars neighborhood. This area is growing, but is not centrally located like the subject. Its income demographics are highly inferior and the area is growing at a substantially lower rate than the subject's location. As such, it required a large upward adjustment.

Sale 2 is located in the Bishop Arts neighborhood and is along a secondary street that is inferior given its proximity to Davis Street. Overall, the location is inferior and it required an upward adjustment.

Sales 3, 4, and 6 are all located in the Lower Greenville neighborhood within different areas of the neighborhood. Sale 3 is near the Dallas Theological Seminary and is the closest to the medical district. Overall, it has a similar location and no adjustment was warranted. Sale 4 has superior frontage being on Ross Avenue and closer to US 75; thus, it required a downward adjustment. Sale 6 is located on a secondary road and it has similar frontage as the subject and no adjustment was warranted.

Sale 5 is located on the northern side of the Bishop Arts neighborhood at the corner of Cantry Street and Zang Boulevard. This area is slightly inferior with inferior demographics and surrounding uses; thus, an upward adjustment was required.

Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject (Lot 11) property consists of 9,015 square feet of useable land area. Sales 4 and 6 are around double the size of the subject and have superior utility given their larger size. These comparables go against traditional economies of sale adjustments and required a downward adjustment as shown.

Shape/Depth

The subject site consists of a rectangular-shaped tract considered similar enough to the land sales to not warrant an adjustment for this category.

Utilities

The subject property and comparables all have similar utilities to their respective sites; thus, no adjustments were made.

Topography

The subject and comparable sales all have generally similar topography and no adjustments were warranted.

Floodplain

A property's location within flood zone areas is typically a negative factor due to the increased costs of raising improvements up out of the floodplain, as well as additional insurance costs associated with improvements.

The subject (very small portion within flood plain) and comparables are all outside of the flood plain or have a very minimal area within the flood plain that is non-detrimental to value. As such, no adjustments were warranted.

Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment.

The subject site will be zoned Planned Development. Zoning is typically a function of location and adjustments are typically warranted when one zoning allows for a different development standard such as higher density allowances, height restrictions, and different development standards. All of the comparables have similar highest and best uses and the zonings are similar; thus, no adjustments are warranted.

Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

LAND SALES ADJUSTMENT GRID

Subject -	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6	
Sale ID	1509754	1445931	1528962	1529145	244651	1529004	
Date of Value & Sale	June-21	July-20	June-19	June-19	September-18	August-18	
Unadjusted Sales Price	\$344,982	\$270,000	\$700,000	\$1,200,000	\$525,000	\$1,000,000	
Usable Square Feet	9,015	10,454	6,336	14,356	20,368	12,714	
Unadjusted Sales Price per Usable Sq. Ft.	\$33.00	\$42.61	\$48.76	\$58.92	\$41.29	\$50.11	
Transactional Adjustments							
Property Rights Conveyed	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	
Adjusted Sales Price	\$33.00	\$42.61	\$48.76	\$58.92	\$41.29	\$50.11	
Financing Terms	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	
Adjusted Sales Price	\$33.00	\$42.61	\$48.76	\$58.92	\$41.29	\$50.11	
Conditions of Sale	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	
Adjusted Sales Price	\$33.00	\$42.61	\$48.76	\$58.92	\$41.29	\$50.11	
Expenditures after Sale	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	
Adjusted Sales Price	\$33.00	\$42.61	\$48.76	\$58.92	\$41.29	\$50.11	
Market Conditions Adjustments							
Elapsed Time from Date of Value	<i>0.91 years</i>	<i>1.96 years</i>	<i>2.01 years</i>	<i>2.11 years</i>	<i>2.72 years</i>	<i>2.84 years</i>	
Market Trend Through	February-20	-	1.8%	2.0%	2.3%	4.1%	
Subsequent Trend Ending	June-21	-	-	-	-	-	
Analyzed Sales Price	\$33.00	\$43.38	\$49.72	\$60.25	\$42.98	\$52.33	
Physical Adjustments							
Location	<i>5713, 5715, 5717, 5719, 5721, 5723, and 5725 Sadler Circle</i>	<i>1509-1513 Gano Street</i>	<i>708 West 10th Street</i>	<i>4208 Live Oak</i>	<i>3510 Ross Avenue</i>	<i>737 North Zang Boulevard</i>	<i>4808 San Jacinto Street</i>
Adjustment	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>	<i>Dallas, Texas</i>
	25.0%	10.0%	-	-10.0%	5.0%	-	
Size	<i>9015</i>	<i>10,454 sf</i>	<i>6,336 sf</i>	<i>14,356 sf</i>	<i>20,368 sf</i>	<i>12,714 sf</i>	<i>19,958 sf</i>
Adjustment	-	-	-	-5.0%	-	-5.0%	
Shape/Depth	<i>Irregular</i>	<i>Generally Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>
Adjustment	-	-	-	-	-	-	
Utilities	<i>All available</i>	<i>All available</i>	<i>Public available</i>	<i>All available</i>	<i>Public water, electricity, gas, and sewer</i>	<i>Public available</i>	<i>Public water, sewer, gas, and electricity</i>
Adjustment	-	-	-	-	-	-	
Topography	<i>Level to Sloping</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>
Adjustment	-	-	-	-	-	-	
Floodplain	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>
Adjustment	-	-	-	-	-	-	
Zoning	<i>PD 1037</i>	<i>PD 317</i>	<i>PD 830</i>	<i>PD 298 (subarea 10)</i>	<i>PD 298 (subarea 1)</i>	<i>PD</i>	<i>MF-2</i>
Adjustment	-	-	-	-	-	-	
Net Physical Adjustment	25.0%	10.0%	-	-15.0%	5.0%	-5.0%	
Adjusted Sales Price per Usable Square Foot	\$41.25	\$47.71	\$49.72	\$51.21	\$45.13	\$49.72	

Conclusion

From the market data available, we used six land sales in competitive market areas which were adjusted based on pertinent elements of comparison. The following table summarizes the unadjusted and adjusted unit prices:

Land Sale Statistics - Individual Lots

Metric	Unadjusted	Analyzed	Adjusted
Minimum Sales Price per Usable Square Foot	\$33.00	\$33.00	\$41.25
Maximum Sales Price per Usable Square Foot	\$58.92	\$60.25	\$51.21
Median Sales Price per Usable Square Foot	\$45.69	\$46.55	\$48.72
Mean Sales Price per Usable Square Foot	\$45.78	\$46.94	\$47.46

The most comparable sale was Sale 3 which did not require any adjustments. Additional weight was given to Sale 2 which is near the subject. Based on the adjusted prices and the most comparable sales, a unit value for the subject property is near the middle of the adjusted range.

Demolition Costs

We estimated demolition costs at \$10,000, which was applied to our preliminary value indication.

Based on this analysis, the land value indication is summarized as follows:

Land Value Indication - Individual Lots

Reasonable Adjusted Comparable Range				
9,015 sf	x	\$48.00 psf	=	\$432,720
9,015 sf	x	\$53.00 psf	=	\$477,795
Lot 11				
9,015 sf	x	\$50.00 psf	=	\$450,000
		Less Demolition Costs :		<u>\$10,000</u>
				\$440,000

Lot 10

Lot 10 is similar to Lot 11 being 8,743 square feet, a mid-block lot, and similar shape/depth. This comparable was concluded to have the same value per square foot as Lot 11 or \$50.00 per usable square foot. There are no improvements on this site; thus, no demolition costs.

Lots 7, 8, 9

These lots are a irregular shape, 58,898 square feet, and has some flood plain area. There is a home and multiple boats which would require demolition/removal costs which we estimated at \$70,000. We have concluded \$40.00 per square foot for these lots.

Lots 5 & 6

These lots are mostly rectangular and 13,598 square feet. We have concluded \$50.00 per usable square foot which is identical to Lots 11 and 10 conclusion. This property has a Class C masonry construction building which we estimated \$20,000 to remove.

Reconciliation

Summary of Value Indications

The indicated values from the approaches used and our concluded market values for the subject property are summarized in the following table.

Value Indications					
Approach to Value	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Land Size	13,598 sf	58,898 sf	8,743 sf	9,015 sf	90,254 sf
Land Sales Comparison Approach \$/SF Concl	\$50.00	\$40.00	\$50.00	\$50.00	\$60.00
Preliminary Value Conclusion	\$679,900	\$2,355,920	\$437,150	\$450,750	\$5,415,240
Demolition Cost	\$20,000	\$70,000	\$0	\$10,000	\$100,000
As Is Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000

Value Conclusions					
Component	Lots 5 & 6	Lots 7, 8, 9	Lot 10	Lot 11	Prospective Assembled
Value Type	As Is - Market Value	As Is - Market Value	As Is - Market Value	As Is - Market Value	Prospective - Market Value
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Effective Date of Value	June 11, 2021	June 11, 2021	June 11, 2021	June 11, 2021	July 11, 2021
Value Conclusion	\$660,000	\$2,290,000	\$440,000	\$440,000	\$5,320,000
	\$48.54	\$38.88	\$50.33	\$48.81	\$4.88

Land properties such as the subject property are typically purchased by developers, who primarily rely upon the methods employed by the Land Sales Comparison Approach. We have provided two Land Sales Comparison Approaches; thus, no discounting was considered for the assembled lots. The allocation of demolition costs per site was our estimate based on the total provided demolition costs by the property contact.

Our findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

Extraordinary Assumptions:

- We are making the extraordinary assumption that the various demolition costs that were estimated are in accordance with actual costs. We recommend interested parties obtain a demolition expert's quote to ascertain the actual demolition cost. We have provided a point estimate in order to derive the underlying value of the subject considering the highest and best use conclusion.

Hypothetical Conditions:

- None pertaining to this assignment.

Analysis of Contracts

Lots 5 & 6: were appraised for \$660,000 and are sold for \$995,000. The appraised value is much less due to the seller attributing value to the existing improvements. This is the last piece required for an assemblage and the purchaser is motivated to acquire this lot in order to complete the assemblage. As such, the purchase price is above market; however, it is reasonable when considering the subject as assembled.

Lots 7, 8, 9: were appraised for \$2,290,000 and were purchased for \$2,150,000. The overall difference is marginal and the purchase price appears to be at or slightly below market value.

Lot 10: was appraised for \$440,000 and sold for \$350,000. The overall difference is marginal and the purchase price appears to be at or slightly below market value.

Lot 11: was appraised for \$440,000 and sold for \$450,000. The overall difference is marginal and the purchase price appears to be at market value.

The subject as assembled is appraised as \$5,320,000. This compared to the aggregate purchase price (which does not include demolition costs) is \$3,945,000. The overall difference is 34.85% higher appraised value. The difference accounts for the risk of the assemblage, changes in zoning, and overall plottage value which is from a larger site providing a superior highest and best use. Overall, the recent sales prices are in-line with our opinion of market value.

Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 3 months and 3 months, respectively, are considered reasonable and appropriate for the subject property.

General Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Dallas will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Dallas is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Dallas and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Dallas.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Dallas both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Dallas and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Dallas or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Dallas for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Dallas shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Dallas. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Dallas and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Dallas harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Dallas in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by The Gerald A. Teel Company, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
41. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

Certification – Chris Knight, MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The prior report date was August 11, 2020.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Chris Knight has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Christopher R. Knight, MAI
Senior Appraiser
Texas License #TX-1380540-G
cknight@valbridge.com

Certification – Tim Brennan, MAI

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The prior report date was August 11, 2020.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Tim Brennan did not personally inspect the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Tim Brennan, MAI
Senior Managing Director
Texas License #TX-1321906-G
tbrennan@valbridge.com

Addenda

Letter of Engagement

Legal Description of the Whole

Tax Accounts & Other

Glossary

Qualifications

- Chris Knight, MAI - Senior Appraiser
- Tim Brennan, MAI - Senior Managing Director

Information on Valbridge Property Advisors

Office Locations

Letter of Engagement



Real Estate Valuation Services (REVS)
1301 E. Campbell
Richardson, TX 75081
Ph: 469-786-2046

Timothy Brennan
Valbridge Property Advisors
974 Campbell Road, Suite 204
Houston, TX 77024

RE: Appraisal Assignment

Sadler Circle properties - update
5713, 5715, 5717, 5721, 5723 and 5725
Sadler Circle, Dallas, TX 75235
21-001064-02

Dear Timothy Brennan

This letter confirms we have engaged your services for an appraisal of the referenced property as indicated in the addendum to this letter. Your engagement is as an independent contractor and not as an employee or agent of Veritex Community Bank. The appraisal assignment is to be prepared in accordance with the requirements of the FIRREA and the current edition of Uniform Standards of Professional Appraisal Practice (USPAP).

By accepting this appraisal assignment, you and any staff member associated with this assignment certify that you have no direct or indirect interest, financial or otherwise, in the property or transaction, or relationship with the ownership or borrower. Moreover, you agree not to accept or pursue the appraisal, or related assignments, of the subject property for a minimum of one year from the delivery date of the final appraisal report without written consent from the Bank.

A qualified, appropriately licensed/certified staff appraiser may perform the appraisal and a qualified appropriately registered appraisal assistant may assist in the preparation of the appraisal. Unless previously agreed to otherwise, **you must review and sign the report**. Also, this appraisal assignment may not be subcontracted to an outside individual or firm without my prior written consent.

Timing and Fee of Appraisal Assignment:

If the appraisal is not received on or before this date, Veritex Community Bank reserves the right, at its sole discretion, to either cancel the assignment for cause without payment of the fee or deduct a late fee penalty. Additionally, the Bank reserves the right to cancel this assignment without cause. Upon such cancellation, payment of the fee will be limited to actual time spent and any out-of-pocket expenses incurred up to the date

of termination.

We understand that you and all personnel associated with the assignment will be available to discuss concerns we might have regarding the analysis and the value conclusions. Bank reserves the right to withhold payment if, at our sole discretion, the appraiser fails to address our concerns with the appraisal within five working days of such notice.

Property Contact / Information:

Please arrange an inspection of the property and make your initial request for information with the property contact listed in the addendum to this letter. Your initial request for information should be made in writing within two business days of receipt of this letter and a copy of the request should be sent to the undersigned. Any questions regarding this assignment should be e-mailed to the undersigned at REVS@veritexbank.com.

At no time during this appraisal assignment (either prior to or following delivery of the report) are you to engage in discussions with individuals, other than REVS staff regarding your value conclusion(s) or the direction of your value conclusion(s) without prior authorization from REVS.

Confidentiality:

Veritex Community Bank is your client and unless authorized by the undersigned, you may not disclose confidential data, including the value conclusion, to anyone other than the undersigned, including the owner of the property, our borrower, or any other individual connected directly or indirectly to this transaction.

To enable you to complete this assignment, Veritex Community Bank will provide to you information, some of which the Bank regards as highly confidential. Your acceptance of the assignment includes your agreement to keep confidential **any and all information** provided to you by the Bank, regardless of whether any information provided is marked or otherwise designated as "Confidential Information."

Specifically, any and all information about customers of Veritex Community Bank, of any nature whatsoever, including but not limited to customer financial information, and the fact of the existence of a relationship, or potential relationship, between the Bank and its customers, is confidential. Some of the information provided to you by Veritex Community Bank may not be confidential if:

- it was known to you before the Bank or the customer provided it to you; or
- it was public knowledge before the Bank or the customer provided it to you; or
- it becomes available from a third party, not subject to any restrictions, after the Bank or customer provided it to you.

You must protect the Confidential Information provided to you using at least a reasonable degree of care, to prevent the unauthorized disclosure of such Confidential Information. You can disclose the Confidential Information to your employees, but you must tell them that the information is confidential and must be maintained that way. You may use Veritex Community Bank's Confidential Information only:

v.1.3027.0

- for the purpose of completing your assignment, and
- for the purpose of meeting your professional obligations.

Your obligation to maintain the confidentiality of Veritex Community Bank's Confidential Information continues even after the completion of your assignment, except that you have the right to use the Confidential Information to fulfill your professional obligations with respect to mandated file retention and disclosure for purposes of peer review.

If you are, or may be, required by a court or a governmental agency to disclose any Confidential Information, you agree to notify Veritex Community Bank before you make any disclosure.

If a representative of Veritex Community Bank inquires as to what provisions you have made to keep the Bank's information confidential, you agree to disclose in detail what steps you have taken and are taking to ensure confidentiality.

If you have any questions about your obligations as set forth above, or about how to meet your obligations set forth above, please call the Veritex Community Bank's Chief Appraiser immediately. The Chief Appraiser will assist you in meeting your obligations if at all possible. It is essential that the Bank's Confidential Information be maintained as confidential.

Appraisal Requirements:

The appraisal assignment is to be prepared in accordance with the requirements of FIRREA and the current edition of Uniform Standards of Professional Appraisal Practice (USPAP). Additional assignment conditions, if any, will be described in the addendum to this engagement letter.

If your appraisal report contains wording or disclaimers which limit your professional liability to Veritex Community Bank, we reserve the right to reject your appraisal and will not be responsible for any expenses incurred in the completion of the assignment.

A copy of this signed engagement letter excluding the addendum must be included in the addenda of each copy of the final appraisal report.

During the course of this assignment, if you determine or are requested by anyone other than REVS to make changes to the terms of this agreement or requested scope of work are necessary, please contact the undersigned in writing. Any changes to this engagement must be authorized by REVS.

Delivery Instructions:

Please upload the final appraisal report including all addendum to RIMS. Additionally, deliver hard copies of the appraisal report, if directed in the addendum to this engagement letter.

Invoice:

Upload one copy of the invoice to **RIMS**, separate from the final appraisal report. In addition to your contact information, include an invoice number, invoice date and tax ID or social security number on the invoice. **If this is your first time with us as a Vendor,**

please include a W-9 with your invoice and an ACH Agreement. Please contact Tammy Alvarez at talvarez@veritexbank.com for these documents. For invoicing questions (past due, etc.), please contact talvarez@veritexbank.com. **Do not attach a copy of the invoice to the electronic copy of the appraisal report.**

Sincerely,

Mindy Heath, REVS Commercial Evaluation Job Manager
mheath@veritexbank.com

This document was generated using RIMS and was authenticated using the RIMS User ID for REVS. The original copy of this document will be kept on file. Veritex Community Bank reserves the right to compare any returned documents with the original, with the understanding that any discrepancy between documents defaults to the original document unless we have agreed to the change in writing.

Agreed and Accepted:

By:  Date: 06-11-2021

Borrower Name: Resource Center of Dallas, Inc.
 Property Contact/Affiliation: Borrower
 214-540-4425
 CCox@myresourcecenter.org

5713, 5715, 5717, 5721, 5723 and 5725 Sadler Circle, Dallas, TX 75235

Property Type: Land- Multi-Family-Other
 Location: 5713, 5715, 5717, 5721, 5723 and 5725 Sadler Circle
 Dallas, TX 75235

Property Description: 7 tracts of land on which a senior housing center will be constructed in the near future

Legal Description: 7 tracts of land - Block B/5710 - Lot 5, Pt Lot 6, Pt Lot 7 Acs 0.9028, Lot 8, Lot 9, Lot 10 Sadler Circle, and Lot 11 (5713, 5715, 5717, 5719, 5721, 5723 & 5725, respectively)

Appraisal Fee: \$3,500.00
 Due Date: 6/15/2021

Valuation Premise:

Premise	Qualifier	Interest	Comment
Market Value	As-Is	Fee Simple	
Prospective Market Value	As-Is	Fee Simple	As Assembled

Report Type: Restricted
 Report Format: Narrative

Scope of Assignment:

Intended Use: Use - Loan Underwriting
 Description: The intended use of this appraisal is for loan underwriting and-or credit decisions by Bank and-or participants

Intended User: User - Bank
 Description: The intended users of this report is Bank and-or affiliates

Inspection Requirements: Inspect - All
 Description: An interior and exterior inspection of the subject property, as well as an inspection of all comparable properties utilized

Additional Work Scope: Requesting a restricted report equivalent to an evaluation. An inspection of the subject property is required.

In reporting the results of the referenced project, please acknowledge and address potential impacts from the outbreak of COVID-19, which was declared by the World Health Organization as a Global Pandemic on the March 11, 2020.

REQUESTING UPDATE TO
 VALBRIDGE #TX03-20-0798-000

RFP Comments:

Requesting a restricted report equivalent to an evaluation. An inspection of the subject property is required.

REQUESTING UPDATE TO VALBRIDGE
#TX03-20-0798-000

v.1.3027.0

Legal Description of the Whole

Being a 2.070 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, also being part of Lots 5, 6 and 7 and all of Lots 8-11, Block B/5710 of Maple Lawn Terrace, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 242, Map Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at the east corner of Lot 1, Block B/5710 of said Maple Lawn Terrace, lying at the intersection of the northwesterly right-of-way line of Inwood Road (called 80' right-of-way), and the southwesterly right-of-way line of Sadler Circle (called 50' right-of-way);

Thence North 45 degrees 00 minutes 00 seconds West, departing the northwesterly right-of-way line of said Inwood Road, along a southwesterly right-of-way line of said Sadler Circle, same being the easterly lines of Lots 1-4, Blocks B/5710 of said Maple Lawn Terrace, passing the north corner of said Lot 4, Block B/5710, same being the east corner of said Lot 5, Block B/5710, at a distance of 200.00 feet, continuing along said line for a total distance of 209.00 feet to a point for corner, same being the POINT OF BEGINNING;

Thence South 44 degrees 58 minutes 55 seconds West, departing a southwesterly right-of-way line of said Sadler Circle, traversing through said Lot 5, Block B/5710, a distance of 145.62 feet to a point for corner, said point being the south corner of the herein described tract, and lying on the southwesterly line of said Lot 5, Block B/5710;

Thence North 43 degrees 48 minutes 00 seconds West, along the southwest line of said Lot 5, Block B/5710, passing the west corner of said Lot 5, Block B/5710, same being the most southerly corner of said Lot 6, Block B/5710, at a distance of 41.00 feet, continuing along said line for a total distance of 44.70 feet to a point for corner, said point being an interior ell corner of said Lot 6, Block B/5710;

Thence South 45 degrees 13 minutes 00 seconds West, along a southeast line of said Lot 6, Block B/5710, a distance of 5.11 feet to a point for corner;

Thence North 39 degrees 25 minutes 39 seconds West, departing a southeast line of said Lot 6, Block B/5710, and traversing through said Lot 6, Block B/5710, a distance of 48.99 feet to a point for corner, said point lying on the northwest line of said Lot 6, Block B/5710, same being the southeast line of said Lot 7, Block B/5710;

Thence South 46 degrees 00 minutes 14 seconds West, along the northwest line of said Lot 6 Block B/5710, same being the southeast line of said Lot 7, Block B/5710, a distance of 38.86 feet to a point for corner, said point lying on the northwest line of said Lot 6, Block B/5710, same being the southeast line of said Lot 7, Block B/5710;

Thence North 54 degrees 50 minutes 54 seconds West, departing the southeast line of said Lot 7, Block B/5710, and traversing through said Lot 7, Block B/5710, a distance of 180.70 feet to a point for corner, said point lying on the northwest line of said Lot 7, Block B/5710, said also lying on a southeasterly line of City of Dallas City Block C/5711;

Thence North 37 degrees 46 seconds 00 seconds East, along the northwest line of said Lot 7, Block B/5710, same being a southeasterly line of said City Block C/5711, a distance of 216.96 feet to a point for corner, said point being the north corner of said Lot 7, Block B/5710, and lying on the southwest line of said Lot 8, Block B/5710;

Thence North 45 degrees 00 minutes 00 seconds West, departing the northwest line of said Lot 7, Block B/5710, along the southwest line of said Lot 8, Block B/5710, same being a southeasterly line of said City Block C/5711, a distance of 50.00 feet to a point for corner, said point being the west corner of said Lot 8, Block B/5710, lying on a southeasterly line of said City Block C/5711;

Thence North 37 degrees 46 minutes 00 seconds East, along the northwest line of said Lot 8, Block B/5710, same being a southeasterly line of said City Block C/5711, a distance of 50.50 feet to a point for corner, said point being the north corner of said Lot 8, Block B/5710, lying on a southeasterly line of said City Block C/5711;

Thence South 45 degrees 00 minutes 00 seconds East, along the northeasterly of said Lot 8, Block B/5710, same being a southeasterly of said City Block C/5711, a distance of 50.00 feet to a point for corner, said point being the west corner of said Lot 9, Block B/5710, lying on the northeast line of said Lot 8, Block B/5710, same being a southeasterly line of said City Block C/5711;

Thence North 37 degrees 46 minutes 00 seconds East (BASIS OF BEARINGS), departing the northeast line of said Lot 8, Block B/5710, along a southeasterly line of said City Block C/5711, common with the northwest lines of Lots 9-11, Block B/5710, a distance of 151.20 feet to a point for corner, said point being the north corner of said Lot 11, Block B/5710, same being the west corner of Lot 12, Block B/5710 of said Maple Lawn Terrace;

Thence South 45 degrees 00 minutes 00 seconds East, departing a southeasterly line of said City Block C/5711, along the northeast line of said Lot 11, Block B/5710, same being the southwest line of said Lot 12, Block B/5710, a distance of 183.86 feet to a point for corner, said point being the east corner of said lot 11, Block B/5710, same being the south corner of said Lot 12, Block B/5710, and lying on a northwesterly right-of-way line of said Sadler Circle;

Thence South 45 degrees 00 minutes 00 seconds West, along a northwesterly right-of-way line of said Sadler Circle, a distance of 125.53 feet to the beginning of a tangent curve to the left having a radius of 75.00 feet;

Thence along said tangent curve to the left having a central angle 90 degrees 00 minutes 00 seconds, a chord that bears South 00 degrees 00 minutes 00 seconds East, a chord distance of 106.07 feet, and an arc length of 117.81 feet to a point for corner at the end of said curve, lying on the northeast line of said Lot 6, Block B/5710;

Thence South 45 degrees 00 minutes 00 seconds East, along a southwesterly right-of-way line of said Sadler Circle, same being the northeast lines of said Lots 5 and 6, Block B/5710, a distance of 66.00 feet to the POINT OF BEGINNING and containing 90,188 square feet or 2.070 acres of land.

Tax Accounts & Other

Multiple Tax Account Addition Worksheet														
Tax Acct.	Address	Year	Land Value	Impr. Value	Total Value	Building SF	YOC	Land Size SF	Legal	Owner	History	5713 & 5715 Sadler Circle		
00000429493000000	5713 Sadler Circle	2018	\$123,000	\$0	\$123,000			6,150	Lot 5	Resource Center of Dallas Inc.	11/13/2020	Listed For:		
		2019	\$123,000	\$0	\$123,000							\$995,000		
		2020	\$123,000	\$0	\$123,000							Under Contract for:		
00000429502000000	5715 Sadler Circle	2018	\$150,600	\$8,000	\$158,600	2,240	1971	7,530	Lot 6	Resource Center of Dallas Inc.	11/13/2020	DCAD	Survey	\$995,000 \$/sf of survey
		2019	\$150,600	\$8,000	\$158,600							13,680	13,598	\$/SF Building \$444.20
		2020	\$150,600	\$74,720	\$225,320									\$/SF Land \$73.17
00000429505000000	5717 Sadler Circle	2018	\$398,180	\$0	\$398,180			39,818	Lot 7	Feaster Nancy H	11/13/2020			
		2019	\$398,180	\$0	\$398,180							Deed 11/13/2020		
		2020	\$398,180	\$0	\$398,180							DCAD	Survey		Contract $/sf of survey
00000429511000000	5719 Sandler Circle	2018	\$104,000	\$0	\$104,000			10,400	Lot 8	Feaster Nancy H	11/13/2020	58,118	58,898	\$2,150,000 \$36.50
		2019	\$104,000	\$0	\$104,000							Deed 202000315937		
		2020	\$104,000	\$0	\$104,000									
00000429514000000	5721 Sadler Circle	2018	\$158,000	\$22,900	\$180,900	758	1926	7,900	Lot 9	Feaster Nancy H	11/13/2020			
		2019	\$110,600	\$10,000	\$120,600							Deed 202000315937		
		2020	\$110,600	\$10,000	\$120,600							Resource Center of Dallas Inc.		
00000429517000000	5723 Sadler Circle	2018	\$115,050	\$0	\$115,050			8,850	Lot 10	RPLB PPTIES 1 LTD	11/13/2020	DCAD	Survey	Contract \$/sf of survey
		2019	\$123,900	\$0	\$123,900							8,850	8,743	\$350,000 \$40.03
		2020	\$123,900	\$0	\$123,900							Deed: 202000315938		
00000429520000000	5725 Sadler Circle	2018	\$182,000	\$5,100	\$187,100	3,680	1980	9,100	Lot 11	Parker Jerry L	6/30/2020			
		2019	\$136,500	\$10,000	\$146,500							Deed: 202000315940		
		2020	\$136,500	\$35,970	\$172,470							DCAD	Survey		Contract $/sf of survey
Aggregate Total			Land Value	Impr. Value	Total Value	Tax Rate	Tax Amount					DCAD Total	Survey Total	
		2018	\$1,230,830	\$36,000	\$1,266,830	2.845235	\$36,044					89,748	90,254	
		2019	\$1,146,780	\$28,000	\$1,174,780	2.733585	\$32,114		Acres	2.06033	2.0719			
		2020	\$1,146,780	\$120,690	\$1,267,470	2.733585	\$34,647		Difference	0.5606%				

Total Purchase Price
\$3,945,000
\$43.71 /\$SF of Survey

Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Bulk Value

The value of multiple units, subdivided plots, or properties in a portfolio as though sold together in a single transaction.

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.

In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Double Net (Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net lease is defined as a lease in which the tenant is responsible to pay both property taxes and premiums for insuring the building(s). (Valbridge)

(The market definition of a double net lease varies depending on the market)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

The date on which the appraisal or review opinion applies. (SVP)

In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the

improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

The time a property remains on the market.

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal;

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.

Gross leasable area plus all common areas.

For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically

revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)

[The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees). (Dictionary)

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment

criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

See also Positive Leasehold and Negative Leasehold.

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market under all the conditions requisite to a fair lease transaction, the lessee and the lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

Lessee and lessor are typically motivated;
Both parties are well informed or well advised, and acting in what they consider their best interests;
Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs). (Appraisal Institute)

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation)

Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

Negative Leasehold

A lease situation in which the market rent is less than the contract rent. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., $OER = 1 - NIR$ (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other

expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Percentage Lease

A lease in which the rent or some portion of the rent represents a specified percentage of the volume of business, productivity, or use achieved by the tenant. (Dictionary)

Positive Leasehold

A lease situation in which the market rent is greater than the contract rent. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the

deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

TPO

Thermoplastic polyolefin, a resilient synthetic roof covering.

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

VTAB

Value of the Total Assets of a Business. The value of a going concern (i.e. the business enterprise). (Dictionary)

Qualifications

Qualifications of Christopher R. Knight, MAI
Senior Appraiser
Valbridge Property Advisors

Independent Valuations for a Variable World

State Certifications

State of Texas
State of Arkansas

Education

Texas A&M University –
Bachelors of Science in
Agricultural Economics with
a concentration in Rural
Entrepreneurship and a
minor in Business
Administration

Contact Details

214-446-1611 (Main Office)
214-865-7068 (Direct Line)

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cknight@valbridge.com

Appraisal Institute & Related Courses:

National Uniform Standards of Professional Appraisal Practice
Business Practices and Ethics
Basic Appraisal Procedures and Basic Appraisal Principles
General Appraiser Income Approach Part 1 & 2
Advanced Income Capitalization
General Appraiser Sales Comparison Approach
General Appraiser Site Valuation and Cost Approach
General Appraiser Report Writing and Case Studies
Real Estate Finance, Statistics, and Valuation Modeling
General Appraiser Market Analysis and Highest & Best Use
Advanced Market Analysis and Highest & Best Use
Advanced Concepts & Case Studies
Quantitative Analysis
AGEC 422: Land Economics
AGEC 424/425: Rural Entrepreneurship
AGEC 217/317: Rural Land Management

Experience:

Appraiser

ValbridgePropertyAdvisors (January 2013-Present)

Appraisal/valuation and consulting assignments include: single/multi-tenant retail buildings; office buildings; industrial buildings; market rent analysis; hotels; RV parks; proposed and retrospective valuations; litigation support; right-of-way; property tax; special purpose properties including ranches from 50 acres to 24,000 acres; specialized industrial, full production rice mill, former Lignite mine, funeral homes, historical properties, churches, ground leases, estate settlement; and residential land. Has completed various right-of-way appraisals for USACE via Yellow Book appraisals for the Texas/Mexico border wall and tower sites. Assignments have been concentrated in Texas; Houston, Dallas/Fort Worth, and rural cities. Various assignments are in Arkansas as well. Has assisted with assignments in New Mexico, Oklahoma, Louisiana, and New York.



Certified General Real Estate Appraiser

Appraiser: **Christopher Ryan Knight**

License #: **TX 1380540 G**

License Expires: **03/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



Chelsea Buchholtz
Commissioner

Qualifications of Tim Brennan, MAI

Senior Managing Director - Dallas | Fort Worth

Valbridge Property Advisors

Independent Valuations for a Variable World

State CertificationsState of Texas
State of Oklahoma
State of Arkansas
State of LouisianaEducationTexas Tech University
Bachelor of Arts-EconomicsContact Details

214-446-1611 (p)

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tbrennan@valbridge.com

Membership/Affiliations:

Member: Appraisal Institute – Member

Appraisal Institute & Related Courses:AI Chapter President 2021
AI Chapter Vice President 2020
AI Chapter Treasury & Secretary 2019
AI Regional Representative 2016-2017, 2019, 2020
AI Regional Nominating Committee 2018
AI Chapter Nominating Committee 2015
Real Estate Principles
Basic Valuation Procedures
Capitalization Theory and Techniques Part A Capitalization
Theory and Techniques Part B
Case Studies in Real Estate
Report Writing
Business Practices and Ethics
USPAP
Subdivision Valuation
Small Hotel/Motel Valuation
Appraisal of Nursing Facilities
Utility Appraising Affordable Housing
Estate Appraisal
Standards and Ethics for ProfessionalsExperience:**Managing Director**

Valbridge Property Advisors (2013-Present)

Managing Director

The Gerald A. Teel Company, Inc. (2011-Present)

Chief Appraiser

The Jack Poe Company (1989-2011)

Appraisal/valuation and consulting assignments include: apartment buildings; retail buildings and shopping centers; office buildings; industrial buildings; religious and special purpose properties including schools, churches and cemeteries; hotels and motels; residential subdivisions; and vacant industrial, commercial and residential land. Assignments have been concentrated in southwest region of the US, including Texas, Oklahoma, Louisiana, New Mexico and Arkansas. Qualified as an expert witness in Dallas and Wood Counties, Texas



TALCB
TEXAS APPRAISER LICENSING &
CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: Timothy Gerard Brennan
License #: TX 1321906 G **License Expires: 01/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

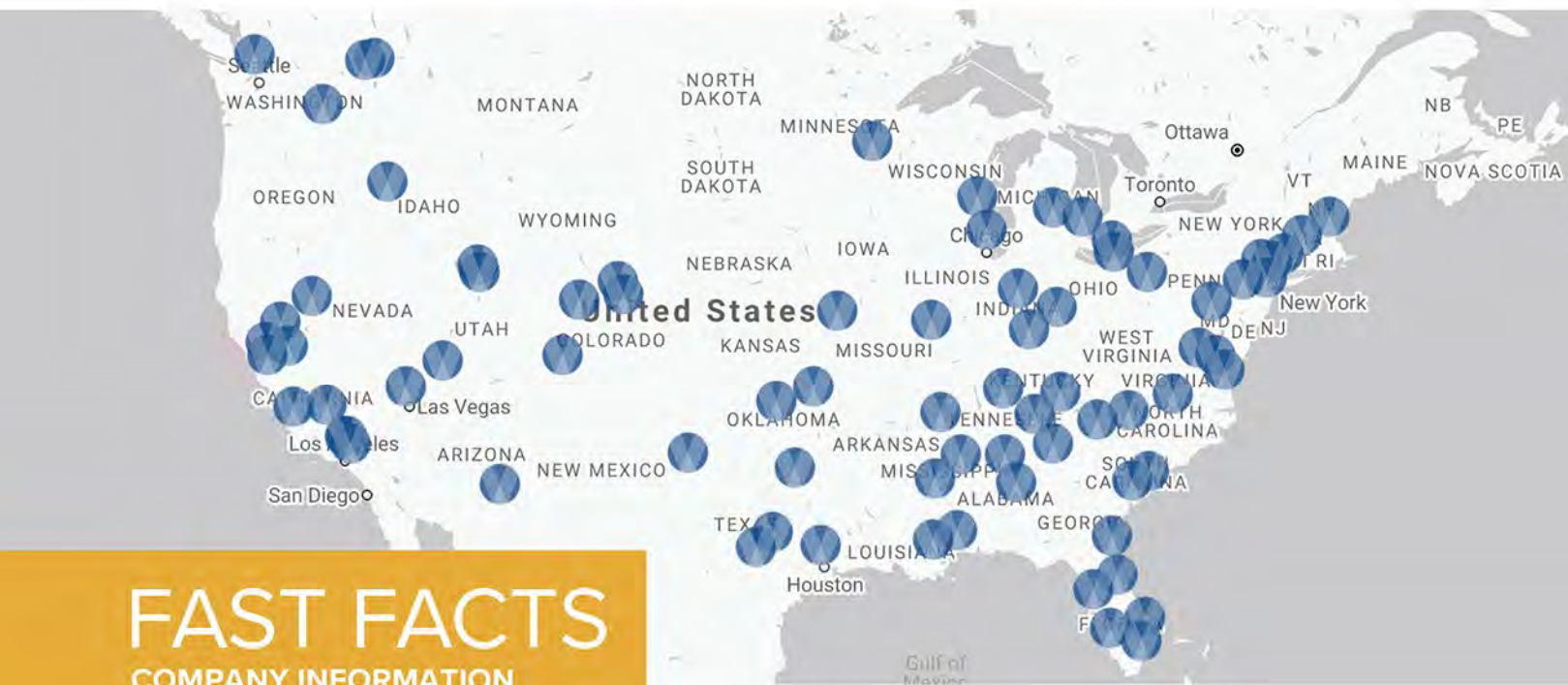
For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner



Valbridge

PROPERTY ADVISORS



FAST FACTS

COMPANY INFORMATION

- Valbridge is the largest independent commercial property valuation and advisory service firm in North America.
 - Total number of MAI-designated appraisers (200+ on staff)
 - Total number of office locations (80+ across the U.S.)
 - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

Valbridge Property Advisors, Inc.

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Spring 2021



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324 N. Mullan Rd.
Spokane Valley, WA 99206
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Brookfield, WI 53005
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TDHCA Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

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June 23, 2021

Writer's direct dial: 512/475-3800
Email: bobby.wilkinson@tdhca.state.tx.us

Victor Smeltz
Sadler Circle Senior Apartments LLC
4162 Canal Street
New Orleans, LA 70119

RE: APPEAL RESPONSE FOR 2021 HOUSING TAX CREDIT APPLICATION 21136
OAKLAWN PLACE

Dear Mr. or Mrs. Smeltz:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated June 16, 2021, for the application indicated above. Staff had determined that because the Applicant failed to submit the required Appraisal for this Identity of Interest Transaction by the End of the Application Acceptance Period and Full Application Delivery Date identified in 10 TAC §§11.2(a) and 11.205, the Application was terminated pending your ability to appeal. For the reasons discussed in this letter, I am affirming the Staff determination and denying your appeal.

According to the appeal (in this particular Application),

Appraisal is not material because price of this Development Site does not affect the Credits. We are appealing this termination because we think that under the circumstances of this particular Application, the failure to include the appraisal (which we did have in hand when the Application was filed and immediately provided to Staff on receipt of the termination notice) should be considered a non-material Administrative Deficiency. (Please see Exhibit A for the letter tendering the appraisal, which shows the value conclusions. The entire appraisal was provided to Staff immediately upon receipt of the termination letter.) The appraised value of the Development Site only affects the Tax Credit award if acquisition credits are being requested. This Application is for new construction and the price of the Development Site does not support any Tax Credits, so the appraisal should not be considered material to the review of the Application.



Regardless, the Application at Tab 12 and Appeal both acknowledge the existence of an identity of interest transaction. Staff also determined this Application is an Identity of Interest transaction under 10 TAC §11.302(e)(1)(A)(ii) because the Seller is an affiliate of the Applicant and is the current owner of the property. For this reason, the Applicant was required to submit an Appraisal by the Full Application Delivery Date to demonstrate the appropriate acquisition cost as the lesser of the amount reflected in the Site Control documents for the property or the appraised value. Although the Applicant did provide the required Appraisal with this appeal, the failure to timely submit the report was a material deficiency not curable through the Administrative Deficiency Process. Although I sympathize with the Applicant's position that they consider the late delivery of the appraisal to be more in line with an Administrative Deficiency, the relevant rule on this matter (10 TAC 11.205) plainly states that "if the reports, in their entirety, are not received by the [Competitive HTC Application] deadline, the Application will be terminated." Accordingly, I find staff correctly determined the Development Site should be terminated due to its failure to timely submit its required Appraisal under 10 TAC §§11.2 and 11.205, and I am denying the appeal.

If you are not satisfied with this decision, you may file a further appeal with the Governing Board of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instruction on the appeals process. Please note that §11.902(f) of the QAP and Tex. Gov't Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application.

If you have any questions or require further information, please contact Alena R. Morgan, Competitive Tax Credit Program Administrator, at alena.morgan@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

A handwritten signature in blue ink that reads "Bobby Wilkinson" with a stylized flourish at the end.

Bobby Wilkinson
Executive Director

BOARD ACTION ITEM
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action on timely filed appeal of material deficiency in HTC Application 21185 Weslaco Village Apartments under the Department's Multifamily Program Rules

RECOMMENDED ACTION

WHEREAS, the appeal relates to Competitive Housing Tax Credit (HTC) application 21185 Weslaco Village Apartments, which was submitted to the Department by the Full Application Delivery Date;

WHEREAS, staff determined that the Application should be terminated due to the Development's ineligibility to participate under the At-Risk Set-Aside pursuant to Tex. Gov't Code §2306.6702(a)(5)(A), subject to the Applicant's ability to appeal;

WHEREAS, the Applicant timely filed an appeal; and

WHEREAS, the Director denied the appeal;

NOW, therefore, it is hereby

RESOLVED, that the appeal for 21185 Weslaco Village Apartments is hereby denied.

BACKGROUND

HTC Application 21185 Weslaco Village Apartments proposes the Reconstruction of 50 Units for the general population in Weslaco. The Development would provide 44 Units to HTC residents subject to Project-Based Section 8 assistance. The remaining six units would be rented at market rate.

Upon review, staff determined the Development is ineligible to participate in the At-Risk Set-Aside pursuant to Tex. Gov't Code §2306.6702(a)(5)(A). Accordingly, the Application was terminated pending the ability to appeal.

Tex. Gov't Code §2306.6702(a)(5)(A)(i)(e) and (f) define an "At-Risk Development" as,

- (5) "At-risk development" means:
 - (A) a development that:

(i) has received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under the following federal laws, as applicable:

(e) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development **as specified by 24 C.F.R. Part 886, Subpart A;**

(f) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development **as specified by 24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

10 TAC §11.5(3)(B)(i)(V)-(VI) of the QAP, related to At-Risk Set-Aside, delineates these statutory requirements in detail, stating,

(B) An At-Risk Development qualifying under Tex. Gov't Code §2306.6702(a)(5)(A) must meet the following requirements:

(i) Pursuant to Tex. Gov't Code §2306.6702(a)(5)(A)(i), a Development must have received the benefit of a subsidy in the form of a qualified below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive from any of the programs provided in subclauses (I) to (VIII) of this clause. **Applications participating in the At-Risk Set-Aside must include evidence of the qualifying subsidy.**

(V) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart A;**

(VI) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

The appeal claims the delay in issuing this termination should be cause for concern. Pursuant to 10 TAC §11.10 related to Third Party Request for Administrative Deficiency (RFAD), this Application was not a designated priority application until after the scoring reinstatement determined by the Board at its Governing Meeting on July 8, 2021. Accordingly, staff did not make a determination regarding the RFAD and prior deficiency response for this Application until then. Staff commenced review of the application and issued the Status Letter immediately thereafter. And though staff would prefer to have more time for the appeal process to proceed, the Applicant submitted this appeal within the statutory timeline of “not later than the seventh

day after the date [the Department issued the Status Letter];” and by the letter dated July 19, 2021, the Executive Director responded to the appeal, and, as requested in the appeal, the matter is being presented to the Board at its meeting of July 22, 2021. This matter has and will receive all the process to which it is entitled.

Substantively, the appeal claims the expiring Section 8 subsidy should qualify to participate in the at-risk set-aside. You make a distinction between the “older assisted stock” and the “new assisted stock” for which the former applies to 24 C.F.R. Part 886, but not the later. Regardless, the Applicant claims the Department has awarded housing tax credits to the latter and should continue to do so because they believe Tex. Gov’t Code §2306.802 should be read broadly so as to include both the older and new assisted stock.

However, it appears to be admitted by the Applicant that the Development has not received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under 24 CFR Part 886, Subparts A or C, or any of the other federal laws listed in Tex. Gov’t Code §2306.6702(a)(5)(A)(i).. While the appeal brings up several developments that are purported to be similarly situated, due to the review timeline in posting this appeal the Department has not reviewed this list in exhaustive detail. However, several of Developments qualified under other parts of the enumerated list of the At-risk Set-Aside such as, 18235—USDA 514 and USDA Rental Assistance. Furthermore, the list of Section 8 New Construction on HUD’s website is not a definitive classification because a Development could have received assistance under 24 CFR Part 886 Subpart A or Subpart C or and then later received a combined Section 8 Contract with both old and new funding.

Because there is no evidence to support compliance with the explicit statutory requirements for the At-Risk Set-Aside, the Executive Director was obliged to affirm the Status Letter terminating the Application and defer to the Board for further consideration regarding the broader interpretation of Tex. Gov’t Code §2606.802.

21185 Weslaco Village
Apartments
Termination Letter



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

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July 15, 2021

Writer's direct dial: 512/475-1676
Email: marni.holloway@tdhca.state.tx.us

Bradford McMurray
TG 105 Weslaco Village, LP
600 Congress, Suite 2200
Austin, TX 78701

RE: STATUS OF 2021 HOUSING TAX CREDIT APPLICATION 21185
WESLACO VILLAGE APARTMENTS

Dear Mr. McMurray:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the application submission indicated above. Per 10 TAC §11.10 of the 2021 Qualified Allocation Plan (QAP), the Department received a request for an Administrative Deficiency regarding the ineligibility of the Development to participate in the At-Risk Set-Aside pursuant to Tex. Gov't Code §2306.6702(5)(A). Staff issued an administrative deficiency, for which you timely responded. For the reasons stated below, the Application has been terminated subject to your ability to appeal.

Tex. Gov't Code §2306.6702(5)(A)(i)(e) and (f) define an "At-Risk Development" most relevantly, stating:

(5) "At-risk development" means:

(A) a development that:

(i) has received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under the following federal laws, as applicable:

(e) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development ***as specified by 24 C.F.R. Part 886, Subpart A;***



(f) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development **as specified by 24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

10 TAC §11.5(3)(B)(i)(V)-(VI) of the QAP, related to At-Risk Set-Aside, delineates these statutory requirements in detail, stating:

(B) An At-Risk Development qualifying under Tex. Gov't Code §2306.6702(a)(5)(A) must meet the following requirements:

(i) Pursuant to Tex. Gov't Code §2306.6702(a)(5)(A)(i), a Development must have received the benefit of a subsidy in the form of a qualified below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive from any of the programs provided in subclauses (I) to (VIII) of this clause. **Applications participating in the At-Risk Set-Aside must include evidence of the qualifying subsidy.**

(V) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart A;**

(VI) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

Following the Request for Administrative Deficiency (RFAD), staff requested supporting documentation regarding the 24 CFR Part 886 assistance required to qualify as an At-Risk Development under Tex. Gov't Code §2306.6702(5)(A)(i). You timely responded, stating the Development is supported by a Section 8 contract, albeit not of the origins required under 24 CFR Part 886, Subparts A or C. The response further claimed, without citation, multiple similarly situated Applications had been awarded under the At-Risk Set-Aside since 2008.

However, the statutory provision and QAP are clear regarding this Application. For this Development, supporting documentation regarding the Section 8 assistance specified in either Subpart A or C is required to participate in the At-Risk Set-Aside. The failure to provide the supporting documentation necessary to qualify as an "At-Risk Development" pursuant to Tex. Gov't Code §2306.6702(a)(5)(A) is a material deficiency rendering the Application ineligible to participate in the At-Risk Set-Aside. Accordingly, the Application is terminated, subject to your ability to appeal.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the QAP. Should you choose to appeal this decision you may file an appeal directly with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instructions on the appeals process. Due to the fact that board meeting at which the relevant allocation decision is expected to be

Status of 2021 Housing Tax Credit Application 21185, Weslaco Village Apartments

July 15, 2021

Page 3

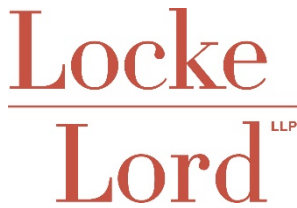
made is July 22, 2021, per Tex. Gov't Code §2306.6715(d)(2) you must file any such appeal with the Board by Monday, July 19, 2021.

If you have any questions or concerns, please contact me at 512-475-1676 or by email at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

Appeal Documents



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July 19, 2021

Via Electronic Mail

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: #21185, Weslaco Village Apartments (the "**Development**")

Dear Mr. Wilkinson:

We represent TG 105 Weslaco Village, LP ("**Applicant**"), which has applied for housing tax credits for the Development referenced above. This letter responds to the termination notice issued July 15, 2021 in which TDHCA asserted that the Application¹ was not qualified for the At-Risk Set-Aside. For the reasons cited below, Applicant believes the Application should be reinstated and eligible for an award of Housing Tax Credits on July 22, 2021.

Applicant encloses with this letter a presentation describing why this Application should be reinstated. If this appeal is not approved by the Executive Director and must proceed to the Board, the Applicant would request an opportunity to share this presentation on screen during the Board meeting, if possible. A summary of Applicant's position is set forth below.

**The Expiring Subsidy for the Development
Should Qualify for the At-Risk Set-Aside**

From the 1960s through 1980s, HUD administered a variety of programs to produce affordable housing, utilizing mortgage subsidy and rental subsidy. In October 1997, Congress enacted the Multifamily Assisted Housing Reform and Affordability Act ("**MAHRA**"), which is widely known as the "mark-to-market" legislation. The purpose of this Act was to re-set rents and re-size mortgages on approximately 4000 properties that

¹ Capitalized terms used but not defined in this letter shall have the meanings given them in the 2021 Qualified Allocation Plan.

had participated in these programs, bringing them to consistency with local market conditions.² These properties are described below:

The portfolio consists of two parts: (1) the “older assisted stock” of approximately 700,000 apartments (about 450,000 of which are in Section 8 loan management set-aside [LMSA]) that were developed between 1968 and 1975 under the Section 236 and Section 8 programs and (2) a “newer assisted stock” of approximately 100,000 apartments of Section 8 New Construction/Substantial Rehabilitation (NC/SR), developed under Section 221(d)(4) and whose rent increases were governed by Annual Adjustments established by HUD. Section 8 NC/SR is further described below.³

Both the “older assisted stock” and the “newer assisted stock” involved HUD mortgage assistance and Section 8 rental subsidy. Congress included them in the same MAHRA program because they were similarly situated.

The Development that is the subject of this Application is part of a demonstration program that was used for the “newer assisted stock.” TDHCA staff argues that the “newer assisted stock” is not included in the At-Risk Set-Aside, citing Texas Government Code §2306.6702(a)(5)(A)(i), which includes a development that has received assistance under:

- (e) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development as specified by 24 C.F.R. Part 886, Subpart A;
- (f) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development as specified by 24 C.F.R. Part 886, Subpart C;

Because 24 C.F.R. Part 886 refers to the “older assisted stock,” TDHCA argues that the “newer assisted stock,” is not eligible for the At-Risk Set-Aside. To be clear, the term “newer assisted stock” could be misleading. This program for assisted properties began in 1974 and is known today as “project-based assistance.”

Applicant believes §2306.6702(a)(5)(A)(i)(e) and (f) should be read more broadly, and in the context of the history of the Section 8 program. The program under 24 C.F.R.

² Mark to Market: A Fundamental Shift in Affordable Housing Policy, by David A. Smith, published in *Housing Policy Debate*, vol. 10, issue 1.

³ Mark to Market: A Fundamental Shift in Affordable Housing Policy, by David A. Smith, published in *Housing Policy Debate*, vol. 10, issue 1.

Part 886 provided project-based Section 8 assistance for the “older assisted stock.” The “newer assisted stock” also utilizes project-based Section 8 assistance and in that way is similarly situated. MAHRA has acknowledged as much.

In fact, the Use Agreement for the Development specifically refers to 24 CFR Part 886. See below:

**USE AGREEMENT
 FOR MULTIFAMILY PROJECTS PARTICIPATING IN THE
 PORTFOLIO REENGINEERING DEMONSTRATION
 (MORTGAGE RESTRUCTURING WITH AN FHA-IP
 REMAINING)**

11. **Housing Standards.** The Owner agrees that, through the Project, the Owner will (a) maintain the Project in good repair and condition in accordance with the Housing Quality Standards set forth in 24 CFR Part 886, as amended; (b) provide all services, maintenance and utilities; and (c) comply with the lead-based paint standards in 24 CFR Part 35, as amended. If the Secretary determines that the

**From 2008 through 2019, TDHCA has Awarded Tax Credits to
 Nine Similarly Situated Developments**

It is clear that TDHCA has adopted Applicant’s broader view of the statute in the past. From 2008 through 2019, TDHCA permitted nine (9) different Applications to participate in the At-Risk Set-Aside and receive Housing Tax Credit awards. These properties are:

1	TDHCA #	property_id	property_name_text	property_phone_number	address_line1_text	city_name_text	state_cod	county_name_text	property_total_unit_count
13236	08021	800021326	Santa Rosa Village Apts	956-636-1405	FM 506 N Anzaldua Road	Santa Rosa	TX	Cameron	53
13346	08023	800020642	Alamo Village Apartments	1-800-466-7722	504 N 9th St	Alamo	TX	Hidalgo	56
13370	08029	800021320	San Juan Village	956-781-2962	400 N Iowa Ave	San Juan	TX	Hidalgo	86
13421	08195	800020763	ST. JAMES VILLAGE aka CHATEAU VILLAGE	713-434-2225	3815 W FUQUA ST	HOUSTON	TX	Harris	150
13464	08915	800020721	Candlewick Town Homes	956-546-0822	1155 Paredes Line Rd	Brownsville	TX	Cameron	132
13469	11120	800021028	LAPROMESA	432-367-4315	4590 N Texas Ave	Odessa	TX	Ector	136
17327	13232	800021234	Pine Lake Estates	936-560-3073	2012 DURST ST	NACOGDOCHES	TX	Nacogdoches	100
17355	18235	800021093	Memorial Apartments	956-686-4771	501 E Jasmine Ave	McAllen	TX	Hidalgo	64
17496	19077	800021419	TELEPHONE ROAD APARTMENTS	713-645-2131	6000 TELEPHONE RD	HOUSTON	TX	Harris	200

Mr. Bobby Wilkinson

July 19, 2021

Page 4

Applicant was able to discern that all of these properties are similarly situated to Weslaco Village because of their coding as “SCN8” on HUD’s website.

1	TDHCA #	contract_number	property_id	property_name_text	program_type_nam	program_type_group_cod	program_type_group_nar
473	08021	TX590003011	800021326	Santa Rosa Village Apts	Sec 8 NC	S8NC	Other S8 New
525	08023	TX590003012	800020642	Alamo Village Apartments	Sec 8 NC	S8NC	Other S8 New
557	08029	TX590003014	800021320	San Juan Village	Sec 8 NC	S8NC	Other S8 New
738	08195	TX240009009	800020763	ST. JAMES VILLAGE aka CHATEAU VILLAGE	Sec 8 NC	S8NC	Other S8 New
786	08915	TX590003001	800020721	Candlewick Town Homes	Sec 8 NC	S8NC	Other S8 New
867	11120	TX160015007	800021028	LAPROMESA	Sec 8 NC	S8NC	Other S8 New
922	13232	TX160001002	800021234	Pine Lake Estates	Sec 8 NC	S8NC	Other S8 New
928	18235	TX590003002	800021093	Memorial Apartments	Sec 8 NC	S8NC	Other S8 New
990	19077	TX160004014	800021419	TELEPHONE ROAD APARTMENTS	Sec 8 NC	S8NC	Other S8 New

The National Housing Trust says:

Although no new units are being constructed, the challenge today is ensuring that housing is not permanently lost, either through physical deterioration, or as a result of being converted to non-affordable uses, such as high-rent units or condominiums, with

This statement shows that in today’s environment, the “older assisted stock” and “newer assisted stock” are similarly endangered. Thus, it is logical that TDHCA’s governing statute also places them together:

Sec. 2306.802. MULTIFAMILY HOUSING PRESERVATION CLASSES.

The department shall establish two classes of priorities of developments to preserve multifamily housing. The classes, in order of descending priority, are:

- (1) Class A, which includes any federally subsidized multifamily housing development at risk because the contract granting a federal subsidy with a stipulation to maintain affordability is nearing expiration or because the government-insured mortgage on the property is eligible for prepayment or near the end of its mortgage term; and
- (2) Class B, which includes any other multifamily housing development with low income use or rental affordability restrictions.

The statute states that TDHCA “shall allocate low income housing tax credits to applications involving the preservation of developments assigned a Class A priority” (emphasis added).⁵ Weslaco Village is a Class A property, as were all of the nine (9) properties that previously received Housing Tax Credits from the At-Risk Set-Aside, even though they were part of the “newer assisted stock” and not the “older assisted stock.”

⁴ <http://nlihc.org/sites/default/files/2014AG-139.pdf>

⁵ Tex. Gov’t Code §2306.804(b).

Mr. Bobby Wilkinson
July 19, 2021
Page 5

TDHCA is Acting Arbitrarily and Capriciously by Terminating this Application from the At-Risk Set-Aside but not Terminating a Similarly Situated Application

Application 21220 is also in the class of “newer assisted stock,” as evidenced below. However, there is no public evidence that TDHCA has challenged or terminated that Application.

1	TDHCA #	contract_number	property_id	property_name_text	program_type_name	program_type_group_code	program_type_group_name
8620	21220	TX160016011	800021062	LONGVIEW SQUARE APTS.	Sec 8 NC	S8NC	Other S8 New
8905	21185	TX590023009	800021518	Weslaco Village Apts	Sec 8 NC	S8NC	Other S8 New

The unequal treatment of similarly situated Applications is inappropriate under Texas law.

TDHCA has Impinged on Applicant’s Due Process Rights by Not Issuing this Termination in a Timely Manner

Applicant received an Administrative Deficiency with regard to this matter on May 26, 2021 and responded on June 2, 2021. However, TDHCA staff took no further action until July 15, 2021, almost six (6) weeks later. This delay impinged on Applicant’s due process in that it was given a short two (2) business days to prepare and submit an appeal, due to the upcoming Board meeting for awards. Both the statute and the QAP state that an Applicant has seven (7) days to submit an appeal. Had TDHCA staff properly issued the termination notice after Applicant responded to the Administrative Deficiency, Applicant would not have been required to go to extraordinary efforts to respond in an abbreviated period. Further, Applicant incurred the expense to present (and the Board expended the time to hear) an appeal on community revitalization points that is wasted if this Application is terminated.

Conclusion and Request for Approval on Appeal

This appeal presents a logical interpretation for how this Application, and similarly situated Applications, can fit within the At-Risk Set-Aside. It also presents serious concerns as to the process that has been utilized to the detriment of the Applicant in this particular circumstance.

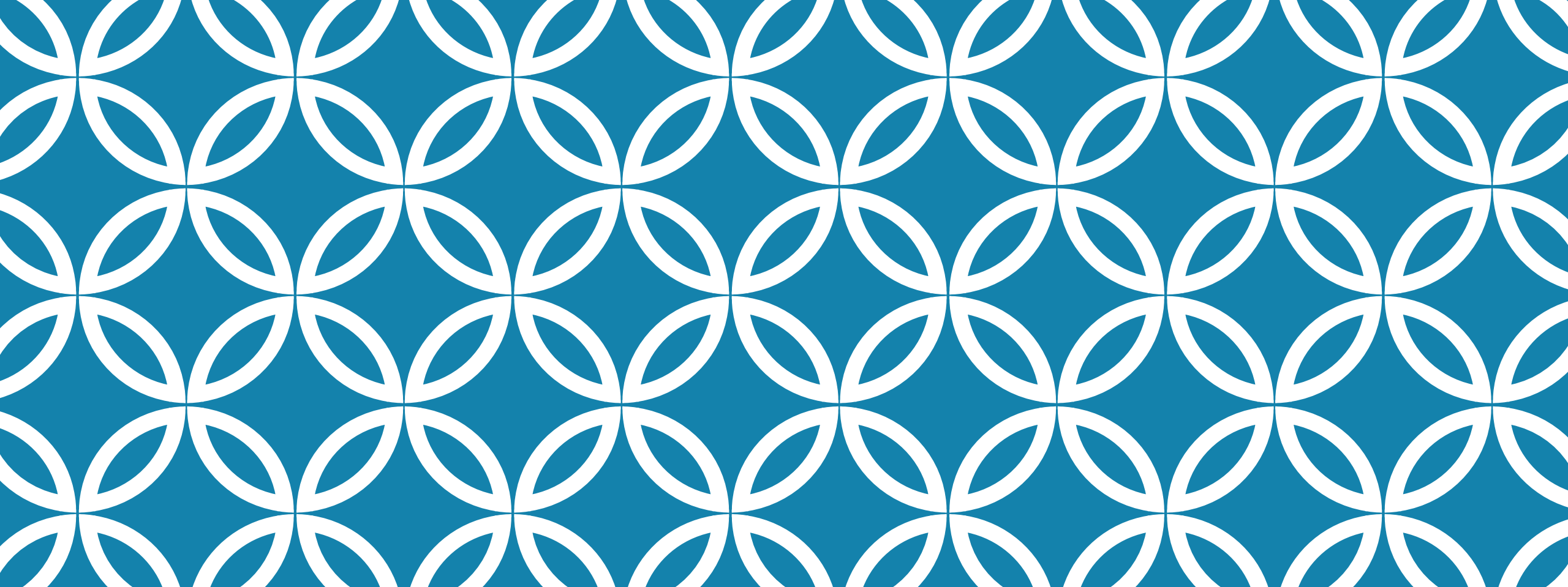
With the above information, we respectfully request that you reinstate the Application. Thank you very much.

Sincerely,



Cynthia L. Bast

cc: *Prospera Housing and Community Services*



#21185 WESLACO VILLAGE APARTMENTS

**At-Risk Set-Aside
Eligibility**

#21185 WESLACO VILLAGE APARTMENTS

A lower scoring competitor filed an RFAD against the Weslaco Village Apartment (“Weslaco”) in an attempt to make their own application competitive. The RFAD questioned Weslaco’s eligibility in the At-Risk Set-Aside based on the Section 8 contract being listed in the HUD databases as “S8NC”.

#21185 WESLACO VILLAGE APARTMENTS

An excerpt from the Competitor's RFAD is detailed below:

Excerpt from HUD MF_Assistance_ & Sec8_Contracts workbook shows **Weslaco Village was funded as Section 8 New Construction (NC). Part 886 was used for existing properties in foreclosure not New Construction.**

property_id	property_nar	tracs_effecti	tracs_overall	tracs_overall	tracs_overall	tracs_current	tracs_status	contract_teri	assisted_unit	is_hud_admii	is_acc_old_ir	is_acc_perfo	contract_doc	program_typ	program_typ	program_typ
800021517	WEBBER GARDE	6/1/2004	5/31/2021	2021 Q3	5/31/2021	Active		204	120 N	N	N	Y	HAP	Sec 8 NC	S8NC	Other S8 New
800021518	Weslaco Village	12/1/2020	11/30/2021	2022 Q1	11/30/2021	Active		12	44 N	N	N	Y	HAP	Sec 8 NC	S8NC	Other S8 New
800021519	WESLEY SQUAR	8/1/2009	7/31/2029	2029 Q4	7/31/2021	Active		240	252 N	N	N	Y	HAP	LMSA	LMSA	S8 Loan Mgmt

This is also confirmed on the HUD contractrenewablecontracts workbook that Weslaco Village was funded as New Construction and not as foreclosure assistance.

1	property_id	contract_number	program_category	program_type_name	program_type_group_code	program_type_group_name	tr
21713	800021518	TX590023009	Section 8	Sec 8 NC	S8NC	Other S8 New	
21714	800021223	TX590024001	Section 8	Sec 8 NC	S8NC	Other S8 New	

#21185 WESLACO VILLAGE APARTMENTS

In evaluating the RFAD, Staff reviewed Tex. Gov't Code §2306.6702(5)(A)(i)(e) and (f) which define an "At-Risk" Development and based on the information the competitor provided reached the conclusion that Weslaco was not eligible under the At-Risk Set-Aside because of their position that supporting documentation it has Section 8 assistance under 24 CFR Part 886 was not included in the application.

We contend that upon examination of all the available facts and Board precedent in making awards in the At-Risk Set-Aside that Weslaco is in fact eligible, and the appeal should be granted.

#21185 WESLACO VILLAGE APARTMENTS

In past 9% application rounds, the Board has awarded tax credits to the following applications that are also listed in the HUD database as “S8NC”:

1	TDHCA #	property_id	property_name_text	property_phone_number	address_line1_text	city_name_text	state_cod	county_name_text	property_total_unit_count
13236	08021	800021326	Santa Rosa Village Apts	956-636-1405	FM 506 N Anzaldua Road	Santa Rosa	TX	Cameron	53
13346	08023	800020642	Alamo Village Apartments	1-800-466-7722	504 N 9th St	Alamo	TX	Hidalgo	56
13370	08029	800021320	San Juan Village	956-781-2962	400 N Iowa Ave	San Juan	TX	Hidalgo	86
13421	08195	800020763	ST. JAMES VILLAGE aka CHATEAU VILLAGE	713-434-2225	3815 W FUQUA ST	HOUSTON	TX	Harris	150
13464	08915	800020721	Candlewick Town Homes	956-546-0822	1155 Paredes Line Rd	Brownsville	TX	Cameron	132
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17327	13232	800021234	Pine Lake Estates	936-560-3073	2012 DURST ST	NACOGDOCHES	TX	Nacogdoches	100
17355	18235	800021093	Memorial Apartments	956-686-4771	501 E Jasmine Ave	McAllen	TX	Hidalgo	64
17496	19077	800021419	TELEPHONE ROAD APARTMENTS	713-645-2131	6000 TELEPHONE RD	HOUSTON	TX	Harris	200

1	TDHCA #	contract_number	property_id	property_name_text	program_type_name	program_type_group_cod	program_type_group_name
473	08021	TX590003011	800021326	Santa Rosa Village Apts	Sec 8 NC	S8NC	Other S8 New
525	08023	TX590003012	800020642	Alamo Village Apartments	Sec 8 NC	S8NC	Other S8 New
557	08029	TX590003014	800021320	San Juan Village	Sec 8 NC	S8NC	Other S8 New
738	08195	TX240009009	800020763	ST. JAMES VILLAGE aka CHATEAU VILLAGE	Sec 8 NC	S8NC	Other S8 New
786	08915	TX590003001	800020721	Candlewick Town Homes	Sec 8 NC	S8NC	Other S8 New
867	11120	TX160015007	800021028	LAPROMESA	Sec 8 NC	S8NC	Other S8 New
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928	18235	TX590003002	800021093	Memorial Apartments	Sec 8 NC	S8NC	Other S8 New
990	19077	TX160004014	800021419	TELEPHONE ROAD APARTMENTS	Sec 8 NC	S8NC	Other S8 New

#21185 WESLACO VILLAGE APARTMENTS

The 2021 9% At-Risk Set-Aside includes the following two applications in line for the award of tax credits, if the appeal is granted:

1	TDHCA #	property_id	property_name_text	property_phone_number	address_line1_text	city_name_text	state_code	county_name_text	property_total_unit_count
13555	21185	800021518	Weslaco Village Apts	956 968-1702	1601 S Bridge Ave	Weslaco	TX	Hidalgo	44
17438	21220	800021062	LONGVIEW SQUARE APTS.	(903) 297-6077	1600 PINE TREE	LONGVIEW	TX	Gregg	120

1	TDHCA #	contract_number	property_id	property_name_text	program_type_name	program_type_group_code	program_type_group_name
8620	21220	TX160016011	800021062	LONGVIEW SQUARE APTS.	Sec 8 NC	S8NC	Other S8 New
8905	21185	TX590023009	800021518	Weslaco Village Apts	Sec 8 NC	S8NC	Other S8 New

#21185 WESLACO VILLAGE APARTMENTS

The supporting documentation that the Weslaco and Longview Square developments provided in their 2021 applications to demonstrate they qualify as “At-Risk” Developments under Tex. Gov’t Code §2306.6702(5)(A)(i)(e) or (f) is the same evidence that each of the previously cited applications listed in the HUD database as “S8NC”, which received an 9% tax credit award in previous tax credit rounds, provided their applications – **their applicable Housing Assistance Payment (HAP) Section 8 contract.**

#21185 WESLACO VILLAGE APARTMENTS

The following was also included in the competitor's RFAD to support the position that Weslaco was not Part 886 Sec 8 assistance in connection the sale of HUD-owned properties or on foreclosed HUD-held mortgages:

Office of the Assistant Secretary, HUD

§ 886.302

(1) The tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, or

(2) Other conditions of the temporary relocation are not reasonable; or

(C) The tenant is required to move to another dwelling unit in the same building/complex but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move, or other conditions of the move are not reasonable.

(2) Notwithstanding the provisions of paragraph (g)(1) of this section, a person does not qualify as a "displaced person" (and is not eligible for relocation assistance under the URA or this section), if:

(i) The person has been evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable Federal, State or local law, or other good cause, and HUD determines that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance;

(ii) The person moved into the property after the submission of the appli-

of the Housing Assistance Payments Contract.

(Approved by Office of Management and Budget under OMB Control Number 2506-0121)

[58 FR 43721, Aug. 17, 1993. Redesignated at 59 FR 36643, July 18, 1994, as amended at 65 FR 16724, Mar. 29, 2000]

Subpart B [Reserved]

Subpart C—Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects

SOURCE: 44 FR 70365, Dec. 6, 1979, unless otherwise noted.

§ 886.301 Purpose.

The purpose of this subpart is to provide for the use of Section 8 housing assistance in connection with the sale of HUD-owned multifamily rental housing projects and the foreclosure of HUD-held mortgages on rental housing projects (as defined in 24 CFR 290.5).

#21185 WESLACO VILLAGE APARTMENTS

However, the competitor's own evidence references 24 CFR 290.5 which is now deleted from 24 CFR 290 and no longer valid in defining the applicable rental housing projects because HUD stopped issuing Section 8 project-based contracts in 1980's.

16724, Mar. 29, 2000]


Subpart B [Reserved]

Subpart C—Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects

SOURCE: 44 FR 70365, Dec. 6, 1979, unless otherwise noted.

§ 886.301 Purpose.

The purpose of this subpart is to provide for the use of Section 8 housing assistance in connection with the sale of HUD-owned multifamily rental housing projects and the foreclosure of HUD-held mortgages on rental housing projects (as defined in 24 CFR 290.5).



#21185 WESLACO VILLAGE APARTMENTS

The fuller purpose of the Section 886 program is defined on the HUD website at

https://www.hud.gov/program_offices/housing/mfh/rfp/s8bkinfo as:

“The LMSA [Loan Management Set-Aside 886 Program] Program was developed by HUD *primarily to provide financial assistance in the form of rental subsidies to multifamily properties subject to FHA insured mortgage loans which are in immediate or potential financial difficulty; and thereby to reduce the volume of mortgage loan defaults as well as claims for FHA mortgage insurance benefits* from private lenders holding the FHA insured mortgage loans on such projects”, *thereby ensuring the viability of the FHA insurance program.*

The Mark to Market program succeeded the Section 886 Program and is defined on the HUD website at

<https://www.hud.gov/hudprograms/mtmp> as:

“The Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) authorized a Mark-to-Market program *designed to preserve low-income rental housing affordability while reducing the long-term costs of federal rental assistance*, including project-based assistance from HUD, for certain multifamily rental projects. The projects involved are projects with *(1) HUD-insured or HUD-held mortgages; and (2) contracts for project-based rental assistance from HUD, primarily through the Section 8 program*, for which the average rents for assisted units exceed the rent of comparable properties”, *thereby lowering subsidy payments, avoiding defaults, and ultimately preserving the viability of the FHA insurance program.*

#21185 WESLACO VILLAGE APARTMENTS

The Mark to Market Program shared the same purpose as the defunct 886 Program in preserving affordable housing and ensuring the financial viability of the HUD FHA insurance program. **Therefore, the Mark to Market Program was the successor to the 886 Program and should be given the same deference in statutory and regulatory construction.**

This is important to point out because both of the 2021 At-Risk applications that are identified as “S8NC” in the HUD database and are in line for 9% awards, if this appeal is granted, were either part of the Mark to Market Demonstration Program (#21185 Weslaco Village Apartments) or the implemented Mark to Market Program (#21220 Longview Square).

Sec. 2306.802 Multifamily Housing Preservation Classes establishes the Class A Priority for the Department of preserving federally subsidized multifamily housing developments at risk because the contract granting a federal subsidy with a stipulation to maintain affordability is nearing expiration.

Sec. 2306.804 Use of Preservation Resources requires to the extent possible the Department (a) shall use available resources for the preservation and rehabilitation of multifamily housing developments and (b) shall allocate low income housing tax credits to applications involving the preservation of developments assigned a Class A priority.

#21185 WESLACO VILLAGE APARTMENTS

The provided evidence supports the following:

- Although not true, the Competitor appears to be attempting to create a “gotcha” circumstance in an effort to secure an award for a less competitive application.
- The Competitor didn’t appear to be truly concerned about enforcing their interpretation of the QAP requirements on all At-Risk applicants but instead only on enough to make their application competitive given they didn’t file an RFAD against #21220 Longview Square which provided the same evidence of At-Risk eligibility.
- The Competitor appears to be a bit vindictive given they also included “Notes to TDHCA Underwriting” in their RFAD in an apparent attempt to negatively influence the Weslaco’s underwriting even though TDHCA Underwriters are highly skilled in applying their own rules and requirements.

#21185 WESLACO VILLAGE APARTMENTS

To not grant this appeal would mean that TDHCA has:

- Treated Weslaco Village different than similar applications in this cycle;
- Treated Weslaco Village differently than the long list of projects awarded under the same rules and regulations and the same HUD Program for many years.

Not granting this appeal would be arbitrary and capricious.

#21185 WESLACO VILLAGE APARTMENTS

Given #21185 Weslaco Village Apartments and #21220 Longview Square both participated in the Mark to Market Program, which was the successor to the 886 Program, and receiving 2021 9% awards would be fulfilling the statutory mandate for the Department to use low income housing tax credits to preserve Class A priority developments, the Board's granting the appeal would not only be consistent with previous Board action and within its authority, but also the prudent and appropriate action to take to ensure all applicants are treated equally.

#21185 WESLACO VILLAGE APARTMENTS

For additional history on the Section 8 program, see:

<https://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.487.7056&rep=rep1&type=pdf>

<http://nlihc.org/sites/default/files/2014AG-139.pdf>

TDHCA Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 19, 2021

Writer's direct dial: 512/475-x3296
Email: bobby.wilkinson@tdhca.state.tx.us

Cynthia Bast
Locke Lord LLP
600 Congress, Suite 2200
Austin, TX 78701

RE: APPEAL RESPONSE FOR 2021 HOUSING TAX CREDIT APPLICATION 21185
WESLACO VILLAGE APARTMENTS

Dear Ms. Bast:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated July 19, 2021, for the application indicated above. Only July 15, 2021, staff issued a Status Letter determining your Development is ineligible to participate in the At-Risk Set-Aside pursuant to Tex. Gov't Code §2306.6702(a)(5)(A). Accordingly, the Application was terminated pending your ability to appeal.

Tex. Gov't Code §2306.6702(a)(5)(A)(i)(e) and (f) define an "At-Risk Development" as,

(5) "At-risk development" means:

(A) a development that:

(i) has received the benefit of a subsidy in the form of a below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive under the following federal laws, as applicable:

(e) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development ***as specified by 24 C.F.R. Part 886, Subpart A;***



(f) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development **as specified by 24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

10 TAC §11.5(3)(B)(i)(V)-(VI) of the QAP, related to At-Risk Set-Aside, delineates these statutory requirements in detail, stating,

(B) An At-Risk Development qualifying under Tex. Gov't Code §2306.6702(a)(5)(A) must meet the following requirements:

(i) Pursuant to Tex. Gov't Code §2306.6702(a)(5)(A)(i), a Development must have received the benefit of a subsidy in the form of a qualified below-market interest rate loan, interest rate reduction, rental subsidy, Section 8 housing assistance payment, rental supplement payment, rental assistance payment, or equity incentive from any of the programs provided in subclauses (I) to (VIII) of this clause. **Applications participating in the At-Risk Set-Aside must include evidence of the qualifying subsidy.**

(V) the Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart A;**

(VI) the Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the United States Department of Housing and Urban Development as specified by **24 C.F.R. Part 886, Subpart C[.]** (Emphasis added).

Your appeal claims the delay in issuing this termination should be cause for concern. Pursuant to 10 TAC §11.10 related to Third Party Request for Administrative Deficiency (RFAD), this Application was not a designated priority application until after the scoring reinstatement determined by the Board at its Governing Meeting on July 8, 2021. Accordingly, staff did not make a determination regarding the RFAD and prior deficiency response for this Application until then. Staff commenced review of the application and issued the Status Letter immediately thereafter. And though we would all prefer to have more time for the appeal process to proceed, you submitted your appeal within the statutory timeline of “not later than the seventh day after the date [the Department issued the Status Letter];” by this letter I am responding to your appeal, and, as requested in your appeal, this matter will be presented to the Board at its July 22nd meeting. This matter has and will receive all the process to which it was entitled.

Substantively, your appeal claims the expiring Section 8 subsidy should qualify to participate in the at-risk set-aside. You make a distinction between the “older assisted stock” and the “new assisted stock” for which the former applies to 24 C.F.R. Part 886 but not the later. Regardless, you claim the Department has awarded housing tax credits to the latter and should continue to do so because Tex. Gov't Code §2306.802 should, you claim, be read broadly so as to include both the older and new assisted stock.

However, it appears to be admitted that the Development is not supported by a Section 8 contract under 24 CFR Part 886, Subparts A or C, and Tex. Gov't Code §2306.6702(a)(5)(A)(i) clearly limits the definition of an "at-risk development" by way of Section 8 housing payments to one or the other. Because there is no evidence to support compliance with the explicit statutory requirements for the At-Risk Set-Aside, I am obliged to affirm the Status Letter terminating the Application and defer to the Board for further consideration regarding the broader interpretation of Tex. Gov't Code §2606.802.

This appeal will be presented to the Board of Directors of the Texas Department of Housing and Community Affairs on July 22, 2021. Due to the fact that board meeting at which the relevant allocation decision is expected to be made is July 22, 2021, per Tex. Gov't Code §2306.6715(d)(2) and as indicated in your appeal response, the documents provided will be considered as your appeal to the Board.

If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "R. D. Wilkinson II". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bobby Wilkinson
Executive Director

BOARD ACTION ITEM
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action on timely filed scoring appeals under the Department's Multifamily Program Rules for Application 21206 Woodcrest Village Apartments

RECOMMENDED ACTION

WHEREAS, the appeal relates to Competitive Housing Tax Credit (HTC) Application 21206 Woodcrest Village Apartments, which was submitted to the Department by the Full Application Delivery Date;

WHEREAS, a notification of scoring adjustment was provided to the Applicant identifying points that the Applicant elected but that staff determined the Application did not qualify to receive under 10 TAC §11.9;

WHEREAS, the Applicant timely filed an appeal; and

WHEREAS, the Executive Director denied the appeal;

NOW, therefore, it is hereby

RESOLVED, that the scoring appeal for 21206 Woodcrest Village Apartments is hereby denied.

BACKGROUND

The Competitive HTC Selection Criteria in 10 TAC §11.9 identifies the scoring criteria used in evaluating and ranking Applications. It includes those items required under Tex. Gov't Code, Chapter 2306, §42 of the Internal Revenue Code (the Code), and other criteria established in a manner consistent with Chapter 2306 and §42 of the Code.

The Application proposes the Reconstruction of 80 Units for the general population in Odessa, of which 74 will be offered to HTC residents with subsidy layering. The remaining six will be market rate units.

Upon review, staff determined the Application did not qualify for the one point selected under 10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision of the 2021 Qualified Allocation Plan (QAP). On July 9, 2021, staff issued a Notice of Scoring Adjustment revising the Application score accordingly.

10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision, provides:

(2) Commitment of Development Funding by Local Political Subdivision. (§2306.6725(a)(5)) The source of the funding cannot be the Applicant, Developer, or an Affiliate of the Applicant. The commitment of Development funding must be reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs. Documentation must include a letter from an official of the municipality, county, or other instrumentality with jurisdiction over the proposed Development stating they will provide a loan, grant, reduced fees or contribution of other value that equals \$500 or more for Applications located in Urban subregions or \$250 or more for Applications located in Rural subregions for the benefit of the Development. The letter must describe the value of the contribution, the form of the contribution, e.g. reduced fees or gap funding, and any caveats to delivering the contribution. Once a letter is submitted to the Department it may not be changed or withdrawn. (1 point)

During the course of its review, staff identified an error with regard to the documentation evidencing the commitment of development funding required to score points under 10 TAC §11.9(d)(2). Staff issued a Deficiency and the Applicant responded by providing the Resolution dated February 26, 2021, and letter of support dated March 6, 2021, from the Cameron County Housing Finance Corporation (CCHFC). The appeal documentation and application referenced that the support from CCHFC existed at the time of Application submission. However, all documentation pertains to a county that does not have jurisdiction over the proposed Development Site in Ector County, Texas.

Staff issued a Notice of Scoring Adjustment on July 9, 2021, informing the Applicant of the loss of one point under 10 TAC §11.9(d)(2). The Applicant's email on July 10, 2021, referred back to an earlier Deficiency response on June 3, 2021, which included an undated letter from the Assistant City Manager for City of Odessa stating that they would support a request for up to \$500.

The definition of Administrative Deficiency does not allow an Application to receive points where there is no supporting documentation.

(2) Administrative Deficiency--Information requested by Department staff that staff requires to clarify or explain one or more inconsistencies; to provide non-material missing information in the original Application or pre-application; or to assist staff in evaluating the Application or pre-application that, in the Department staff's reasonable judgment, may be cured by supplemental information or explanation which will not necessitate a substantial reassessment or re-evaluation of the Application or pre-application. Administrative Deficiencies may be issued at any time while the Application or pre-application or Contract is under consideration by the Department, including at any time while reviewing performance under a Contract, processing documentation for a Commitment of Funds, closing of a loan, processing of a disbursement request, closing out of a

Contract, or resolving of any issues related to compliance. A matter may begin as an Administrative Deficiency but later be determined to have constituted a Material Deficiency. If an Applicant claims points for a scoring item, but provides supporting documentation that would support fewer points for that item, staff would treat this as an inconsistency and issue an Administrative Deficiency which will result in a correction of the claimed points to align with the provided supporting documentation. ***If the supporting documentation is not provided for claimed points, the item would be assigned nopoints.***

The Application did not include evidence that the City of Odessa made a Commitment of Development Funding, and the responses to multiple deficiencies has not resolved the issue. Accordingly, the Executive Director affirmed the Notice of Scoring Adjustment revising the Application score to zero points under 10 TAC §11.9(d)(2) and denied the appeal.

Staff recommend the Board also deny the appeal.

21206 Woodcrest Village
Apartments
Scoring Adjustment



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July 9, 2021

Writer's direct dial: (512) 936-7834
Email: alena.morgan@tdhca.state.tx.us

Melissa Fisher
TX Woodcrest HAP, LP
16812 Dallas Parkway
Dallas, TX 75248

RE: NOTICE OF SCORING ADJUSTMENT: 21206, WOODCREST APARTMENTS

Dear Ms. Fisher:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application named above. Upon review, staff determined the Application does not qualify for the point selected under 10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision of the 2021 Qualified Allocation Plan (QAP).

10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision, provides:

(2) Commitment of Development Funding by Local Political Subdivision.

(§2306.6725(a)(5)) The source of the funding cannot be the Applicant, Developer, or an Affiliate of the Applicant. The commitment of Development funding must be reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.

Documentation must include a letter from an official of the municipality, county, or other instrumentality with jurisdiction over the proposed Development stating they will

provide a loan, grant, reduced fees or contribution of other value that equals \$500 or more for Applications located in Urban subregions or \$250 or more for Applications located in Rural subregions for the benefit of the Development. The letter must describe the value of the contribution, the form of the contribution, e.g. reduced fees or gap funding, and any caveats to delivering the contribution. Once a letter is submitted to the Department it may not be changed or withdrawn. (1 point) (Emphasis added).



Additionally, 10 TAC §11.201(7)(B) related to Deficiencies for Competitive HTC Applications, relevantly states:

(B) Deficiencies for Competitive HTC Applications.

...

An Applicant may not change or supplement any part of an Application in any manner after the filing deadline or while the Application is under consideration for an award, and may not add any set-asides, increase the requested credit amount, revise the Unit mix (both income levels and Bedroom mixes), or adjust their self-score except in response to a direct request from the Department to do so as a result of an Administrative Deficiency. (§2306.6708(b); §2306.6708) **Applicants may not use the Deficiency Process to increase a scoring item's points** or to change any aspect of the proposed Development, financing structure, or other element of the Application. (Emphasis added).

During the course of its review, staff identified an error with regard to the lack of documentation evidencing the commitment of development funding required to score points under 10 TAC §11.9(d)(2). Staff issued a Deficiency requesting the Applicant assist in identifying the location of the letter in the Application submission. Rather than identify the location of the documentation, the Applicant instead responded to the deficiency by providing the letter. Staff were unable to obtain any clarification or information from the Applicant evidencing the timely submission of the letter with the Application. Accordingly, staff could not accept the letter provided through the deficiency process as that would directly increase the scoring item's points and violate 10 TAC §11.207(7)(B) of the QAP.

For the reasons stated above, the Application has been assigned a score of zero (0) points under 10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision. An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §11.902 of the QAP. If you wish to appeal this decision to the Executive Director, the appeal must be filed, in writing, with the Department not later than seven (7) calendar days after the date of this notification. Please review §11.902 of the QAP for full instruction on the appeals process. Please note that §11.902(f) of the QAP and Tex. Gov't Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application. Do not hesitate to contact me should you require additional information.

Sincerely,

Alena R. Morgan, JD
Competitive HTC Administrator



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June 3, 2021

Writer's direct dial: (512) 936-7834
Email: alena.morgan@tdhca.state.tx.us

Melissa Fisher
RISE Residential
c/o TX Woodcrest HAP, LP
16812 Dallas Parkway
Dallas, TX 75248

RE: NOTICE OF SCORING ADJUSTMENT: 21206, WOODCREST APARTMENTS

Dear Ms. Fisher:

The Texas Department of Housing and Community Affairs (the Department) is in receipt of the Application named above. For the reasons stated below, the Application has been deducted five (5) points from the selection criteria score pursuant to 10 TAC §11.201(7)(B).

10 TAC §11.201(7)(B) related to Deficiencies for Competitive HTC Application, provides in part:

(B) Deficiencies for Competitive HTC Applications. Unless an extension has been timely requested and granted prior to the deadline, if a deficiency is not fully resolved to the satisfaction of the Department by 5:00 p.m. on the fifth business day following the date of the deficiency notice, then five (5) points shall be deducted from the selection criteria score for each additional day the deficiency remains unresolved.

Staff issued a Notice of Administrative Deficiency regarding this Application on May 25, 2021. A response was due by 5:00 p.m. on June 2, 2021 (the fifth business day following the date of the deficiency notice). The Applicant neither requested an extension nor timely responded despite having made contact with staff prior to the deadline. Thereafter, staff received an untimely response dated June 3, 2021. As is required under 10 TAC §11.201(7)(B), the Application has been deducted five (5) points from the selection criteria score.

An appeals process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in §11.902 of the QAP. If you wish to appeal this decision



Notice of Scoring Adjustment: 21206

June 3, 2021

Page 2

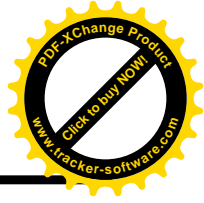
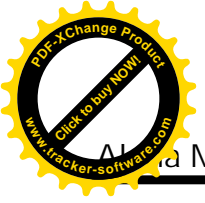
to the Executive Director, the appeal must be filed, in writing, with the Department not later than seven (7) calendar days after the date of this notification. Please review §11.902 of the QAP for full instruction on the appeals process. Please note that §11.902(f) of the QAP and Tex. Gov't Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application. If you have questions or require further information, please contact me.

Sincerely,

Alena R. Morgan, JD
Competitive HTC Administrator

cc: Bill Fisher
Wallace Reed

Appeal Documents



Alena Morgan

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>
Sent: Saturday, July 10, 2021 1:16 PM
To: Alena Morgan; Melissa R Fisher
Cc: Wallace Reed; Mario Trevino
Subject: RE: IMPORTANT RE: 2021 9% HTC Application 21206, Woodcrest
Attachments: Section 22 Streamlined Voluntary Conversion _ HUD.gov _ U.S. Department of Housing and Urban Development (HUD).pdf

Alena,

We have the scoring notice and request an appeal to the Executive Director as we have discussed. The \$500 contribution was timely requested, it is included in the scoring for the application and is shown in the sources and uses of funds. A copy of the City letter was not included in the app due to a scanning error. It is a classic administrative deficiency. We responded in the previous RFI or Deficiency notice earlier with that information and copy of the City letter supporting the application materials showing the contribution in the scoring, capital plan and Sources and Uses of funds. We believe the response we provided is allowed under the rules. If not, not allowed in the RFI, we believe it is an administrative deficiency we can respond to with the commitment letter provided by the City of Odessa. Page 281 and 283 of the application PDF show the fee waiver presentation in the application at submission.

The applicant did not change their score and they did not change their application presentation for points or sources of funds or anything else. The fact is the \$500 waiver is in the application presentation and scoring and the funds are awarded by the City. We respectfully request you reinstate the point.

Please note an appeal is only necessary if Woodcrest is NOT being awarded. The application directly above Woodcrest, Oasis Springs, at this time does not have the required project based rental subsidy required or noted in their development plan. They plan to apply for HUD assistance under Section 22 Voluntary Conversion program for public housing. The Section 22 vouchers provided under the Section 22 program rules are Tenant Based rental assistance and not project based assistance.

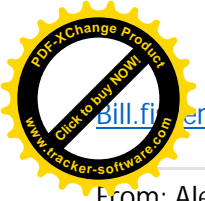
The housing authority does not have sufficient vouchers to allocate from their inventory under HUD regulations without the Section 22 vouchers. But they cannot program the Section 22 vouchers as they belong to the tenant and not the PHA. See rules attached. They have NOT applied for the funding which is required at time of application. They don't underwrite without the voucher rents as well.

Melissa may want to supplement this communication.

Thanks

Bill

James R. (Bill) Fisher
Sonoma Housing Advisors, LLC
14841 Dallas Parkway
Suite 125
Dallas, TX 75254
972-701-5551
214-608-7201 Cell



Bill.Fisher@sonomaadvisors.com

From: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Sent: Friday, July 9, 2021 6:59 PM
To: Melissa R Fisher <mfisher@rise-residential.com>
Cc: Bill Fisher <Bill.Fisher@sonomaadvisors.com>; Wallace Reed <wlreed@sonomaadvisors.com>
Subject: IMPORTANT RE: 2021 9% HTC Application 21206, Woodcrest
Importance: High

Dear Ms. Fisher,

I hope this email finds you all well. As previously discussed, attached is the second Notice of Scoring Adjustment regarding 2021 9% HTC Application 21206.

Please do not hesitate to contact me as needed.

Sincerely,

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.
RENT OR UTILITY BILL ASSISTANCE: [TexasRentRelief.com](https://www.texasrentrelief.com) \ 1-833-989-7368.

About TDHCA
The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: [Bill Fisher](#)
To: [Alena Morgan](#); [Melissa R Fisher](#)
Cc: [Wallace Reed](#)
Subject: RE: Woodcrest Odessa At Risk 21-206
Date: Friday, June 25, 2021 3:00:57 PM

Regarding the Woodcrest Odessa at risk application. Melissa got a \$500 fee waiver letter from the City manager for the one point contribution from the local political subdivision. If you deny that point, we will appeal to the board for the point. The letter was included in the deficiency notice response provided late due to a miscommunication on this team. So we understand the loss of the 5 points but not the one point. It was in our application all along and timely requested from the City and confirmed by letter from the City Manager.

We are entitled to the 1 point pursuant to the letter from the City of Odessa.

Your consideration is appreciated.

James R. (Bill) Fisher
Sonoma Housing Advisors, LLC
14841 Dallas Parkway
Suite 125
Dallas, TX 75254
972-701-5551
214-608-7201 Cell
Bill.fisher@sonomaadvisors.com

From: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Sent: Friday, June 25, 2021 1:46 PM
To: Melissa R Fisher <mfisher@rise-residential.com>
Cc: Bill Fisher <Bill.Fisher@sonomaadvisors.com>; Wallace Reed <wreed@sonomaadvisors.com>
Subject: RE: ***IMPORTANT RE: 2021 9% HTC APPLICATION CYCLE - Reply Immediately to Acknowledge Receipt***

Are you available for a call? I have just received confirmation that the review for 21206 has been complete. In light of the prior Notice of Scoring Adjustment (see attached) you should be aware the score on your log will be reflected accordingly. Please let me know if this will impact your determination in any way.

Thank you,

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.

RENT OR UTILITY BILL ASSISTANCE: TexasRentRelief.com \ 1-833-989-7368.

About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Melissa R Fisher <mfisher@rise-residential.com>

Sent: Friday, June 25, 2021 11:50 AM

To: Alena Morgan <alena.morgan@tdhca.state.tx.us>

Cc: Bill Fisher <bill.fisher@sonomaadvisors.com>; Wallace Reed <Wlreed@sonomaadvisors.com>

Subject: RE: ***IMPORTANT RE: 2021 9% HTC APPLICATION CYCLE - Reply Immediately to Acknowledge Receipt***

Alena,

In light of revised scoring expectations, we would like to prioritize Woodcrest, if you could make this change.

1. Woodcrest 21206
2. Legacy Denton 21291
3. Jackson Rd 21305
4. Brownsville Country club 21293

Thanks Alena

Melissa R. Fisher

RISE RESIDENTIAL CONSTRUCTION, LP

MFISHER@RISE-RESIDENTIAL.COM

From: Melissa R Fisher

Sent: Friday, June 18, 2021 12:25 PM

To: Alena Morgan <alena.morgan@tdhca.state.tx.us>

Cc: Bill Fisher <bill.fisher@sonomaadvisors.com>; Wallace Reed <Wlreed@sonomaadvisors.com>

Subject: Re: ***IMPORTANT RE: 2021 9% HTC APPLICATION CYCLE - Reply Immediately to Acknowledge Receipt***

That's a solid plan. Thank you, Alena.

Melissa R. Fisher
RISE Residential Construction, LP
Mfisher@Rise-Residential.com

On Jun 18, 2021, at 11:01 AM, Alena Morgan <alena.morgan@tdhca.state.tx.us> wrote:

Yes 21291 and 21206 are mutually exclusive and both are currently priority (because of the recent RFAD Item). I will move 21206 to the wait list for now unless something changes with 21291. Thank you again!

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.

RENT OR UTILITY BILL ASSISTANCE: TexasRentRelief.com \ 1-833-989-7368.

About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>
Sent: Friday, June 18, 2021 10:55 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Cc: Melissa R Fisher <mfisher@rise-residential.com>; Wallace Reed <wreed@sonomaadvisors.com>
Subject: Re: ***IMPORTANT RE: 2021 9% HTC APPLICATION CYCLE - Reply Immediately to Acknowledge Receipt***

The priority app is Legacy Denton. Next is Jackson Road region 11. Combined she is at the cap with those two. If neither of those win, Woodcrest is the priority. It can be combined with BCC and still be under the cap. Most competitive seem to be Woodcrest and Legacy Denton. They are mutually exclusive . So legacy would be the requested award for 2021.

Melissa please confirm for Alena

Bill

Sent from my iPhone

On Jun 18, 2021, at 10:39 AM, Alena Morgan <alena.morgan@tdhca.state.tx.us> wrote:

Great, thank you!

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.

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Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Bill Fisher <Bill.Fisher@sonomaadvisors.com>

Sent: Thursday, June 17, 2021 2:33 PM

To: Alena Morgan <alena.morgan@tdhca.state.tx.us>

Cc: Melissa R Fisher <mfisher@rise-residential.com>; Wallace Reed <wlreed@sonomaadvisors.com>

Subject: Re: ***IMPORTANT RE: 2021 9% HTC APPLICATION CYCLE - Reply Immediately to Acknowledge Receipt***

We have this notice and will respond timely

Sent from my iPhone

On Jun 17, 2021, at 1:24 PM, Alena Morgan <alena.morgan@tdhca.state.tx.us> wrote:

Dear Ms. Fisher,

Staff determined you are the contact for multiple Applications that are eligible for an award during the 2021 Competitive HTC Application Cycle. The award of at least the Applications identified

in this email would violate 10 TAC §11.4(a) related to Credit Amount (Competitive HTC Only). Per 10 TAC §11.4 related to Tax Credit Request and Award Limits:

(a) Credit Amount (Competitive HTC Only). (§2306.6711(b)) *The Board may not award or allocate to an Applicant, Developer, Affiliate, or Guarantor (unless the Guarantor is also the General Contractor or provides the guaranty only during the construction period, and is not a Principal of the Applicant, Developer or Affiliate of the Development Owner) Housing Tax Credits in an aggregate amount greater than \$3 million in a single Application Round. Prior to posting the agenda for the last Board meeting in June, an Applicant that has Applications pending for more than \$3 million in credit may notify staff in writing or by email of the Application(s) they will not pursue in order to bring their request within the \$3 million cap. Any other Applications they do not wish to pursue will remain on the waiting list if not otherwise terminated. If the Applicant has not made this self-selection by this date, staff will first select the Application(s) that will enable the Department to comply with the state and federal non-profit set-asides, and will then select the highest scoring Application, including consideration of tie-breakers if there are tied scores. The Application(s) that does not meet Department criteria will not be reviewed unless the Applicant withdraws an Application that is eligible for an award and has been reviewed. All entities that are under common Control are Affiliates. For purposes of determining the \$3 million limitation, a Person is not deemed to be an Applicant, Developer, Affiliate, or Guarantor solely because it:*

- (1) Raises or provides equity;*
- (2) Provides "qualified commercial financing";*
- (3) Is a Qualified Nonprofit Organization or other not-for-profit entity that is providing solely loan funds, grant funds or social services; or*
- (4) Receives fees as a consultant or advisor that do not exceed \$200,000.*

Accordingly, a decision must be made with regard to (at least) the following Applications:

- 21293 BCC Village TH**
- 21291 The Legacy in Denton**
- 21206 Woodcrest**
- 21305 Jackson Road Apartments**

Tab 45 states you (Melissa Fisher) are authorized to terminate as needed to comply with §11.4(a) of the QAP. Please respond immediately in writing with any applicable selection(s). Pursuant to the rule, the failure to make a voluntary selection prior to the June Board meeting will result in staff selection. If staff do not receive a response by the end of the business day on Friday, June 18, 2021, staff will make the selection accordingly.

Thank you for your cooperation in this matter. I am available by phone and email should you wish to discuss further.

Sincerely,

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.

RENT OR UTILITY BILL ASSISTANCE: [TexasRentRelief.com](https://www.texasrentrelief.com) \ [1-833-989-7368](tel:1-833-989-7368).

About TDHCA

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Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

The Cameron County Housing Finance Corporation

Attn: Sergio Gonzales, President

974 E. Harrison Avenue

Brownsville, TX 78521

956-371-0339

gonzalezse@lonestarnationalbank.com

mark.yates@co.cameron.tx.us

RISE Residential Management LLC

Attn: Melissa Fisher

16812 Dallas Parkway

Dallas, TX 75248

March 6, 2021

RE: Authority to sign and confirmation of conditional board approval to participate in TX BCC Village, LP (#21-293), TX Legacy Denton, LP (#21-305) and TX Woodcrest HAP, LP (#21-206)

Dear Sponsors and TDHCA:

Your proposals for each development referenced above were considered by the Board of Directors (the "Board") of The Cameron County Housing Finance Corporation ("CCHFC") at a meeting duly called on March 4, 2021. The Board gave conditional approval to proceed with the applications to TDHCA for 9% housing tax credits.

Sergio Gonzales, as President, was and is authorized to sign for CCHFC in relation to the applications for funding with TDHCA for 2021. Final participation in the transactions is wholly conditioned on a financially feasible award of Housing Tax credits and approval of any and all final documents necessary to close the development financing. Approval of final participation is in the CCHFC Board's sole and absolute discretion.

Please contact the undersigned if you require any additional information.

Sincerely,

Sergio Gonzales

President

Approved as to form:



David C. Petruska, Attorney for CCHFC

**A RESOLUTION CONCERNING CERTAIN MULTIFAMILY RESIDENTIAL RENTAL PROJECTS
AND RELATED MATTERS**

WHEREAS, The Cameron County Housing Finance Corporation ("CCHFC ") has been duly created and organized by Cameron County, Texas (the "County"), pursuant to and in accordance with the provisions of the Texas Housing Finance Corporations Act, Chapter 394, Texas Local Government Code, as amended (the "Act), for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe, and sanitary housing for persons of low and moderate income at prices they can afford; and

WHEREAS, CCHFC is supportive of affordable housing initiative throughout the State of Texas (the "State");

WHEREAS, CCHFC's bylaws provide that it can act anywhere in the State; and

WHEREAS, CCHFC actively participates with developers in projects to insure long term feasibility and sustainability of affordable housing in the State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CAMERON COUNTY HOUSING FINANCE CORPORATION THAT:

Section 1. This Board of Directors hereby approves, subject to final documentation, which acceptability is in the sole and absolute discretion of this Board of Directors, the participation of CCHFC in the funding application process for the 2021 9% Low Income Housing Tax Credit Program for the following projects:

a. Woodcrest Apartment Homes - +-80-unit (9%), project-based Section 8 voucher, at risk, garden style, mixed income, demolition reconstruction, rental community located on +- 8 acres of land at approximately 2550 W. 8th Street, Odessa, Ector County, Texas 79763 which will consist of the demolition and reconstruction of the existing 80 units on site with a 20 year extension of the HUD rental subsidy.

b. The Legacy Denton Apartment Homes - +-148-unit (9%) and 264 (4%), garden style, mixed income, new construction, rental community to be located on +- 15 acres of land at approximately 4298 E. McKinney Street, Denton, Denton County, Texas 76204

c. Mayorca Village SF - also known as BCC Townhomes, a 36 unit single family rental mixed income development, adjacent to the existing Vista Monterrey Apartments in which CCHFC is presently an active participant as the owner of the General Partner.

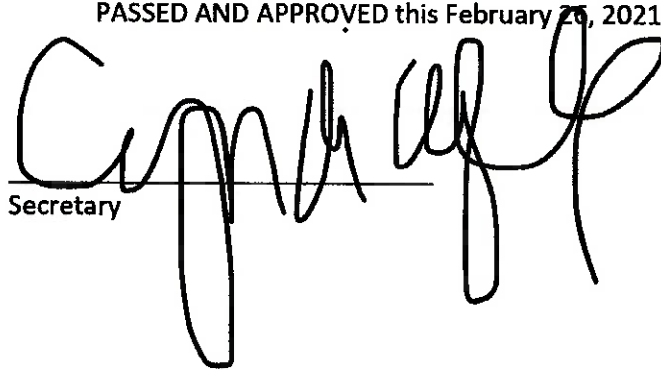
Section 2. This Board of Directors hereby authorizes the President, or in his absence the Vice President, to execute any and all application documentation to facilitate qualified applications to the Texas Department of Housing and Community Affairs for 9% Low Income

Housing Tax Credits for the aforementioned three developments subject to the conditions established above.

Section 3. All documents to be executed shall be in form and substance satisfactory to the President, or in his absence the Vice President, with the advice of legal counsel to CCHFC, the approval of each such instrument to be conclusively evidenced by the execution thereof.

Section 4. This Resolution shall take effect and be in full force from and after its passage on the date shown below.

PASSED AND APPROVED this February 26, 2021.


Secretary


Sergio Gonzalez, President

RISE RESIDENTIAL

Nicole Fisher
Texas Department of Housing and Community Affairs
221 E. 11th St
Austin, TX 78701

June 1, 2021

Re: 2021 - 9% HTC Application #21206 Deficiency Notice

In response to your request, please find attached the response to address the RFAD received from your office on May 25. I have included your correspondence with my response and the documentation attached and below.

The request states the Applicant did not provide accurate mailing addresses for Notification Recipients in the Pre-Application.

Tab 21: Relocation plan budget: Plan and budget are attached.

Tab 24: The rent schedule is correct. All rents are the HUD rents, attached

Tab 26: Annual operating expense tab: We updated the descriptions per your instructions, please see attached

Tab 34: Commitment of Funding LPS: The fee waiver was provided by the City of Odessa via the City manager's office. A copy of the letter is attached. It acknowledges our request and confirms the fee waiver.

Tab 36: Sponsor characteristics: The developer and general contractor and property manager are all related parties. Owned and controlled at least 51% by Melissa Fisher. The GC is a certified HUB and the Developer, RISE Residential Management, LLC, is also a certified HUB. I read the box as checking it if NO affiliation existed. The three parties are related parties in the transaction. All are HUBs and all are controlled by Melissa Fisher.

Tab 38: Correct as instructed and attached hereto

Tab 43: AIA Certification: NRA and Common area are corrected and attached


Tab 40: Enclosed. Cameron HFC has a standing resolution authorizing the President to participate or authorize participation in housing tax credit applications. Copy of letter from their lawyer included. They passed a specific resolution also attached.

ESA: Provider letters is attached authorizing publication as required using the required language

RISE RESIDENTIAL

Page Two
Woodcrest Def notice
June 1, 2021

Sincerely,



Melissa Fisher

RISE Residential

at permission

Cc: Bill Fisher
Wallace Reed

Enclosures/attachments



City of Odessa
Assistant City Manager

Sonoma Housing Advisors, LLC
Attn: Melissa Adami, CPA
TX Woodcrest Rehab, L.P.
16812 Dallas Parkway
Dallas, TX 75248

RE: City of Odessa development request for funding for Woodcrest Apartments, 2550 W. 8th Street. A HUD HAP rental assisted MF rental community.

Dear Ms. Adami:

This letter confirms that the City of Odessa received the request for a permit fee waiver of up to \$500 for the above referenced development in February 2021. The City Manager is able to waive development fees and will do so in order to promote affordable housing in the City of Odessa.

City staff has completed a basic review of the project design and financing plan as of this date. We will support your request of up to \$500. This is the local match required for the points at TDHCA for up to \$16MM in tax credit funding.

If you need additional information please contact me at the letterhead address and phone number.

Sincerely,

Phillip J. Urrutia, MPA, CPM

TDHCA Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

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Paul A. Braden, *Vice Chair*
Brandon Batch, Member
Kenny Marchant, Member
Ajay Thomas, Member
Sharon Thomason, Member

July 19, 2021

Writer's direct dial: 512.475.3296
Email: bobby.wilkinson@tdhca.state.tx.us

Melissa Fisher
TX Woodcrest HAP, LP
16812 Dallas Parkway
Dallas, TX 75248

RE: APPEAL RESPONSE FOR APPLICATION 21206, WOODCREST VILLAGE APARTMENTS

Dear Ms. Fisher:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated July 10, 2021 for the application indicated above. On July 9, 2021, staff issued a Notice of Scoring Adjustment regarding the one point selected under 10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision of the 2021 Qualified Allocation Plan (QAP), subject to your ability to appeal. For the reasons discussed in this letter, I am affirming the staff determination and denying your appeal.

10 TAC §11.9(d)(2) related to Commitment of Development Funding by Local Political Subdivision, provides:

(2) Commitment of Development Funding by Local Political Subdivision.

(§2306.6725(a)(5)) The source of the funding cannot be the Applicant, Developer, or an Affiliate of the Applicant. The commitment of Development funding must be reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs. Documentation must include a letter from an official of the municipality, county, or other instrumentality with jurisdiction over the proposed Development stating they will provide a loan, grant, reduced fees or contribution of other value that equals \$500 or more for Applications located in Urban subregions or \$250 or more for Applications located in Rural



subregions for the benefit of the Development. The letter must describe the value of the contribution, the form of the contribution, e.g. reduced fees or gap funding, and any caveats to delivering the contribution. Once a letter is submitted to the Department it may not be changed or withdrawn. (1 point)

During the course of its review, staff identified an error with regard to the documentation evidencing the commitment of development funding required to score points under 10 TAC §11.9(d)(2). Staff issued a Deficiency and you responded by providing the February 26, 2021 Resolution and March 6, 2021 letter of support from the Cameron County Housing Finance Corporation (CCHFC). This documentation and application references to the support from CCHFC existed at the time of Application submission. However, all documentation pertains to a county that does not have jurisdiction over the proposed Development Site in Ector County, Texas.

Staff issued a Notice of Scoring Adjustment on July 9, 2021, informing you of the loss of one point under 10 TAC §11.9(d)(2). Your email on July 10, 2021, refers back to an earlier June 3, 2021 Deficiency response, which included an undated letter from the Assistant City Manager for City of Odessa stating that they would support a request for up to \$500.

The definition of Administrative Deficiency does not allow an Application to receive points where there is no supporting documentation.

(2) Administrative Deficiency--Information requested by Department staff that staff requires to clarify or explain one or more inconsistencies; to provide non-material missing information in the original Application or pre-application; or to assist staff in evaluating the Application or pre-application that, in the Department staff's reasonable judgment, may be cured by supplemental information or explanation which will not necessitate a substantial reassessment or re-evaluation of the Application or pre-application. Administrative Deficiencies may be issued at any time while the Application or pre-application or Contract is under consideration by the Department, including at any time while reviewing performance under a Contract, processing documentation for a Commitment of Funds, closing of a loan, processing of a disbursement request, closing out of a Contract, or resolving of any issues related to compliance. A matter may begin as an Administrative Deficiency but later be determined to have constituted a Material Deficiency. If an Applicant claims points for a scoring item, but provides supporting documentation that would support fewer points for that item, staff would treat this as an inconsistency and issue an Administrative Deficiency which will result in a correction of the claimed points to align with the provided supporting documentation. ***If the supporting documentation is not provided for claimed points, the item would be assigned no points.***

The Application did not include evidence that the City of Odessa made a Commitment of Development Funding, and the responses to multiple deficiencies has not resolved the issue. Accordingly, the Notice of Scoring Adjustment revising the Application score to zero points under 10 TAC §11.9(d)(2) is affirmed and your appeal is denied.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the QAP. Should you choose to appeal this decision you may file an appeal directly with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the QAP for full instructions on the appeals process. Due to the fact that board meeting at which the relevant allocation decision is expected to be made is July 22, 2021, per Tex. Gov't Code §2306.6715(d)(2) you must file any such appeal with the Board by Monday, July 19, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Wilkinson" with a stylized flourish at the end.

Bobby Wilkinson
Executive Director

21215 – Torrington Silver

Application withdrawn

21235 – Inn Town Lofts

Timely appeal to the Executive Director granted. No further appeal to the Board.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

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Paul A. Braden, *Vice Chair*
Brandon Batch, Member
Kenny Marchant, Member
Ajay Thomas, Member
Sharon Thomason, Member

July 19, 2021

Matthew Rieger
Manager
HTG Lubbock, Inc.
3225 Aviation Ave., 6th Floor
Coconut Grove, FL 33133

RE: STATUS OF 2021 HOUSING TAX CREDIT APPLICATION 21235
INN TOWN LOFTS

Dear Mr. Rieger:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated July 15, 2021 for the application indicated above. On July 14, 2021, staff issued an underwriting report with a determination not to recommend an award, subject to your ability to appeal. For the reasons discussed in this letter, I am reversing the staff determination and granting your appeal.

The report states, in part:

As submitted, the amount of Contingency included in eligible basis equals more than 22% of the sum of eligible Site Work and eligible Building Cost. Per §11.302(e)(5) (below), eligible Contingency is limited to 10% of eligible cost for Adaptive Reuse Developments. When eligible Contingency is limited to 10%, Total Development Cost is reduced by \$238K. But the reduction in eligible basis reduces LIHTC Equity by \$686K. Deferred Developer Fee is increased to \$587K, and cash flow is insufficient to repay the deferred Fee within the required 15 years per §11.302 (i)(2) (below).

§11.302(e)(5) Contingency. Total contingency, including any soft cost contingency, will be limited to a maximum of 7% of Building Cost plus Site Work and Off-Site Construction for New Construction and Reconstruction Developments, and 10% of Building Cost plus Site Work and Off-Site Construction for



Rehabilitation and Adaptive Reuse Developments. For Housing Tax Credit Developments, the percentage is applied to the sum of the eligible Building Cost, eligible Site Work costs and eligible Off-Site Construction costs in calculating the eligible contingency cost.

§11.302 (i) Feasibility Conclusion. A Development will be characterized as infeasible if paragraph (1) or (2) of this subsection applies.

(2) Deferred Developer Fee. Applicants requesting an allocation of tax credits where the estimated Deferred Developer Fee, based on the underwritten capitalization structure, is not repayable from Cash Flow within the first 15 years of the long term pro forma as described in subsection (d)(5) of this section.

Prior to publication of the report, as part of a series of interactive discussions with underwriting staff, you submitted revised exhibits on June 25, 2021, acknowledging that the Application was not eligible to receive twelve (12) points under 10 TAC §11.9(e)(2) related to Cost of Development per Square Foot, and seven (7) points under 10 TAC §11.9(e)(3) related to Pre-Application Participation. With these changes, it is my understanding that Underwriting concurs that the Application would be feasible.

Due to the lack of a clear violation of the 2021 QAP regarding the extent of Real Estate Analysis Division interactive adjustments and clarifications to Applications to achieve feasibility, I am granting your appeal. Please feel free to contact Alena Morgan, Competitive Housing Tax Credit Administrator, at alena.morgan@tdhcs.state.tx.us if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Wilkinson" with a stylized flourish at the end.

Bobby Wilkinson
Executive Director

21286 – Blue Sky at Hawks Creek

No appeal timely filed

21290 – Fish Pond at Alice

Timely appeal to the Executive Director granted. No further appeal to the Board.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Greg Abbott
GOVERNOR

BOARD MEMBERS
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Paul A. Braden, *Vice Chair*
Brandon Batch, Member
Kenny Marchant, Member
Ajay Thomas, Member
Sharon Thomason, Member

July 19, 2021

David Fournier
FishPond Living at Alice, LP
9702 Angelwylde Dr.
Austin, TX 78733

RE: STATUS OF 2021 HOUSING TAX CREDIT APPLICATION 21290
FISH POND AT ALICE

Dear Mr. Fournier:

The Texas Department of Housing and Community Affairs (the Department) received your appeal dated July 9, 2021 for the application indicated above. On July 2, 2021, staff issued an underwriting report with a determination not to recommend an award, subject to your ability to appeal. For the reasons discussed in this letter, I am reversing the staff determination and granting your appeal.

10 TAC §11.302(i)(2) related to Underwriting Rules and Guidelines for Feasibility Conclusions, provides:

§11.302 Underwriting Rules and Guidelines

(i) Feasibility Conclusion. A Development will be characterized as infeasible if paragraph (1) or (2) of this subsection applies.

(2) Deferred Developer Fee. Applicants requesting an allocation of tax credits where the estimated Deferred Developer Fee, based on the underwritten capitalization structure, is not repayable from Cash Flow within the first 15 years of the long term pro forma as described in subsection (d)(5) of this section.

...

(5) Long Term Feasibility. The Long Term Pro forma at any time during the years two through fifteen, as defined in subsection (d)(5) of this section, reflects:

- (A) A Debt Coverage Ratio below 1.15; or,
- (B) Negative Cash Flow (throughout the term of the Direct Loan).



Subsection (d)(5) provides additional details for this process, stating:

(5) Long Term Pro forma. The Underwriter will create a 30-year operating pro forma using the criteria provided in subparagraphs (A) to (C) of this paragraph:

(A) The Underwriter's or Applicant's first year stabilized pro forma as determined by paragraph (3) of this subsection.

(B) A 2% annual growth factor is utilized for income and a 3% annual growth factor is utilized for operating expenses except for management fees that are calculated based on a percentage of each year's EGI.

(C) Adjustments may be made to the long term pro forma if satisfactory support documentation is provided by the Applicant or as independently determined by the Underwriter.

During the course of its underwriting review, the Real Estate Analysis Division determined this Development Site was infeasible pursuant to 10 TAC §11.302(i)(2) related to Deferred Developer Fee. Specifically, staff determined the Applicant is requesting an allocation of credits structured such that the Deferred Developer Fee will not be repayable from Cash Flow within 15 years, as required. Staff attempted to adjust the applicable pro formas, which is within the scope of Underwriting's authority to do.

Your appeal points out that while adjustments were made that impacted eligible basis and deferred fee, that corresponding changes were not made to Total Development Cost, which would have allowed less deferred fee to be used, thereby maintaining a feasible Application. Your appeal also acknowledges that when taken as a whole, changes to the Application would result in lower eligible basis and a reduction of the tax credit request to \$1,008,202. The appeal also points out an interactive adjustment and clarification process has typically been utilized in the underwriting process that would have allowed these additional adjustments to be made.

Due to the lack of a clear violation of the 2021 QAP regarding the extent of Real Estate Analysis Division interactive adjustments and clarifications to Applications to achieve feasibility, I am granting your appeal and am remanding the matter to Underwriting to consider the adjustments and clarifications proposed in your appeal. Please feel free to contact Alena Morgan, Competitive Housing Tax Credit Administrator, at alena.morgan@tdhcs.state.tx.us if you should have any questions.

Sincerely,



Bobby Wilkinson
Executive Director

6f

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
JULY 22, 2021

Presentation, discussion, and possible action regarding awards from the 2021 State Competitive Housing Credit Ceiling and approval of the waiting list for the 2021 Competitive Housing Tax Credit Application Round

21003	Tomball Senior Village	Tomball
21004	Skyline at Cedar Crest	Dallas
21006	Westheimer Garden Villas	Houston
21007	Retta Street Lofts	Fort Worth
21015	Embree Eastside	Garland
21020	Huntington at Bay Area	Houston
21024	Freedom's Path at Waco	Waco
21026	Vista at Park Place	Houston
21032	Royal Gardens Lufkin	Lufkin
21033	Beaumont Pioneer Crossing	Beaumont
21035	Manson Place	Houston
21048	Price Lofts	Brownsville
21051	Canyon Lofts	Canyon
21052	Del Rio Lofts	Del Rio
21053	Reserve at Shiloh	Garland
21054	Reserve at Palestine	Palestine
21061	Magnolia Lofts	Fort Worth
21063	Parker Apartments	Austin
21064	Fiesta Trails	San Antonio
21069	Dahlia Villas	Pharr
21070	Saison North	Austin
21075	June West	Austin
21081	Kiva East	Dallas
21087	The Versia	Irving
21092	Scenic Park Apartments	Tyler
21093	Parkside on Carrier	Grand Prairie
21100	Hawthorn Terrace	Houston
21101	Longview Crossing	Longview
21104	Heritage Heights at Abilene	Abilene
21113	San Angelo Crossing	San Angelo
21114	The Reserves at Holdsworth	Kerrville
21121	Paige Estates	Waco
21130	Sun Pointe	El Paso

21131	Boulevard 61	Houston
21132	OST Lofts	Houston
21139	Cypress Creek Apartment Homes at Forest Lane	Dallas
21145	Mariposa Apartment Homes at Communications Parkway	Plano
21158	Juniper Pointe Apartments	Kaufman
21177	Carver Ridge Apartments	Hutto
21186	Palms at Blucher Park	Corpus Christi
21187	Village at Perrin Beitel	San Antonio
21208	Parmore Jupiter Road	Plano
21235	Inn Town Lofts	Lubbock
21245	The Rushmore	Houston
21264	Acadia Terrace	Houston
21274	Avanti Legacy Violet Parc	McAllen
21276	Avanti Legacy Springfield	Laredo
21289	Snowden Apartments	San Antonio
21290	Fish Pond at Alice	Alice
21292	Campanile on Minimax	Houston
21317	San Angelo Terrace	San Angelo

RECOMMENDED ACTION

WHEREAS, the Board is required by Tex. Gov't Code §2306.6724(f) to “issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31;” and

WHEREAS, the Board is required by Tex. Gov't Code §2306.6711(c) to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits;

NOW, therefore, it is hereby

RESOLVED, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2021 State Competitive Housing Credit Ceiling and the 2021 Housing Tax Credit Waiting List are hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined; and

FURTHER RESOLVED, that the Board’s approval is conditioned upon the completion of underwriting, the imposing of all conditions of underwriting, the

imposing of the conditions recommended by the Executive Award Review and Advisory Committee and those resulting from staff review, the completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program, and any other special conditions the Board may consider appropriate.

BACKGROUND

The Competitive Housing Tax Credit recommendations for July 22, 2021, awards and waiting list are presented in the Board materials. All applications recommended on the lists have been cleared for award, or award with conditions, by Compliance and Program staff for purposes of a recommendation from the Executive Award and Review Advisory Committee (EARAC). To the extent that some applications do not yet have a final underwriting assessment, those applications will be considered conditionally recommended by EARAC, with the condition being the completion of the underwriting assessment and recommendation of award, or award with conditions. For any awards made by the board by this item that subsequently are recommended by underwriting with conditions, these conditions will be considered to be the board's conditions of the award.

Reports located in the Board Book

- Report 1: Recommended Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits).
- Report 2: Active Applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award including tie breaker analysis).
- Report 3: Commitments under 10 TAC §11.9(c)(6)(B) Continuum of Care Commitments (separate item presented at this meeting)
- Report 4: Credit Ceiling Summary, which includes funding amounts for the At-Risk, USDA, and Nonprofit Set-Asides and consistent with 10 TAC §11.6((3)(E) the Elderly Development maximum percentages.
- Report 5: Real Estate Analysis Summaries, including conditions to be placed on awards
- Report 6: Summary of conditions to be placed on awards recommended by EARAC as a result of previous participation reviews and by staff as a result of application review.
- Report 7: Public Input (provided in Development number order for all active/eligible Applications). These items are solely to represent the Department's acceptance of the items as public comment received and in no way reflect the scoring determination of those items.

REGIONAL ALLOCATION FORMULA AND SET-ASIDES

The total amount of Competitive Housing Tax Credits available for the State of Texas to allocate in 2021 is currently \$84,777,689 (see Report 4). This figure includes the amount of annual allocation authorized to the state, based on population, of \$82,577,135, the amount of credits carried over from 2020 of \$138,041, and returned credits from previously awarded applications of \$2,062,514. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool or from credits returned from previously awarded applicants. These

credits will be allocated to applications on the waiting list as described below. Report 4 depicts the allocation of credits.

As required by Tex. Gov't Code §2306.111, the Department utilizes a regional allocation formula to distribute 85% of the housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions that receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or "sub-regions," is to have available a specific amount of tax credits.

As required by Tex. Gov't Code §2306.6714, the Department set aside 15% of the State Housing Credit Ceiling for allocation to eligible at-risk developments. The Department set aside at least 5% of the at-risk credits for allocation to Rural Developments which are financed through USDA, as required by Tex. Gov't Code §2306.111(d-2).

APPLICATION SUBMISSIONS

There are currently 123 applications eligible for consideration, which are collectively requesting credits totaling more than \$146 million. Originally, 133 full applications requesting more than \$159 million were received. There have been 12 applications withdrawn or terminated, in addition to the three terminated applications pending appeal at this meeting. Pursuant to Tex. Gov't Code §2306.6711(a), the director shall provide the application scores to the board before the 30th day preceding the date the board begins to issue commitments for housing tax credits in the allocation round. Staff presented the application scores in the form of "the list" presented at the June 17, 2021 board meeting. 10 TAC §11.4, related to Tax Credit Request and Award Limits, requires that prior to the June Board meeting, an Applicant that has Applications pending for more than \$3 million in credit may notify staff in writing or by email of the Application(s) they will not pursue in order to bring their request within the \$3 million cap. If the Applicant has not made this self-selection by this date, staff may make the selection. At this time, six Applications are ineligible for an award due to the \$3 million cap as required by Tex. Gov't Code §2306.6711(b). There are four Applications that are currently ineligible for an award due to the requirements of Tex. Gov't Code §2306.6711(f) related to the "two mile same year rule," four Applications that are currently ineligible for an award due to the requirements of 10 TAC §11.3(g) related to the "same census tract rule" or "one award per census tract limitation," and zero Applications that are currently ineligible for an award due to the requirements of Tex. Gov't Code §2306.057 related to compliance assessments.

There are 72 applications being recommended for award as reflected in Report 1, attached. This report includes 22 applications that are still being underwritten by Real Estate Analysis; a recommendation for these applications is conditioned upon completion of those reviews. All eligible applications are reflected in Report 2. Those recommended for awards are reflected in the "Recommendation" column of this report. Fifty applications made commitments to set aside at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness under

10 TAC §11.9(c)(6) related to Residents with Special Housing Needs. Those applications are listed in Report 3, which is presented as a separate Board item. Nothing herein obligates a property to uphold the commitment if it sought and was awarded one point for such commitment but does not receive a competitive low income housing tax credit award in this application round (including an award by way of the Board approved waiting list).

All applications recommended have been cleared for award, or award with conditions, by Compliance and Program staff for EARAC purposes. To the extent that some applications do not yet have clearance for their underwriting assessment, those applications will only be considered cleared by EARAC when the assessment is completed and results in an underwriting recommendation of award, or award with conditions.

STAFF RECOMMENDATION PROCESS

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the allocation methodology as set out in 10 TAC §11.6 of the 2021 Qualified Allocation Plan (QAP). The recommendations reflect commitments of \$84,229,742, which leaves \$547,947 available. Report 4 is the Ceiling Summary, and it gives a visual representation of the selection process. Summaries of the completed underwriting reports are included in Report 5. On the Recommended Awards List and the Award and Waiting List, the Real Estate Analysis (REA) status is noted with a “C” if the REA Division has completed underwriting. Otherwise, the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division review. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation, but the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions, and any other special conditions the Board may specify, or as reflected in the document.** Staff will review and confirm that such conditions are met unless otherwise directed by the Board.

A previous participation review has been completed for all applications recommended for an award; some of those reviews resulted in a recommendation from EARAC that conditions be placed upon the award. Those conditions, as well as any conditions required as a result of staff review, are presented in Report 6.

WAITING LIST

Consistent with Tex. Gov't Code §2306.6711, “...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals...”

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2021 Competitive Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff

further recommends that the applications that remain be approved (or amended and approved) by the Board today be accepted as the Waiting List “ranked by score in descending order of priority” and subject to the same allocation process as set out in 10 TAC §11.6 of the QAP.

Applications will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. Alternatively, if tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, then the next highest scoring Application in the sub-region of the returned tax credits will be recommended for a commitment to the Board, regardless of Set-Aside. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List, as long as the Department still achieves the 10% required set-aside.
- For all other Applications, if tax credits are returned from an Application not associated with any set-aside, the next highest scoring Application from that sub-region’s waiting list will be recommended for a commitment to the Board. If no other Application exists in the sub-region or if the amount of the credit return is not sufficient to fund the next highest scoring Application in the sub-region of the returned credits, then the credits will go to the statewide collapse and fund the next eligible Application from the Waiting List.
- The Department shall hold all credit available after the awards approved at this meeting until September 30 in order to collect credit that may become available when tax credit Commitments are submitted. For credit returned after September 30, awards from the waiting list will be made when the remaining balance is sufficient to award the next Application on the waiting list based on the date(s) of returned credit.

In the event that returned credits are insufficient to fund the next appropriate application, staff may wait to determine if other returned credits would make the application whole or offer the applicant an opportunity to adjust the size of their credit request (subject to underwriting) while still accomplishing their proposed development with no material changes. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2021 QAP (for example, the \$3 million credit limitation, the housing de-concentration factors, etc.).

All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List are also subject to a previous participation review by the Compliance Division and recommendation by EARAC.

Report 1

Award Recommendations

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status	
21145	Mariposa Apartment Homes at Comr	4.5 Acres Near the NEC of Communic	Plano	75024	Collin	3	Urban				NC	108	72	180	Elderly	1,500,000		Stuart Shaw	48085031656	172				C	C	C	
21087	The Versia	NWC Grove St and S Story Rd	Irving	75060	Dallas	3	Urban				NC	78	0	78	Elderly	1,500,000		Sally Gaskin	48113015306	172				C	C	C	
21015	Embree Eastside	1010 State Hwy 66	Garland	75040	Dallas	3	Urban				NC	80	27	107	General	1,495,914		Thomas E. Huth	48113018203	171				C	C	C	
21208	Parmore Jupiter Road	SWQ of E Parker Rd and Jupiter Rd	Plano	75074	Collin	3	Urban				NC	80	20	100	Elderly	1,411,815		Payton Mayes	48085032012	171				C	C	C	
21093	Parkside on Carrier	1217 S. Carrier Parkway	Grand Prairie	75051	Dallas	3	Urban				NC	38	0	38	Elderly	782,000		Brian Kimes	48113016201	171				C	C	C	
21004	Skyline at Cedar Crest	2720 East Kiest Blvd	Dallas	75216	Dallas	3	Urban		X		NC	85	22	107	General	1,500,000		Eleanor M.C. Fanning	48113008603	171				C	C	UR	
21007	Retta Street Lofts	2904 East Belknap Street	Fort Worth	76111	Tarrant	3	Urban		X		NC	63	7	70	Elderly	1,095,000		Eleanor M.C. Fanning	48439101202	171				C	C	UR	
21053	Reserve at Shiloh	1102 N Shiloh Road	Garland	75042	Dallas	3	Urban				NC	74	32	106	General	1,260,000		Brian McGeady	48113018900	171				C	C	C	
21061	Magnolia Lofts	300 E Magnolia Avenue	Fort Worth	76104	Tarrant	3	Urban				NC	60	7	67	General	1,500,000		Jason Arechiga	48439123500	171				C	C	UR	
21139	Cypress Creek Apartment Homes at F	11520 North Central Expressway	Dallas	75243	Dallas	3	Urban				NC	103	86	189	General	1,500,000		Zachary Krochtengel	48113007805	155				C	C	UR	
Estimated Amount Available		\$16,894,134			Elderly Max		\$6,962,073								Total HTCs Recommended				15,044,729								
Region 4/Rural																											
21054	Reserve at Palestine	3310 S. Loop 256	Palestine	75801	Anderson	4	Rural				NC	80	0	80	Elderly	1,260,000		Brian McGeady	48001950901	167				C	C	C	
Estimated Amount Available		\$1,435,491																	Total HTCs Recommended		1,260,000						
Region 4/Urban																											
21101	Longview Crossing	SWQ E Hawkins Pkwy and Good Sheç	Longview	75605	Gregg	4	Urban				NC	60	0	60	Elderly	976,694		Michael Fogel	48183000200	168				C	C	C	
21092	Scenic Park Apartments	641 ESE Loop 323	Tyler	75703	Smith	4	Urban				NC	60	0	60	General	1,241,604		Vaughn C. Zimmerman	48423002004	168				UR	C	UR	
Estimated Amount Available		\$1,389,125																	Total HTCs Recommended		2,218,298						
Region 5/Rural																											
21032	Royal Gardens Lufkin	Approximately 110 Harmony Hill Driv	Lufkin	75901	Angelina	5	Rural				NC	72	8	80	General	1,069,042		Noor Jooma	48005000800	167				C	C	C	
Estimated Amount Available		\$1,084,599																	Total HTCs Recommended		1,069,042						
Region 5/Urban																											
21033	Beaumont Pioneer Crossing	Approx. 9449 US-287 South	Beaumont	77708	Jefferson	5	Urban				NC	72	10	82	General	984,000		Noor Jooma	48245000101	139				C	C	C	
Estimated Amount Available		\$1,001,516																	Total HTCs Recommended		984,000						
Region 6/Rural																											
21003	Tomball Senior Village	SEC of Medical Complex Drive and St	Tomball	77377	Harris	6	Rural		X		NC	50	9	59	Elderly	900,000		JOT Couch	48201555501	167				C	C	C	
Estimated Amount Available		\$600,000																	Total HTCs Recommended		900,000						
Region 6/Urban																											
21006	Westheimer Garden Villas	5811 Winsome Lane	Houston	77057	Harris	6	Urban		X		NC	82	3	85	Elderly	1,500,000		Russ Michaels	48201432001	171	Highest Scoring CRP		C	C	C		
21100	Hawthorn Terrace	Approximately 3103 Hayes Road	Houston	77082	Harris	6	Urban				NC	79	11	90	Elderly	1,500,000		J. Steve Ford	48201452100	171				C	C	C	
21020	Huntington at Bay Area	SE corner of Bay Area Blvd & Seawol	Houston	77058	Harris	6	Urban				NC	88	60	148	Elderly	1,500,000		Mark Musemeche	48201341100	171				C	C	C	
21292	Campanile on Minimax	SEC of Minimax Dr. & West Loop 610	Houston	77008	Harris	6	Urban				NC	93	24	117	Elderly	1,500,000		Les Kilday	48201511001	171				C	C	C	
21264	Acadia Terrace	Appr. 6002 Rogerdale	Houston	77072	Harris	6	Urban				NC	79	41	120	General	1,500,000		J. Steve Ford	48201452300	171				C	C	C	
21035	Manson Place	SWQ of Reeves Steet & Scott Street	Houston	77004	Harris	6	Urban				NC	74	2	76	General	1,500,000		Scott Puffer	48201312400	171				C	C	C	
21132	OST Lofts	5520 Old Spanish Trail	Houston	77023	Harris	6	Urban				NC	109	21	130	General	1,500,000		Donna Rickenbacker	48201311800	170				C	C	C	
21245	The Rushmore	800 Highway 6 South	Houston	77079	Harris	6	Urban				NC	85	16	101	General	1,500,000		Randy Rieger	48201454400	168				C	C	UR	
21026	Vista at Park Place	NWQ of Park Place Blvd. and Juniper	Houston	77087	Harris	6	Urban				NC	62	7	69	General	1,500,000		Dan Wilson	48201332900	168				C	C	C	
21131	Boulevard 61	6101 Richmond Avenue	Houston	77057	Harris	6	Urban				NC	90	10	100	General	1,500,000	X	Janine Sisak	48201432702	165				C	C	UR	
Estimated Amount Available		\$15,550,905			Elderly Max		\$6,585,808												Total HTCs Recommended		15,000,000						
Region 7/Rural																											
21177	Carver Ridge Apartments	SEQ County Road 137 and County Ro	Hutto	78634	Williamson	7	Rural				NC	48	12	60	General	900,000		Justin Zimmerman	48491020809	164				C	C	C	
Estimated Amount Available		\$600,000																	Total HTCs Recommended		900,000						
Region 7/Urban																											
21070	Saison North	10010 N Capital of Texas Hwy	Austin	78759	Travis	7	Urban				NC	82	34	116	General	1,500,000		Megan Lasch	48453001753	172				C	C	C	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status																					
21075	June West	NWC W Koenig Ln and Grover Ave	Austin	78756	Travis	7	Urban			NC	80	0	80	General	1,500,000		Lisa Stephens	48453001505	171				C	C	C																					
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban		X	NC	135	0	135	General	1,500,000		Walter Moreau	48453002315	171				UR	C																						
Estimated Amount Available		\$4,438,365	Elderly Max \$1,646,633											Total HTCs Recommended	4,500,000																															
Region 8/Rural																																														
Estimated Amount Available		\$724,159																							Total HTCs Recommended	-																				
Region 8/Urban																																														
21121	Paige Estates	826 South 11th Street	Waco	76706	McLennan	8	Urban			NC	64	0	64	Elderly	1,122,000		Brian Kimes	48309000400	169				C	C	C																					
21024	Freedom's Path at Waco	4800 Memorial Drive, Buildings 19, 2	Waco	76711	McLennan	8	Urban		X	NC/ADR	34	0	34	SH	454,000		Craig Taylor	48309004300	168				C	C	UR																					
21318	Cypress Creek Temple	SWC of West Adams Avenue and Sou Temple		76502	Bell	8	Urban			NC	90	90	180	General	1,500,000		Stuart Shaw	48027020300	51				C	C	UR																					
Estimated Amount Available		\$2,356,371																							Total HTCs Recommended	3,076,000																				
Region 9/Rural																																														
21114	The Reserves at Holdsworth	NWQ Paschal Ave and Holdsworth Dr	Kerrville	78028	Kerr	9	Rural			NC	32	4	36	General	900,000	X	Matt Gillam	48265960500	163				C	C	C																					
Estimated Amount Available		\$600,000																							Total HTCs Recommended	900,000																				
Region 9/Urban																																														
21187	Village at Perrin Beitel	2611 NE Loop 410	San Antonio	78217	Bexar	9	Urban		X	NC	80	12	92	General	1,500,000		Brad McMurray	48029121204	172				C	C	C																					
21289	Snowden Apartments	7223 Snowden Road	San Antonio	78240	Bexar	9	Urban		X	NC	135	0	135	Elderly	1,500,000		Timothy Alcott	48029181504	172				C	C	C																					
21064	Fiesta Trails	12485 W Interstate 10	San Antonio	78230	Bexar	9	Urban		X	NC	60	0	60	General	1,500,000		Jason Arechiga	48029181813	172				C	C	C																					
21189	Village at Boyer	1510 Hoefgen Ave.	San Antonio	78210	Bexar	9	Urban		X	NC	86	0	86	General	1,500,000		Brad McMurray	48029140200	171				UR	C	UR																					
Estimated Amount Available		\$5,643,097	Elderly Max \$2,429,353											Total HTCs Recommended	4,500,000																															
Region 10/Rural																																														
21290	FishPond at Alice	Approx. 300 & 320 E 3rd Street	Alice	78332	Jim Wells	10	Rural			NC	67	2	69	Elderly	1,008,202		David Fournier	48249950400	165				C	C	UR																					
Estimated Amount Available		\$724,159																							Total HTCs Recommended	1,008,202																				
Region 10/Urban																																														
21186	Palms at Blucher Park	209 S. Carancahua & 209, 217, 223, 2	Corpus Christi	78401	Nueces	10	Urban		X	NC	72	0	72	General	1,500,000		Bradford McMurray	48355006400	167				C	C	C																					
Estimated Amount Available		\$1,404,274																							Total HTCs Recommended	1,500,000																				
Region 11/Rural																																														
21052	Del Rio Lofts	Newton Dr approx 500' east of Dods	Del Rio	78840	Val Verde	11	Rural			NC	55	6	61	General	1,006,603		Daniel Sailer	48465950400	167				C	C	C																					
Estimated Amount Available		\$1,021,204																							Total HTCs Recommended	1,006,603																				
Region 11/Urban																																														
21048	Price Lofts	54 South Price Road	Brownsville	78521	Cameron	11	Urban			NC	81	7	88	General	1,500,000		Jake Mooney	48061013104	170				C	C	C																					
21274	Avanti Legacy Violet Parc	4601 N. McColl St.	McAllen	78504	Hidalgo	11	Urban			NC	80	4	84	Elderly	1,500,000		Enrique Flores, IV	48215020901	170				C	C	C																					
21276	Avanti Legacy Springfield	SWQ of International Blvd. & Springfi	Laredo	78045	Webb	11	Urban			NC	80	4	84	Elderly	1,500,000		Enrique Flores	48479001720	169				C	C	UR																					
21069	Dahlia Villas	409 W. Sam Houston Blvd.	Pharr	78577	Hidalgo	11	Urban			NC	102	18	120	General	1,500,000		Steve Lollis	48215021404	169				C	C	UR																					
Estimated Amount Available		\$6,447,814																							Total HTCs Recommended	6,000,000																				
Region 12/Rural																																														
Estimated Amount Available		\$600,000																							Total HTCs Recommended	-																				
Region 12/Urban																																														
21113	San Angelo Crossing	NWQ Northwest Dr and W Houston	San Angelo	76901	Tom Green	12	Urban			NC	27	9	36	General	612,000		Michael Fogel	48451001101	165				C	C	C																					
21317	San Angelo Terrace	W side of Appaloosa Trail, S of Hwy 6	San Angelo	76904	Tom Green	12	Urban			NC	58	14	72	General	1,328,167		Michael Fogel	48451001707	139				C	C	C																					
Estimated Amount Available		\$903,082																							Total HTCs Recommended	1,940,167																				

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk USDA Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Review Status	PPR Status	Underwriting Status
Region 13/Rural																								
21283	Hemley Palms	230 Hemley Road	Vinton	79821	El Paso	13	Rural		NC	48	0	48	General	900,000		R.L. Bowling, IV	48141010221	145				C	C	C
Estimated Amount Available		\$600,000											Total HTCs Recommended	900,000										
Region 13/Urban																								
21130	Sun Pointe	4647 Maxwell Ave	El Paso	79904	El Paso	13	Urban	X	AcR	146	0	146	General	1,230,369		Tom Deloye	48141000404	157				C	C	C
21166	Mountain View Estates	approx 350 feet in the NWQ of Justic	El Paso	79938	El Paso	13	Urban		NC	80	0	80	General	1,291,260		Roy Lopez	48141010339	152				UR	C	UR
Estimated Amount Available		\$2,497,591											Total HTCs Recommended	2,521,629										
Estimated Total Available		\$84,777,689	Applications:		72					Total Amount Recommended:	84,229,742													

Report 2

Awards and Waiting List



**Texas Department of Housing and Community Affairs
2021 Competitive (9%) Housing Tax Credit (HTC) Program
Awards and Waiting List**

Construction Types:
NC=New Construction
Recon=Reconstruction
Rehab=Rehabilitation
AcR=Acquisition/Rehabilitation

Secondary Types:
ADR=Adaptive Reuse
SS=Scattered Site
AdPh=Additional Phase

Where applications are indicated as "Not Recommended", a negative Compliance assessment under Tex. Gov't Code §2306.057, was accepted by the Board at its meeting on June 17, 2021.

The list of recommended awards and applications that remain on the waiting list is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by best possible score rather than by region. Detailed information about each Application and instructions regarding how to interpret the information presented here is included in previously posted logs on the Department's website.

The status is reflected as "C" for complete or "UR" for under review.
PPR = Previous Participation Review

Version Date: July 19, 2021

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status	
At-Risk Set-Aside																												
21228	El Jardin	1114 E Levee St	Brownsville	78520	Cameron	11	Urban	X	X	NC		44	0	44	General	1,180,840		Carla Mancha	48061014001	166				Award	C	C	C	
21017	Hughes House	4830 E. Rosedale Street and 45	Fort Worth	76105	Tarrant	3	Urban	X	X	Recon		145	65	210	General	2,000,000		Mary-Margaret Lemons	48439103601	164				Award	C	C	C	
21117	Montrose Valley Apartments	2200 Montrose Place	Belton	76513	Bell	8	Urban	X		AcR		142	0	142	General	1,452,135		Josefina Garcia	48027021700	164				Award	C	C	C	
21176	Mill Run	55 Mill Run Circle	Elkhart	75839	Anderson	4	Rural	X		AcR		52	2	54	General	614,956		Devin Baker	48001951000	164				Award	C	C	C	
21118	Cherry Village Apartments	724 E Avenue N	Belton	76513	Bell	8	Urban	X		AcR		80	0	80	General	822,000		Josefina Garcia	48027021500	164				Award	C	C	C	
21119	Cedar Grove Estates I and II	1000 S 8th St; 306 W Avenue C	Buckholts; Rosebud	76518; 765	Milam; Falls	8	Rural	X		AcR		32	0	32	General	352,429		Josefina Garcia	48331950100; 48	164				Award	C	C	C	
21164	Town Oaks Apartments	120 Waters Street	Kenedy	78119	Karnes	9	Rural	X		AcR		46	2	48	General	545,000		Dennis Hoover	48255970300	164				Award	C	C	C	
21175	Wells Manor	6 Wright Patman Drive / 70 M	Wells	75976	Cherokee	4	Rural	X		AcR		53	1	54	General	646,500		Devin Baker	48073951100	164				Award	C	C	C	
21185	Weslaco Village	1601 S. Bridge Ave.	Weslaco	78596	Hidalgo	11	Urban	X	X	Recon		44	6	50	General	1,210,000		Bradford McMurray	48215022701	164				Termination under appeal				
21220	Longview Square	1600 and 1602 Pine Tree Rd.	Longview	75604	Gregg	4	Urban	X	X	AcR		120	0	120	General	1,392,854		Miranda Sprague	48183000700	164				Award	C	C	C	
21148	William Booth Apartments	808 Frawley Street	Houston	77009	Harris	6	Urban	X		AcR		63	1	64	Elderly	871,608		Tracey Fine	48201210600	163				Award	C	C	C	
21038	Houston 150 Bayou Apartments	Approx. 6970 Portwest Drive	Houston	77024	Harris	6	Urban	X		NC		150	0	150	General	2,000,000		Mark Rogers	48201510900	163				Award	C	C	UR	
21157	Katy Manor Apartments	5360 East 5th Street	Katy	77493	Harris	6	Urban	X		AcR		48	0	48	General	476,081		Melissa Baughman	48201542700	163				Award	C	C	C	
21151	Colorado City Apartments	2330 N. Highway 208	Colorado City	79512	Mitchell	2	Rural	X		AcR		31	1	32	General	312,529		Murray Calhoun	48335950200	163				Award	C	C	C	
21150	Big Lake Seniors Apartments	1304 Vicky Street	Big Lake	76932	Reagan	12	Rural	X		AcR		19	1	20	Elderly	211,841		Murray Calhoun	48383950100	163				Award	C	C	C	
21312	SavannahPark of Keene	213 W. 4th Street	Keene	76059	Johnson	3	Rural	X		AcR		36	0	36	Elderly	392,000		Corey Farmer	48251130304	162				Award	C	C	UR	
21156	Bayshore Manor and Bay View Apartments	138 Sandpiper Circle	Palacios	77465	Matagorda	6	Rural	X		AcR		56	0	56	General	517,641		Melissa Baughman	48321730600	162				Award	C	C	C	
21058	Evening Star Apartments	11800 S. Glen Drive	Houston	77099	Harris	6	Urban	X		AcR		61	1	62	Elderly	660,000		Tracey Fine	48201453403	162				UR	C	UR		
21034	Oasis Springs	401 N. Panna Maria, 302 E. Br	Karnes City; Kenedy	78118; 781	Karnes	9	Rural	X	X	Recon		72	8	80	General	900,000		Nathan Joseph	48255970200; 48	161								
21311	SavannahPark of Crosbyton	1204 E. Hwy US-82	Crosbyton	79322	Crosby	1	Rural	X		AcR		24	0	24	Elderly	265,000		Corey Farmer	48107950100	159								
21206	Woodcrest	2550 W 8th Street	Odessa	79763	Ector	12	Urban	X		Recon		80	0	80	General	1,626,015		Melissa Fisher	48135001100	159								
Estimated At-Risk Available												\$14,377,867													Total HTCs Requested	18,449,429		
USDA Set-Aside												\$4,135,906																
Region 1/Rural																												
21051	Canyon Lofts	SEC 13th Ave and 18th St	Canyon	79015	Randall	1	Rural			NC		65	7	72	Elderly	1,079,569		Daniel Sailler	48381021801	166				Award	C	C	UR	
Estimated Amount Available												\$743,276													Total HTCs Requested	1,079,569		
Region 1/Urban																												
21235	Inn Town Lofts	1202 Main Street	Lubbock	79401	Lubbock	1	Urban			NC		56	0	56	General	1,270,819		Matthew Rieger	48303000700	172				Award	C	C	UR	
Estimated Amount Available												\$1,289,463													Total HTCs Requested	1,270,819		
Region 2/Rural																												
21116	Sweetwater Station	1105 E. Broadway Ave. & 212 E	Sweetwater	79556	Nolan	2	Rural			NC		52	0	52	Elderly	900,000		Brian Kimes	48353950200	164				Award	C	C	C	
21040	Burkburnett Royal Garden	~350 DW Taylor (South of 109	Burkburnett	76354	Wichita	2	Rural			NC		43	6	49	General	600,000		Noor Jooma	48485013501	161								Award would violate \$3m limit
Estimated Amount Available												\$600,000													Total HTCs Requested	1,500,000		
Region 2/Urban																												
21104	Heritage at Abilene	1101 S 9th St	Abilene	79602	Taylor	2	Urban			NC		29	0	29	Elderly	600,000		Matt Gillam	48441011900	172				Award	C	C	C	
21030	Abilene Pioneer Crossing	149-182 Eplens Ct	Abilene	79605	Taylor	2	Urban			NC		72	8	80	General	946,000		Noor Jooma	48441011400	166					C	C	UR	
Estimated Amount Available												\$639,787													Total HTCs Requested	946,000		

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status	
Region 3/Rural																											
21158	Juniper Pointe Apartments	SW of Village Dr and CR 151	Kaufman	75142	Kaufman	3	Rural			NC	54	18	72	General	910,554		Justin Zimmerman	48257051202	165				Award	C	C	C	
Estimated Amount Available		\$615,524											Total HTCs Requested	910,554													
Region 3/Urban																											
21081	Kiva East	SWQ East Side Ave and S Fitzhugh	Dallas	75226	Dallas	3	Urban			NC	71	16	87	General	1,500,000		Lisa Stephens	48113001502	172	Highest Scoring CRP			Award	C	C	C	
21145	Mariposa Apartment Homes at Collier	4.5 Acres Near the NEC of Corral	Plano	75024	Collin	3	Urban			NC	108	72	180	Elderly	1,500,000		Stuart Shaw	48085031656	172				Award	C	C	C	
21087	The Versia	NWC Grove St and S Story Rd	Irving	75060	Dallas	3	Urban			NC	78	0	78	Elderly	1,500,000		Sally Gaskin	48113015306	172				Award	C	C	C	
21136	Oaklawn Place	5717-5725 Sadler Circle	Dallas	75235	Dallas	3	Urban	X		NC	84	0	84	Elderly	1,448,770		Victor Smeltz	48113000406	171				Termination under appeal				
21015	Embree Eastside	1010 State Hwy 66	Garland	75040	Dallas	3	Urban			NC	80	27	107	General	1,495,914		Thomas E. Huth	48113018203	171				Award	C	C	C	
21208	Parmore Jupiter Road	SWQ of E Parker Rd and Jupiter	Plano	75074	Collin	3	Urban			NC	80	20	100	Elderly	1,411,815		Payton Mayes	48085032012	171				Award	C	C	C	
21093	Parkside on Carrier	1217 S. Carrier Parkway	Grand Prairie	75051	Dallas	3	Urban			NC	38	0	38	Elderly	782,000		Brian Kimes	48113016201	171				Award	C	C	C	
21004	Skyline at Cedar Crest	2720 East Kiest Blvd	Dallas	75216	Dallas	3	Urban	X		NC	85	22	107	General	1,500,000		Eleanor M.C. Fanning	48113008603	171				Award	C	C	UR	
21007	Retta Street Lofts	2904 East Belknap Street	Fort Worth	76111	Tarrant	3	Urban	X		NC	63	7	70	Elderly	1,095,000		Eleanor M.C. Fanning	48439101202	171				Award	C	C	UR	
21053	Reserve at Shiloh	1102 N Shiloh Road	Garland	75042	Dallas	3	Urban			NC	74	32	106	General	1,260,000		Brian McGeady	48113018900	171				Award	C	C	C	
21061	Magnolia Lofts	300 E Magnolia Avenue	Fort Worth	76104	Tarrant	3	Urban			NC	60	7	67	General	1,500,000		Jason Arechiga	48439123500	171				Award	C	C	UR	
21139	Cypress Creek Apartment Homes at	11520 North Central Expressway	Dallas	75243	Dallas	3	Urban			NC	103	86	189	General	1,500,000		Zachary Krochtengel	48113007805	155				Award	C	C	UR	
21109	The Residence at Sycamore Creek	701 Dairy Rd	Garland	75040	Dallas	3	Urban			NC	60	0	60	Elderly	1,158,455		Matt Gillam	48113018204	171				2 mile same year: 21015				
21181	The Heights at MacArthur	400 S. MacArthur Blvd.	Irving	75060	Dallas	3	Urban			NC	76	0	76	General	1,500,000		Adrian Iglesias	48113014901	171				2 mile same year: 21087				
21263	Crossroads Apartments	Approx. 1105 E. Lancaster Ave	Fort Worth	76102	Tarrant	3	Urban	X		NC	61	7	68	SH	928,630	X	Don Shisler	48439101700	170				2 mile same year: 21061				
21149	Residences at Alpha	5353 Alpha Road	Dallas	75240	Dallas	3	Urban			NC	80	20	100	Elderly	1,500,000		Gary Lacey	48113013626	163				Exceeds Elderly Max				
21078	Clifton Riverside	2400 Block of E Belknap St	Fort Worth	76111	Tarrant	3	Urban			NC	79	15	94	General	1,500,000		Matt Gillam	48439101202	163				same census tract: 21007				
21144	Mariposa Apartment Homes at Plaza	Near the NWC of West Plano Pkwy	Plano	75093	Collin	3	Urban			NC	108	72	180	Elderly	1,500,000		Zachary Krochtengel	48085031649	156				Exceeds Elderly Max				
Estimated Amount Available		\$16,894,134	Elderly Max \$6,962,073												Total HTCs Requested	24,580,584											
Region 4/Rural																											
21054	Reserve at Palestine	3310 S. Loop 256	Palestine	75801	Anderson	4	Rural			NC	80	0	80	Elderly	1,260,000		Brian McGeady	48001950901	167				Award	C	C	C	
21099	Marshall Crossing	SEQ Decker Dr and East End Blvd	Marshall	75672	Harrison	4	Rural			NC	44	4	48	Elderly	1,041,113		Michael Fogel	48203020502	166				Award would violate \$3mil limit				
21258	Mt. Pleasant Senior	Tennison Road	Mt Pleasant	75455	Titus	4	Rural			NC	34	2	36	Elderly	663,018		Emanuel H. Glockzin, Jr.	48449950800	165				UR C UR				
21254	Tennison Road Housing	North Side of Tennison Rd	Mt Pleasant	75455	Titus	4	Rural			NC	41	3	44	General	842,283		Emanuel H Glockzin, Jr	48449950800	165								
21055	Reserve at Jacksonville	Approx 905 Andrews Street (fk Jacksonville)	Jacksonville	75766	Cherokee	4	Rural			NC	72	0	72	Elderly	1,100,000		Brian McGeady	48078950600	165				Award would violate \$3mil limit				
Estimated Amount Available		\$1,435,491											Total HTCs Requested	4,906,414													
Region 4/Urban																											
21101	Longview Crossing	SWQ E Hawkins Pkwy and Goodview	Longview	75605	Gregg	4	Urban			NC	60	0	60	Elderly	976,694		Michael Fogel	48183000200	168				Award	C	C	C	
21095	Porter Place	411 Porter Lane	Longview	75605	Gregg	4	Urban			NC	62	0	62	Elderly	1,191,000		Brian Kimes	48183000200	168				Same census tract: 21101				
21092	Scenic Park Apartments	641 ESE Loop 323	Tyler	75703	Smith	4	Urban			NC	60	0	60	General	1,241,604		Vaughn C. Zimmerman	48423002004	168				Award	UR	C	UR	
21298	The Magnolia Gardens	North side of Magnolia Ln at Clifton	Longview	75605	Gregg	4	Urban			NC	65	0	65	Elderly	1,234,409		Rick J. Deyoe	48183000401	167								
Estimated Amount Available		\$1,389,125											Total HTCs Requested	4,643,707													
Region 5/Rural																											
21032	Royal Gardens Lufkin	Approximately 110 Harmony H	Lufkin	75901	Angelina	5	Rural			NC	72	8	80	General	1,069,042		Noor Jooma	48005000800	167				Award	C	C	C	
21056	Reserve at Lufkin	Approx. 2123 S. 1st Street	Lufkin	75901	Angelina	5	Rural			NC	72	0	72	Elderly	1,060,000		Brian McGeady	48005000800	167				Award would violate \$3mil limit				
21221	Providence on Park	Southwest Quadrant of Park Road	Lumberton	77657	Hardin	5	Rural	X		NC	80	0	80	Elderly	1,324,086		Miranda Sprague	48199030502	151								
Estimated Amount Available		\$1,084,599											Total HTCs Requested	3,453,128													
Region 5/Urban																											
21033	Beaumont Pioneer Crossing	Approx. 9449 US-287 South	Beaumont	77708	Jefferson	5	Urban			NC	72	10	82	General	984,000		Noor Jooma	48245000101	139				Award	C	C	C	
Estimated Amount Available		\$1,001,516											Total HTCs Requested	984,000													
Region 6/Rural																											
21003	Tomball Senior Village	SEC of Medical Complex Drive	Tomball	77377	Harris	6	Rural	X		NC	50	9	59	Elderly	900,000		JOT Couch	48201555501	167				Award	C	C	C	
21160	Amber Ridge Apartments	Woodway Dr and Hwy 288	Angleton	77515	Brazoria	6	Rural			NC	42	6	48	General	600,000		Vaughn Zimmerman	48039662100	165								
Estimated Amount Available		\$600,000											Total HTCs Requested	1,500,000													

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk	USDA	Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status	
Region 6/Urban																												
21006	Westheimer Garden Villas	5811 Winsome Lane	Houston	77057	Harris	6	Urban	X	NC		NC	82	3	85	Elderly	1,499,558		Russ Michaels	48201432001	171	Highest Scoring CRP			Award	C	C	C	
21100	Hawthorn Terrace	Approximately 3103 Hayes Ro	Houston	77082	Harris	6	Urban		NC		NC	79	11	90	Elderly	1,500,000		J. Steve Ford	48201452100	171				Award	C	C	C	
21020	Huntington at Bay Area	SE corner of Bay Area Blvd & S	Houston	77058	Harris	6	Urban		NC		NC	88	60	148	Elderly	1,500,000		Mark Musemeche	48201341100	171				Award	C	C	C	
21292	Campanile on Minimax	SEC of Minimax Dr. & West Lo	Houston	77008	Harris	6	Urban		NC		NC	93	24	117	Elderly	1,500,000		Les Kilday	48201511001	171				Award	C	C	C	
21264	Acadia Terrace	Appr. 6002 Rogerdale	Houston	77072	Harris	6	Urban		NC		NC	79	41	120	General	1,500,000		J. Steve Ford	48201452300	171				Award	C	C	C	
21035	Manson Place	SWQ of Reeves Steet & Scott S	Houston	77004	Harris	6	Urban		NC		NC	74	2	76	General	1,500,000		Scott Puffer	48201312400	171				Award	C	C	C	
21132	OST Lofts	5520 Old Spanish Trail	Houston	77023	Harris	6	Urban		NC		NC	109	21	130	General	1,500,000		Donna Rickenbacker	48201311800	170				Award	C	C	C	
21245	The Rushmore	800 Highway 6 South	Houston	77079	Harris	6	Urban		NC		NC	85	16	101	General	1,500,000		Randy Rieger	48201454400	168				Award	C	C	UR	
21026	Vista at Park Place	NWQ of Park Place Blvd. and Ji	Houston	77087	Harris	6	Urban		NC		NC	62	7	69	General	1,500,000		Dan Wilson	48201332900	168				Award	C	C	C	
21131	Boulevard 61	6101 Richmond Avenue	Houston	77057	Harris	6	Urban		NC		NC	90	10	100	General	1,500,000	X	Janine Sisak	48201432702	163				Award	C	C	UR	
21128	Fisher Street Apartments	909 Fisher St.	Houston	77018	Harris	6	Urban		NC		NC	54	6	60	General	1,022,258		Lauren Avioli	48201531000	162								
21016	Houston Willow Chase Living	SEQ Breton Ridge Str and Willc	Houston	77070	Harris	6	Urban		NC		NC	83	14	97	General	1,500,000		Thomas E. Huth	48201552700	154								
21111	Landmark at Montgomery	301 S 1st St.	Conroe	77301	Montgomery	6	Urban		NC		NC	48	0	48	Elderly	877,082		Matt Gillam	48339693101	171				Exceeds Elderly Max				
21027	New Hope Housing Ennis	Approximately 1846 Ennis Stre	Houston	77003	Harris	6	Urban	X	NC		NC	112	0	112	Elderly	1,500,000		Joy Horak-Brown	48201310200	170				Exceeds Elderly Max				
21042	Cole Creek Estates	Approx. 6850 Gessner Road Hc	Houston	77040	Harris	6	Urban		NC		NC	86	22	108	Elderly	1,477,651		Ryan Hettig	48201534203	169				Exceeds Elderly Max				
Estimated Amount Available		\$15,550,905	Elderly Max \$6,585,808												Total HTCs Requested	21,376,549												
Region 7/Rural																												
21177	Carver Ridge Apartments	SEQ County Road 137 and Cou Hutto		78634	Williamson	7	Rural		NC		NC	48	12	60	General	900,000		Justin Zimmerman	48491020809	164				Award	C	C	C	
21080	Kodu Crossing	NW quadrant of Don Currie Dr Jarrell		76537	Williamson	7	Rural		NC		NC	60	20	80	Elderly	900,000		Ina Spokas	48491021603	164								
Estimated Amount Available		\$600,000											Total HTCs Requested	1,800,000														
Region 7/Urban																												
21070	Saison North	10010 N Capital of Texas Hwy	Austin	78759	Travis	7	Urban		NC		NC	82	34	116	General	1,500,000		Megan Lasch	48453001753	172				Award	C	C	C	
21075	June West	NWC W Koenig Ln and Grover	Austin	78756	Travis	7	Urban		NC		NC	80	0	80	General	1,500,000		Lisa Stephens	48453001505	171				Award	C	C	C	
21063	Parker Apartments	2105 Parker Lane	Austin	78741	Travis	7	Urban	X	NC		NC	135	0	135	General	1,500,000		Walter Moreau	48453002315	171				Award	UR	C	UR	
21046	Village Square	115 East St Elmo Road	Austin	78745	Travis	7	Urban		NC		NC	100	0	100	General	1,500,000		Christopher Shear	48453002403	171								
21047	Anderson Creek	Approx 1701 E Anderson Lane	Austin	78752	Travis	7	Urban		NC		NC	89	0	89	General	1,500,000		Christopher Shear	48453001811	170								
21031	Libertad Austin	900 Gardner Road	Austin	78721	Travis	7	Urban		NC		NC	140	0	140	General	1,500,000	X	Rick Manzardo	48453002111	169								
Estimated Amount Available		\$4,438,365	Elderly Max \$1,646,633												Total HTCs Requested	9,000,000												
Region 8/Rural																												
Estimated Amount Available		\$724,159											Total HTCs Requested	-														
Region 8/Urban																												
21121	Paige Estates	826 South 11th Street	Waco	76706	McLennan	8	Urban		NC		NC	64	0	64	Elderly	1,122,000		Brian Kimes	48309000400	169				Award	C	C	C	
21168	5th Street Lofts	705-721 S 5th St. & 702-726 S	Waco	76706	McLennan	8	Urban		NC		NC	92	10	102	General	1,475,694		Janine Sisak	48309000400	169	Same census tract: 21121							
21024	Freedom's Path at Waco	4800 Memorial Drive, Building	Waco	76711	McLennan	8	Urban	X	NC/ADR		NC	34	0	34	SH	454,000		Craig Taylor	48309004300	168				Award	C	C	UR	
21318	Cypress Creek Temple	SWC of West Adams Avenue a Temple		76502	Bell	8	Urban		NC		NC	90	90	180	General	1,500,000		Stuart Shaw	48027020300	51				Award	C	C	UR	
Estimated Amount Available		\$2,356,371											Total HTCs Requested	4,551,694														
Region 9/Rural																												
21114	The Reserves at Holdsworth	NWQ Paschal Ave and Holdsw	Kerrville	78028	Kerr	9	Rural		NC		NC	32	4	36	General	900,000	X	Matt Gillam	48265960500	163				Award	C	C	C	
Estimated Amount Available		\$600,000											Total HTCs Requested	900,000														
Region 9/Urban																												
21187	Village at Perrin Beitel	2611 NE Loop 410	San Antonio	78217	Bexar	9	Urban	X	NC		NC	80	12	92	General	1,500,000		Brad McMurray	48029121204	172				Award	C	C	C	
21289	Snowden Apartments	7223 Snowden Road	San Antonio	78240	Bexar	9	Urban	X	NC		NC	135	0	135	Elderly	1,500,000		Timothy Alcott	48029181504	172				Award	C	C	C	
21002	Denver Heights Senior Village	W of SWC of MLK Dr. and Robt	San Antonio	78203	Bexar	9	Urban		NC		NC	81	18	99	Elderly	1,500,000		Jervon Harris	48029130402	172	Exceeds Elderly Max							
21062	Ada Street Apartments	3618 S New Braunfels Avenue	San Antonio	78223	Bexar	9	Urban	X	NC		NC	63	0	63	General	1,500,000		Jason Arechiga	48029140900	172	Award would violate \$3mil limit							
21064	Fiesta Trails	12485 W Interstate 10	San Antonio	78230	Bexar	9	Urban	X	NC		NC	60	0	60	General	1,500,000		Jason Arechiga	48029181813	172				Award	C	C	C	
21023	Vista Med	4932 Research Dr.	San Antonio	78240	Bexar	9	Urban		NC		NC	62	0	62	General	1,500,000		Dan Wilson	48029181404	171	2 mi same yr 21064							
21189	Village at Boyer	1510 Hoefgen Ave.	San Antonio	78210	Bexar	9	Urban	X	NC		NC	86	0	86	General	1,500,000		Brad McMurray	48029140200	171				Award	UR	C	UR	

Application Number	Development Name	Development Address	City	ZIP Code	County	Region	Urban/Rural	At-Risk USDA Nonprofit	Construction Type	Low-Income Units	Market Rate Units	Total Units	Target Population (Supp. Hsg. = SH)	Recommended Award / HTC Request	Direct Loan	Applicant Contact Name	Census Tract(s)	Best Possible Score	10 TAC 11.7(1) Part 1	10 TAC 11.7(1) Part 2	10 TAC 11.7(2)	Recommendation	Review Status	PPR Status	Underwriting Status							
21231	Four25 San Pedro	419 and 425 San Pedro	San Antonio	78212	Bexar	9	Urban		NC	80	0	80	General	1,500,000		Lucila Diaz	48029110700	171														
21190	Village at Medical Senior Apartment	5318 & 5326 Medical Dr.	San Antonio	78240	Bexar	9	Urban	X	NC	80	0	80	Elderly	1,500,000		Brad McMurray	48029181504	164							Exceeds Elderly Max							
Estimated Amount Available		\$5,643,097	Elderly Max \$2,429,353								Total HTCs Requested		13,500,000																			
Region 10/Rural																																
21290	FishPond at Alice	Approx. 300 & 320 E 3rd Street	Alice	78332	Jim Wells	10	Rural		NC	67	2	69	Elderly	1,008,202		David Fournier	48249950400	165							Award	C	C	UR				
21261	The Ponderosa	1907 N. Texas Blvd	Alice	78332	Jim Wells	10	Rural		NC	56	0	56	Elderly	1,064,977		Rick J. Deyoe	48249950400	163														
Estimated Amount Available		\$724,159										Total HTCs Requested		2,073,179																		
Region 10/Urban																																
21186	Palms at Blucher Park	209 S. Carancahua & 209, 217,	Corpus Christi	78401	Nueces	10	Urban	X	NC	72	0	72	General	1,500,000		Bradford McMurray	48355006400	167								Award	C	C	C			
21275	Avanti Heritage Park	SWC of Fitzgerald St. and Chap	Corpus Christi	78401	Nueces	10	Urban		NC	69	5	74	General	1,383,899		Enrique Flores, IV	48355006400	166										Same census tract: 21186				
Estimated Amount Available		\$1,404,274										Total HTCs Requested		2,883,899																		
Region 11/Rural																																
21052	Del Rio Lofts	Newton Dr approx 500' east of	Del Rio	78840	Val Verde	11	Rural		NC	55	6	61	General	1,006,603		Daniel Sailer	48465950400	167									Award	C	C	C		
21219	Eagles Gate Apartments	2420 El Indio Hwy	Eagle Pass	78852	Maverick	11	Rural		NC	48	0	48	General	967,455		Vaughn C. Zimmerman	48323950602	167														
21260	Mountain View Villas	Dodson Ave, North of Miers	Del Rio	78840	Val Verde	11	Rural		NC	52	4	56	Elderly	1,006,603		Rick J. Deyoe	48465950800	166														
Estimated Amount Available		\$1,021,204										Total HTCs Requested		2,980,661																		
Region 11/Urban																																
21039	Uvalde Villas	Uvalde Ave. (east of S 10th St.)	McAllen	78503	Hidalgo	11	Urban		NC	96	6	102	General	1,500,000		Steve Lollis	48215021202	170										Termination under appeal				
21048	Price Lofts	54 South Price Road	Brownsville	78521	Cameron	11	Urban		NC	81	7	88	General	1,500,000		Jake Mooney	48061013104	170										Award	C	C	C	
21274	Avanti Legacy Violet Parc	4601 N. McColl St.	McAllen	78504	Hidalgo	11	Urban		NC	80	4	84	Elderly	1,500,000		Enrique Flores, IV	48215020901	170										Award	C	C	C	
21276	Avanti Legacy Springfield	SWQ of International Blvd. & S	Laredo	78045	Webb	11	Urban		NC	80	4	84	Elderly	1,500,000		Enrique Flores	48479001720	169										Award	C	C	UR	
21069	Dahlia Villas	409 W. Sam Houston Blvd.	Pharr	78577	Hidalgo	11	Urban		NC	102	18	120	General	1,500,000		Steve Lollis	48215021404	169										Award	C	C	UR	
21305	Jackson Road Apartments	2200 W Jackson Rd	McAllen	78503	Hidalgo	11	Urban		NC	80	0	80	General	1,500,000		Melissa Fisher	48215021202	168														
21259	Jackson Place Apartments	NEC of Jackson Street and Upl	Edinburg	78539	Hidalgo	11	Urban		NC	80	2	82	Elderly	1,500,000		Rick J. Deyoe	48215023904	167														
21293	BCC Village TH	Mayorca Court at Mayorca Av	Brownsville	78526	Cameron	11	Urban		NC	9	27	36	General	243,845		Melissa Fisher	48061012613	165											Award would violate \$3mil limit			
21230	Calle del Norte Apartments	210 Calle del Norte	Laredo	78041	Webb	11	Urban		NC	55	0	55	General	1,178,992		Justin Zimmerman	48479001718	164														
Estimated Amount Available		\$6,447,814										Total HTCs Requested		10,422,837																		
Region 12/Rural																																
Estimated Amount Available		\$600,000										Total HTCs Requested		-																		
Region 12/Urban																																
21113	San Angelo Crossing	NWQ Northwest Dr and W Ho	San Angelo	76901	Tom Green	12	Urban		NC	27	9	36	General	612,000		Michael Fogel	48451001101	165										Award	C	C	C	
21317	San Angelo Terrace	W side of Appaloosa Trail, S of	San Angelo	76904	Tom Green	12	Urban		NC	58	14	72	General	1,328,167		Michael Fogel	48451001707	139											Award	C	C	C
Estimated Amount Available		\$903,082										Total HTCs Requested		1,940,167																		
Region 13/Rural																																
21283	Hemley Palms	230 Hemley Road	Vinton	79821	El Paso	13	Rural		NC	48	0	48	General	900,000		R.L. Bowling, IV	48141010221	145											Award	C	C	C
Estimated Amount Available		\$600,000										Total HTCs Requested		900,000																		
Region 13/Urban																																
21130	Sun Pointe	4647 Maxwell Ave	El Paso	79904	El Paso	13	Urban	X	AcR	146	0	146	General	1,230,369		Tom Deloye	48141000404	157											Award	C	C	C
21166	Mountain View Estates	approx 350 feet in the NWQ of	El Paso	79938	El Paso	13	Urban		NC	80	0	80	General	1,291,260		Roy Lopez	48141010339	152											Award	UR	C	UR
21167	Villas at Augusta	SWC of Augusta Drive and N Z	El Paso	79938	El Paso	13	Urban		NC	80	0	80	General	1,426,000		Roy Lopez	48141010341	142														
21284	Nevarez Palms II	220 N Nevarez Rd.	Socorro	79927	El Paso	13	Urban		NC	48	0	48	General	850,000		R.L. Bowling, IV	48141004002	119														
Estimated Amount Available		\$2,497,591										Total HTCs Requested		4,797,629																		
Estimated Total Available		\$84,777,689	Applications:		121							Total Amount Requested: \$		141,350,819																		

Report 3

Continuum of Care Commitments

(Posted Separately)

Report 4

Ceiling Accounting Summary

2021 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION

Region	Geographic Area	Initial Sub-Region Amount	2021 Calendar Year Returns	Sub-Region Amount after Returns	Amount needed to reach \$600,000	Amount over \$600,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %
Urban	1 Lubbock	\$ 1,289,463		\$ 1,289,463	\$ -	\$ 689,463	1.26%	\$ -	\$ 1,289,463	1.56%
	2 Abilene	\$ 639,787		\$ 639,787	\$ -	\$ 39,787	0.07%	\$ -	\$ 639,787	0.77%
	3 Dallas/Fort Worth	\$ 16,893,916	\$ 218	\$ 16,894,134	\$ -	\$ 16,294,134	29.73%	\$ -	\$ 16,894,134	20.42%
	4 Tyler	\$ 1,389,125		\$ 1,389,125	\$ -	\$ 789,125	1.44%	\$ -	\$ 1,389,125	1.68%
	5 Beaumont	\$ 1,001,516		\$ 1,001,516	\$ -	\$ 401,516	0.73%	\$ -	\$ 1,001,516	1.21%
	6 Houston	\$ 15,550,905		\$ 15,550,905	\$ -	\$ 14,950,905	27.28%	\$ -	\$ 15,550,905	18.80%
	7 Austin/Round Rock	\$ 4,438,365		\$ 4,438,365	\$ -	\$ 3,838,365	7.00%	\$ -	\$ 4,438,365	5.37%
	8 Waco	\$ 2,356,371		\$ 2,356,371	\$ -	\$ 1,756,371	3.21%	\$ -	\$ 2,356,371	2.85%
	9 San Antonio	\$ 5,643,097		\$ 5,643,097	\$ -	\$ 5,043,097	9.20%	\$ -	\$ 5,643,097	6.82%
	10 Corpus Christi	\$ 1,404,274		\$ 1,404,274	\$ -	\$ 804,274	1.47%	\$ -	\$ 1,404,274	1.70%
	11 Brownsville/Harlingen	\$ 6,356,109	\$91,705	\$ 6,447,814	\$ -	\$ 5,847,814	10.67%	\$ -	\$ 6,447,814	7.80%
	12 San Angelo	\$ 903,082		\$ 903,082	\$ -	\$ 303,082	0.55%	\$ -	\$ 903,082	1.09%
	13 El Paso	\$ 2,497,591		\$ 2,497,591	\$ -	\$ 1,897,591	3.46%	\$ -	\$ 2,497,591	3.02%

Rural	1 Lubbock	\$ 743,276		\$ 743,276	\$ -	\$ 143,276	0.26%	\$ -	\$ 743,276	0.90%
	2 Abilene	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%
	3 Dallas/Fort Worth	\$ 615,524		\$ 615,524	\$ -	\$ 15,524	0.03%	\$ -	\$ 615,524	0.74%
	4 Tyler	\$ 1,435,491		\$ 1,435,491	\$ -	\$ 835,491	1.52%	\$ -	\$ 1,435,491	1.74%
	5 Beaumont	\$ 1,084,599		\$ 1,084,599	\$ -	\$ 484,599	0.88%	\$ -	\$ 1,084,599	1.31%
	6 Houston	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%
	7 Austin/Round Rock	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%
	8 Waco	\$ 724,159		\$ 724,159	\$ -	\$ 124,159	0.23%	\$ -	\$ 724,159	0.88%
	9 San Antonio	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%
	10 Corpus Christi	\$ 720,047		\$ 720,047	\$ -	\$ 120,047	0.22%	\$ -	\$ 720,047	0.87%
	11 Brownsville/Harlingen	\$ 1,021,204		\$ 1,021,204	\$ -	\$ 421,204	0.77%	\$ -	\$ 1,021,204	1.23%
	12 San Angelo	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%
	13 El Paso	\$ 600,000		\$ 600,000	\$ -	\$ -	0.00%	\$ -	\$ 600,000	0.73%

Urban Totals	\$ 60,363,600	\$ 91,923	\$ 60,455,523	\$ -	\$ 52,655,523		\$ -	\$ 60,455,523	71.31%
Rural Totals	\$ 9,944,299	\$ -	\$ 9,944,299	\$ -	\$ 2,144,299		\$ -	\$ 9,944,299	11.73%

Regional Totals	\$ 70,307,899	\$ 91,923	\$ 70,399,822	\$ -	\$ 54,799,822		\$ -	\$ 70,399,822	83.04%
At-Risk Totals	\$ 12,407,276	\$ 1,970,444	\$ 14,377,720		\$ -		\$ -	\$ 14,377,867	16.96%
USDA (From At-Risk)	\$ 4,135,759	\$ 147	\$ 4,135,906		\$ -		\$ -	\$ 4,135,906	5.00%
Grand Totals	\$ 82,715,176	\$ 2,062,514	\$ 84,777,690		\$ -		\$ -	\$ 84,777,689	100.00%

NOTES:

This table reflects the allocation of the estimated Competitive Housing Tax Credit Ceiling that the Department expects to have available for allocation during the 2021 cycle. This initial ceiling is estimated using the 2021 population figure of 29,360,759 (IRS Bulletin 2021-19), multiplied by the 2021 cap rate of \$2.8125 (IRS Rev. Proc. 2020-45). The "Elderly Funding Limits" have been estimated using the 2021 HISTA data. The column labeled "Final Funding Amount" is the column an Applicant can reference to determine the amount of the credit ceiling that is estimated to be available in each subregion for the 2021 cycle. The column labeled "Max Funding Request/Award Limits" reflects the estimated maximum request limit for each State sub-region in accordance with 10 TAC §11.4(b) of the QAP. An Applicant cannot request or be awarded more than the amounts reflected.

In the later part of the year the IRS may release figures for the National Pool. National Pool is received subsequent to July awards and goes directly to Statewide Collapse. A revised document will be posted with each update.

REQUEST LIMITS ELDERLY FUNDING LIMITS

Max Funding Request/Award Limits	Elderly Percentage	Maximum Elderly Funding Limit
\$ 1,500,000	n/a	n/a
\$ 946,401	n/a	n/a
\$ 1,500,000	41.21%	\$6,962,073
\$ 1,500,000	n/a	n/a
\$ 1,480,817	n/a	n/a
\$ 1,500,000	42.35%	\$6,585,808
\$ 1,500,000	37.10%	\$1,646,633
\$ 1,500,000	n/a	n/a
\$ 1,500,000	43.05%	\$2,429,353
\$ 1,500,000	n/a	n/a
\$ 1,500,000	n/a	n/a
\$ 1,335,392	n/a	n/a
\$ 1,500,000	n/a	n/a

AWARDS SUMMARY BY SUB-REGION

Initial Funding	(over)/under	Rank	Rural Collapse	(over)/under	SW Collapse	(over)/under	Notes (Related to sub-regions with no awards prior to the rural or statewide collapses)
1 \$ 1,270,819.00	1.45%	13		1.45%	\$ -	1.45%	10
2 \$ 600,000.00	6.22%	10		6.22%	\$ -	6.22%	7
3 \$ 15,044,729.00	10.95%	8		10.95%	\$ -	10.95%	5
4 \$ 976,694.00	29.69%	6		29.69%	\$ 1,241,604.00	-59.69%	25
5 \$ 984,000.00	1.75%	12		1.75%	\$ -	1.75%	9
6 \$ 14,999,558.00	3.55%	11		3.55%	\$ -	3.55%	8
7 \$ 3,000,000.00	32.41%	4		32.41%	\$ 1,500,000.00	-1.39%	14
8 \$ 1,576,000.00	33.12%	3		33.12%	\$ 454,000.00	13.85%	3
9 \$ 4,500,000.00	20.26%	7		20.26%	\$ 1,500,000.00	-6.32%	15
10 \$ -	100.00%	1		100.00%	\$ 1,500,000.00	-6.82%	16
11 \$ 6,000,000.00	6.95%	9		6.95%	\$ -	6.95%	6
12 \$ 612,000.00	32.23%	5		32.23%	\$ 1,328,167.00	-114.84%	26
13 \$ 1,230,369.00	50.74%	2		50.74%	\$ 1,291,260.00	-0.96%	13

1 \$ -	100.00%	1	\$ 1,079,569.00	-45.24%	20	\$ -	-45.24%	18
2 \$ -	100.00%	1	\$ 900,000.00	-50.00%	22	\$ -	-50.00%	20
3 \$ -	100.00%	1	\$ 910,554.00	-47.93%	21	\$ -	-47.93%	19
4 \$ 1,260,000.00	12.23%	11	\$ -	12.23%	10	\$ -	12.23%	4
5 \$ 1,069,042.00	1.43%	12	\$ -	1.43%	17	\$ -	1.43%	11
6 \$ -	100.00%	1	\$ 900,000.00	-50.00%	22	\$ -	-50.00%	20
7 \$ -	100.00%	1	\$ 900,000.00	-50.00%	22	\$ -	-50.00%	20
8 \$ -	100.00%	1	\$ -	100.00%	1	\$ -	100.00%	1
9 \$ -	100.00%	1	\$ 900,000.00	-50.00%	22	\$ -	-50.00%	20
10 \$ -	100.00%	1	\$ 1,008,202.00	-40.02%	19	\$ -	-40.02%	17
11 \$ 1,006,603.00	1.43%	13	\$ -	1.43%	18	\$ -	1.43%	12
12 \$ -	100.00%	1	\$ -	100.00%	1	\$ -	100.00%	1
13 \$ -	100.00%	1	\$ 900,000.00	-50.00%	22	\$ -	-50.00%	20
\$ 54,129,814			\$ 7,498,325.00			\$ 8,815,031.00		

Regional Awards	\$ 70,443,170	83.09%
USDA Awards	\$ 6,341,270	7.48%
At Risk (non-USDA) Awards	\$ 7,445,302	8.78%
Total Awards	\$ 84,229,742	99.35%
Nonprofit total	\$ 19,798,621	23.35%
Rural total	\$ 18,322,269	21.61%
Remaining Funds	\$ 547,947	0.65%
National Pool		
Available Funds	\$ 547,947	

Amount Based Purely on RAF		Annual Allocation	
2021 Rate Per IRS			2.8125
2021 Pop. Released		\$	29,360,759
State Credit Ceiling Based on Population		\$	82,577,135

Additional or Less Credits to Distribute with Regional Allocation Formula, Not Specific Region/ Pot (National Pool, Returned Credits, etc.)

Type	Credit Amount
National Pool (2021)	
Returned Credits to Regions/Set-Asides (in 2021)	\$ 2,062,514
Credits Carried Forward from 2020 (8610)	\$ 138,041
State Ceiling (population+carryover)	\$ 82,715,176
Total State Credit Ceiling for 2021	\$ 84,777,690
At-Risk Set-Aside	\$ 12,407,276
USDA Set-Aside	\$ 4,238,884
Rural Set-Aside	\$ 16,955,538
10% Non-Profit Set Aside	\$ 8,477,769
Regional Allocation	\$ 72,370,413

2021 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY

Report 5

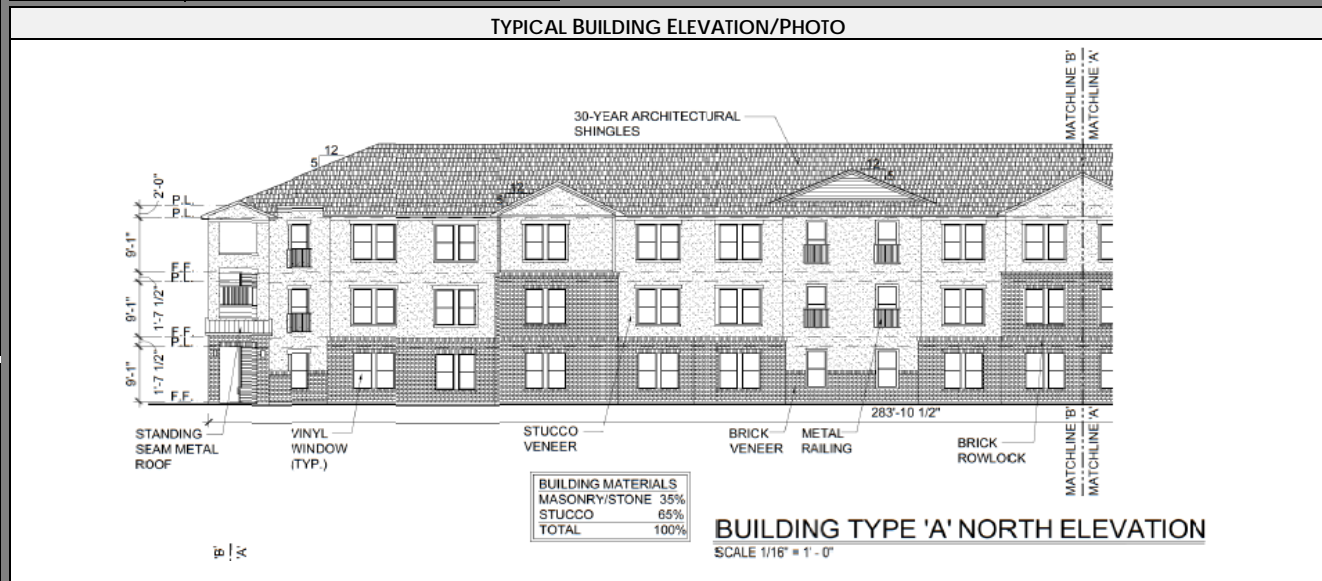
Underwriting Summaries

21003 Tomball Senior Village - Application Summary

PROPERTY IDENTIFICATION	
Application #	21003
Development	Tomball Senior Village
City / County	Tomball / Harris
Region/Area	6 / Rural
Population	Elderly Limitation
Set-Aside	Non-Profit
Activity	New Construction

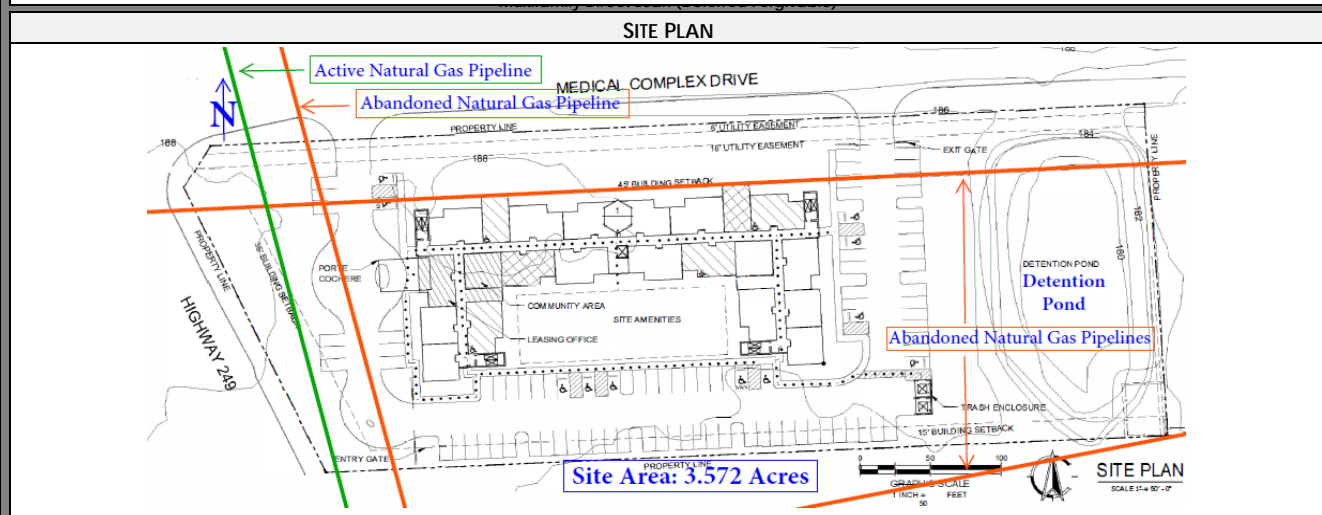
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$900,000	\$900,000	\$15,254/Unit	\$0.90	

KEY PRINCIPALS / SPONSOR		
• J.O.T. Couch / Oaklake Community Housing Development Corporation (501(3)(c) Non-Profit)		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	18	31%	30%	5	8%
2	41	69%	40%	-	0%
3	-	0%	50%	20	34%
4	-	0%	60%	25	42%
			70%	-	0%
			80%	-	0%
			MR	9	15%
TOTAL	59	100%	TOTAL	59	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	56.5%
Breakeven Occ.	87.2%	Breakeven Rent	\$847
Average Rent	\$899	B/E Rent Margin	\$52
Property Taxes	\$1,074/unit	Exemption/PILOT	0%
Total Expense	\$5,764/unit	Controllable	\$3,491/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.3%
Highest Unit Capture Rate	5%	2 BR/60%	21
Dominant Unit Cap. Rate	5%	2 BR/60%	21
Premiums (↑60% Rents)	Yes		\$183/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	797 SF	Density	16.5/acre
Acquisition		\$21K/unit	\$1,258K
Building Cost	\$100.35/SF	\$80K/unit	\$4,719K
Hard Cost		\$111K/unit	\$6,528K
Total Cost		\$209K/unit	\$12,320K
Developer Fee	\$1,283K	(27% Deferred)	Paid Year: 9
Contractor Fee	\$809K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	4.75%	\$3,883,000	1.15	City of Tomball	0/0	0.00%	\$250	1.15	RBC Capital Markets Corporation	\$8,099,190
Adjustment to Debt Per §11.302(c)	15/35	4.75%	(\$5,000)	1.15						CSH Tomball Senior Village, Ltd.	\$342,363
TOTAL DEBT (Must Pay)			\$3,878,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$8,441,553
										TOTAL DEBT SOURCES	\$3,878,250
										TOTAL CAPITALIZATION	\$12,319,803

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

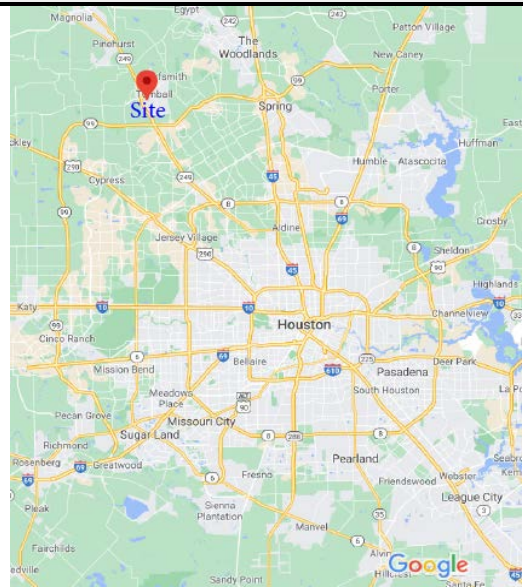
STRENGTHS/MITIGATING FACTORS

- Low capture rates
- The only 2 Elderly projects in PMA average 99% occupancy
- Attractive new construction in high visibility in-fill location should enhance leasing

WEAKNESSES/RISKS

- Interest rate sensitivity
- Market rent sensitivity

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21003** Program(s): **9% HTC**

Tomball Senior Village

Address/Location: SEC of Medical Complex Drive and SH 249

City: Tomball County: Harris Zip: 77377

Population: Elderly Limitation Program Set-Aside: Non-Profit Area: Rural

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$900,000				\$900,000				

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	20
60% of AMI	60% of AMI	25

PROJECT SUMMARY

New construction of 59 elderly limitation units. Mix to be comprised of 50 HTC units (85%) and 9 market rate units (15%). Units will be housed in a 3-story, elevator-served wrap style building.

Located approximately 34 miles northwest of Houston, the City of Tomball encompasses 13 square miles and has a reported population of 11,942 (as of 2021). Subject is situated east adjacent to State Hwy 249 (Tomball Tollway), approximately 1 mile southwest of downtown.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low capture rates
▫	The only 2 Elderly projects in PMA average 99% occupancy
▫	Attractive new construction in high visibility in-fill location should enhance leasing

WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	Market rent sensitivity
▫	

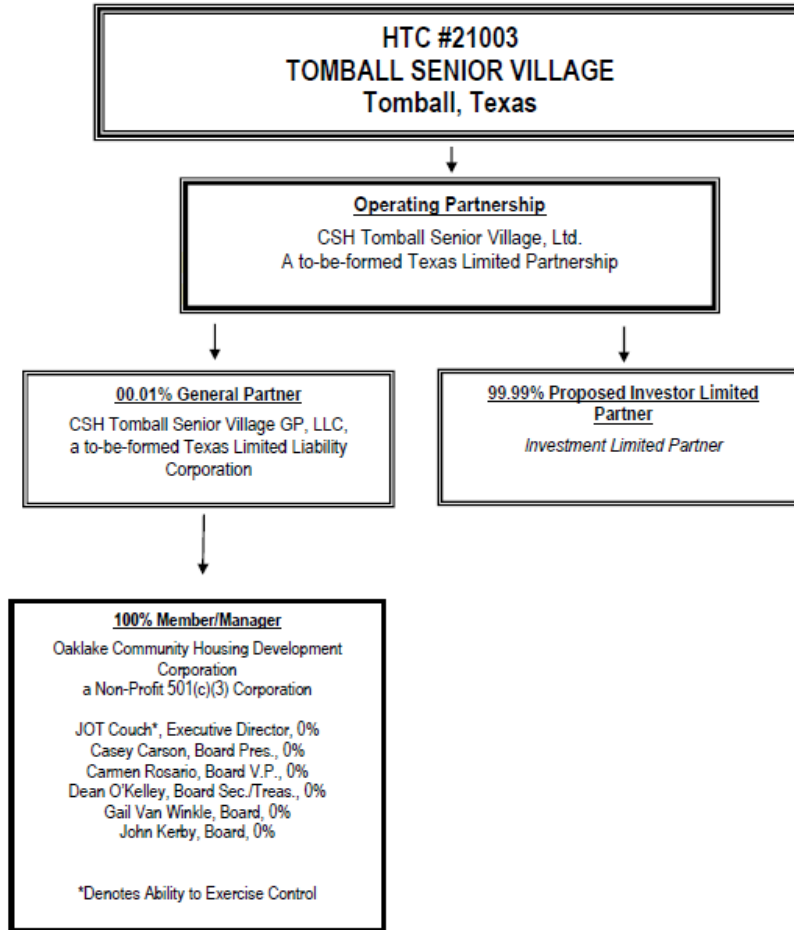
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: JOT Couch
Phone: (713) 253-7352
Relationship: Applicant/Developer

Name: Matt Higgins
Phone: (817) 683-1571
Relationship: Consultant

OWNERSHIP STRUCTURE



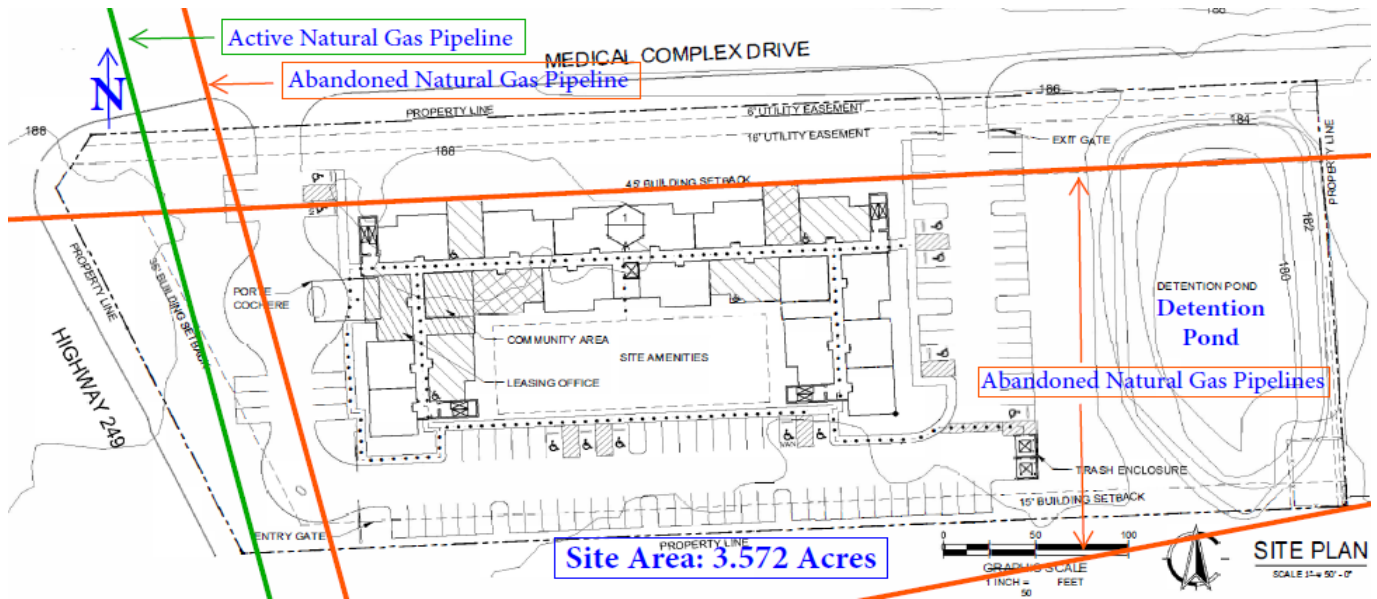
- Applicant and Developer are related entities.
- Oaklake Community Housing Development Corporation is a certified CHDO that was formed in 1995 and is based out of Houston. Previous participation was reported to include 10 HTC properties in Texas.

DEVELOPMENT SUMMARY

AERIAL



SITE PLAN



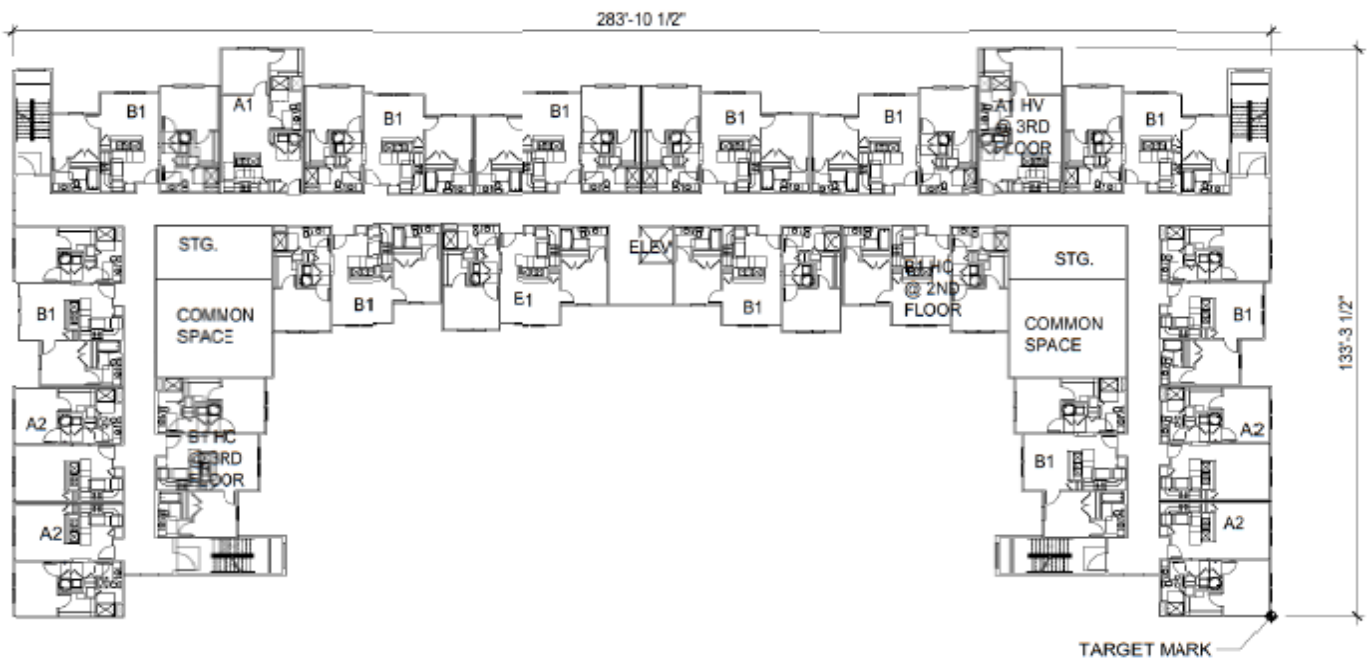
Comments:

Site is relative flat, partially wooded grassland with a general surface downgradient south. Required on-site detention is planned on the eastern part of the property. Storm runoff will be handled with surface drains and a subterranean piping system with City approved outlets.

There will be 2 access driveways off of Medical Complex Dr.

Linear lot loops around building to provide close-in open surface parking at no charge to the residents. Parking meets City Code of 1.5 spaces/unit. 89 spaces are required and 90 are provided.

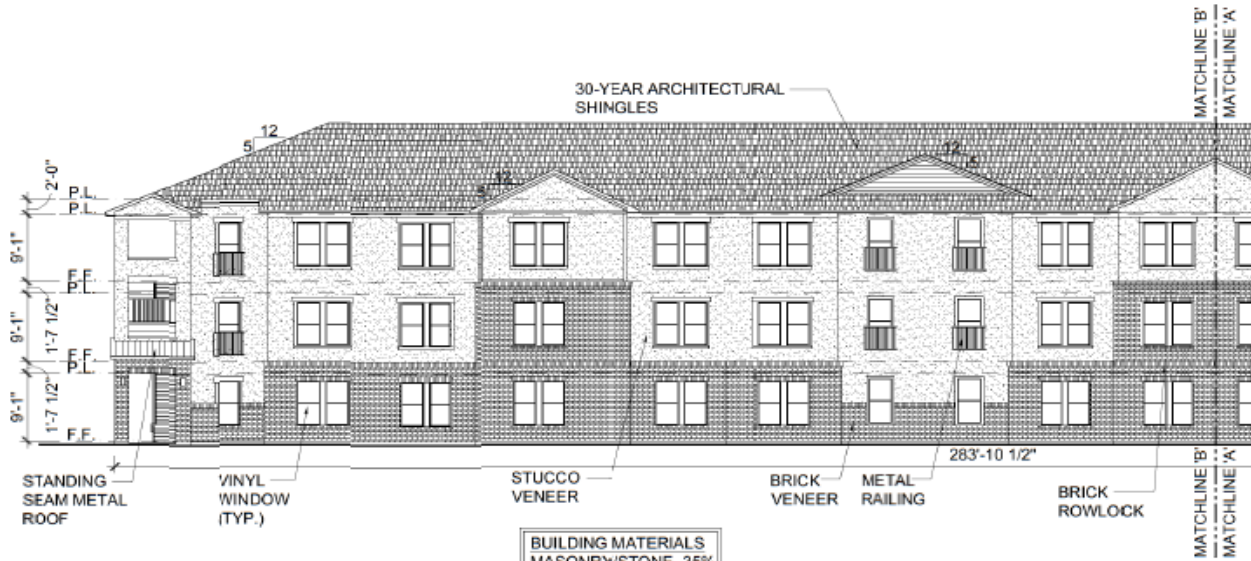
BUILDING PLAN (Typical)



Comments:

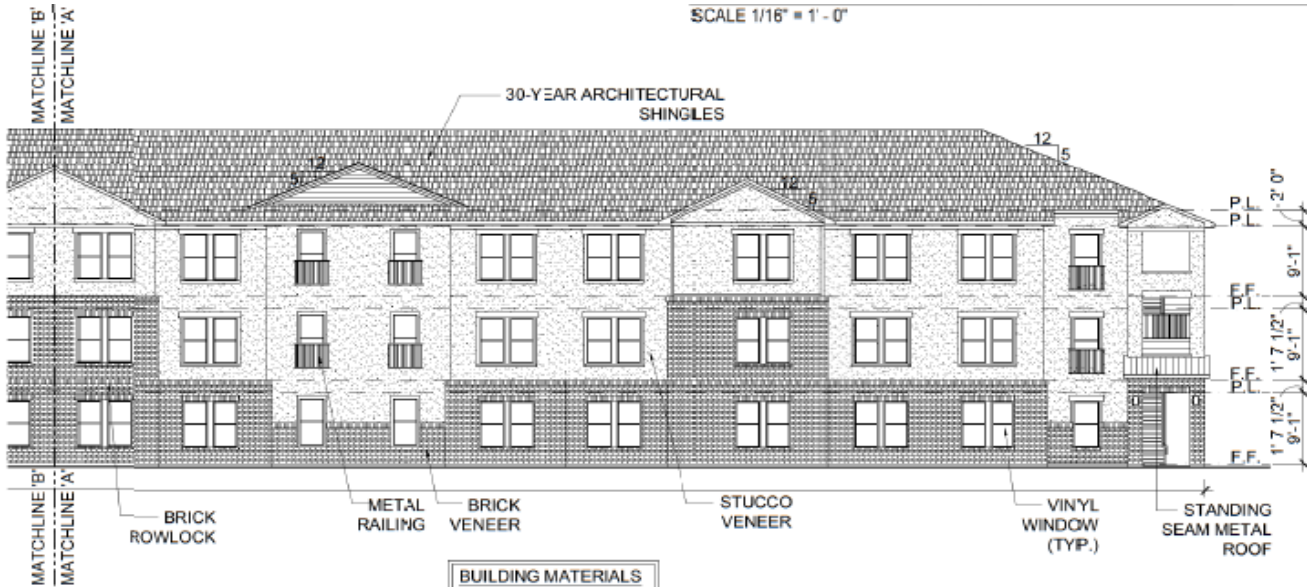
Three-story building is elevator served. Floor plan layout has full length corridors, requiring multiple plumbing runs and additional structural costs. Two-bedroom units are non-rectangular, and all units have 9 foot ceilings and walk-in closets. The smaller one-bedroom units (650/sf) feature wet island kitchens.

BUILDING ELEVATION



BUILDING MATERIALS	
MASONRY/STONE	35%
STUCCO	65%
TOTAL	100%

BUILDING TYPE 'A' NORTH ELEVATION
SCALE 1/16" = 1' - 0"



BUILDING MATERIALS	
MASONRY/STONE	35%
STUCCO	65%
TOTAL	100%

BUILDING TYPE 'A' NORTH ELEVATION
SCALE 1/16" = 1' - 0"

Comments:
Non-rectangular units and multi-gabled roof provide attractive exterior building articulation. Exterior plans show an average combination of 38% brick veneer and 62% stucco siding. Roofs have a typical 5/12 pitch.

BUILDING CONFIGURATION

Building Type	A												Total Buildings	
Floors/Stories	3												1	
Number of Bldgs	1												59	
Units per Bldg	59												59	
Total Units	59												59	
Avg. Unit Size (SF)	797 sf	Total NRA (SF)					47,019					Common Area (SF)*		3,874

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.57 acres Density: 16.5 units/acre
Site Control: 3.61 **Site Plan:** 3.57 **Appraisal:** n/a **ESA:** 3.57
Feasibility Report Survey: 3.57 **Feasibility Report Engineer's Plan:** 3.57

Control Type: Earnest Money Contract

Development Site: 3.57 acres Cost: \$1,258,000 \$21,322 per unit

Seller: Gateway Plaza, Ltd

Buyer: Superurban Realty Ventures, LLC

Assignee: CSH Tomball Senior Village, Ltd.

Related-Party Seller/Identity of Interest: No

Comments:
 Development site acreage based on survey. 3.57 acres will be encumbered by the LURA.

SITE INFORMATION

Flood Zone: <u>X</u>	Scattered Site? <u>No</u>
Zoning: <u>General Retail "GR"</u>	Within 100-yr floodplain? <u>No</u>
Re-Zoning Required? <u>No</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>n/a</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:
 Vacant land.

Surrounding Uses:
North: Medical Complex Dr., vacant lot, 2 hotels and a bank.
South: Building supply outlet, a retention pond and a vacant lot.
East: Retail center.
West: State Hwy 249, frontage roads and vacant land.

Other Observations:
 As per the letter from the City of Tomball Zoning department dated February 12, 2021 the subject property is located within the General Retail (GR) Zoning District. The land use "retirement housing for the elderly (also independent living center or congregate housing)" is allowed in the General Retail Zoning District by right.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/23/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- No REC's were found.
- Projected Day/Night Noise Level (DNL) was calculated from 64 to 68 decibels, attributed mainly to subject's proximity to State Hwy 249 (Tomball Tollway).

Comments:

An abandoned natural gas gathering pipeline runs along the northern portion of the property in an east-west direction. An active natural gas gathering pipeline and another abandoned natural gas gathering pipeline are on the western portion of the property running in a north-south direction. Finally, a third abandoned natural gas gathering pipeline runs along the southern property boundary. However, it was determined that these pipelines do not constitute a REC.

MARKET ANALYSIS

Provider: Affordable Housing Analysts Date: 3/24/2021
 Contact: Bob Coe Phone: (281) 387-7552

Primary Market Area (PMA): 62 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$10,632	\$10,632	\$12,768	\$12,768	---	---	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	---	---	---
50% AMGI	Min	\$17,736	\$17,736	\$21,288	\$21,288	---	---	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	---	---	---
60% AMGI	Min	\$21,288	\$21,288	\$25,560	\$25,560	---	---	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None.					
Other Affordable Developments in PMA since 2016						
	None.				n/a	
Stabilized Affordable Developments in PMA					Total Units	376
					Total Developments	5
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

The Market Analyst reflects that there are no competitive units in the PMA. The most recent development in the PMA is 19460 The Village Apartments, which is a 59 unit Elderly acquisition/rehab project. All of the other projects are stabilized. Additionally, there are no competitive projects in close proximity to the PMA.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	34,242			
Senior Households in the Primary Market Area	12,410			
Potential Demand from the Primary Market Area	3,598			
10% External Demand	360			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,958			
Subject Affordable Units	50			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	50			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.26%			

Population:	Elderly Limitation	Market Area:	Rural	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	600	60	5	0	0.76%
50% AMGI	1,356	136	20	0	1.34%
60% AMGI	1,642	164	25	0	1.38%

Demand Analysis:

Underwriter could not identify any additional competitive units within or close to the PMA. Therefore, Market Analyst's capture rates are being used for the analysis.

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	408	41	3	0	0.67%
1 BR/50%	823	82	8	0	0.88%
1 BR/60%	380	38	4	0	0.96%
2 BR/30%	215	22	2	0	0.85%
2 BR/50%	784	78	12	0	1.39%
2 BR/60%	407	41	21	0	4.69%

Market Analyst Comments:

"The average physical occupancy in the subject's market area was reported at 93.15%. Occupancy rates and rental rates in this primary market area have remained strong over the past few years, with overall stable rental rates." (p. 13 of PDF) "There are two elderly HTC projects in the PMA. The Village is a USDA Elderly property (64 units) in the PMA and reports a 100% occupancy. Home Towne at Tomball is an Elderly project (210 units) in the PMA with a current occupancy of 99%." (p. 13 of PDF)

"The population growth in the primary market area between 2000 and 2010 was 98.71%, between 2010 and 2021 was 44.64% and between 2021 and 2026 is projected to be 9.49%." (p. 13 of PDF)

"I estimate absorption at 15 to 25 units a month and the property should stabilize within 2 to 4 months of opening." (p. 15 of PDF)

Underwriter Comments:

HISTA data reflects that 70% of Elderly (55+) renter households in PMA have an annual income of less than \$75K while program rents are based off of Harris County's high AMI of \$79K.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$261,734	Avg. Rent:	\$899	Expense Ratio:	56.5%
Debt Service:	\$227,494	B/E Rent:	\$847	Controllable Expenses:	\$3,491
Net Cash Flow:	\$34,239	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,074
Aggregate DCR:	1.15	B/E Occupancy:	87.2%	Program Rent Year:	2020

Tax credit restricted units are expected to achieve full program rents. Market rate units comprise 15.25% of the unit mix.

One-bedroom market rate units are budgeted at \$133 over gross 60% rents and two-bedroom units are budgeted at \$160 over gross 60% rents. This equates to a \$130 discount from full Market Study rents on one-bedroom units and a \$25 discount on two-bedroom units.

As underwritten, the rent premiums on market rate units are necessary to achieve the minimum 1.15 DCR.

Average rent with 1 month concession on both 60% and market rate units is only \$3 above break-even, but concessions are likely unnecessary with subject offering a combined 26% overall discount to market rents.

Breakeven occupancy occurs with 8 units vacant (underwritten at 4).

Pro Forma exhibits feasibility for the full 35 year term of the permanent loan at a rate of 4.75% fixed. However, all else equal, any increase in the rate would cause first year DCR to drop below the minimum 1.15 threshold.

Healthy level of controllable expenses helps mitigate interest rate sensitivity.

As underwritten, 15 year residual cash flow is \$367K after repayment of deferred developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$352,184/ac	\$21,322/unit	\$1,258,000	Contractor Fee	\$808,643
Off-site + Site Work		\$24,265/unit	\$1,431,630	Soft Cost + Financing	\$2,158,323
Building Cost	\$100.35/sf	\$79,975/unit	\$4,718,520	Developer Fee	\$1,283,000
Contingency	6.14%	\$6,405/unit	\$377,870	Reserves	\$283,817
Total Development Cost	\$208,810/unit		\$12,319,803	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	Rural [9% only]				

Off-site:

None.

Site Work:

Certified cost of \$884K (\$15K/unit), with \$546K for typical grading, concrete and paving, \$25K for electrical, \$238K for on-site utilities, \$19K for decorative masonry, \$35K for mobilization, \$10K for erosion control, \$2K for traffic control and safety, and \$9K for signage. The cost for grading, concrete and paving includes the detention pond on the southern part of the site.

Amenity cost of \$547K (\$9.3K/unit) was not included in certification, but is comprised of \$177K for landscaping, \$225K for pool and decking, \$75K for fencing and \$70K for pavilions, site furnishings and BBQ area.

Building Cost:

Three-story building is elevator served. Floor plan layout has full length corridors, requiring multiple plumbing runs and additional structural costs. Two-bedroom units are non-rectangular, and all units have 9 foot ceilings and walk-in closets. The smaller one-bedroom units (650/sf) feature wet island kitchens. Non-rectangular units and multi-gabled roof provide attractive exterior building articulation. Exterior plans show an average combination of 38% brick veneer and 62% stucco siding. Composition shingle roofs have a typical 5/12 pitch.

Using Marshal & Swift's ("M&S") average quality construction values, Underwriter's building cost estimate came in at \$109.69/sf, which is 8.5% higher than Applicant's estimate of \$100.35/sf .

For scoring purposes, Applicant limited their eligible building cost to \$84.36/sf (vs. \$100.35/sf budgeted actual cost).

Soft Costs:

At \$7.3K/unit, A&E costs fall within the higher range of what we have underwritten, as do total soft costs at \$22.7/unit (11%). However, the higher cost is largely attributable to the project being a wrap building with only 59 units to spread design costs across.

Reserves:

Applicant's total capital reserves represent 6 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by 3.4%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$12,319,803	\$9,839,866	\$975,648

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citi Community Capital	Conventional Loan	\$9,000,000	4.00%	88%
RBC Capital Markets Corporation	HTC	\$1,214,879	\$0.90	12%
		\$10,214,879	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi Community Capital	\$3,883,000	4.75%	35	15	\$3,883,000	4.75%	35	15	32%
Adjustment to Debt Per §11.302(c)(2)	\$0	0.00%	0	0	(\$5,000)	4.75%	35	15	0%
City of Tomball	\$250				\$250				0%
Total	\$3,883,250				\$3,878,250				

Comments:

Underwriter's calculated annual debt service on the proposed permanent loan is \$294 more than Applicant's calculation, resulting in a DCR of 1.149. A \$5,000 reduction in the loan was assumed in order to achieve a DCR of 1.15.

Contribution of \$250 from the City of Tomball was obtained for scoring purposes and represents the minimum amount required for a rural development.

After pay down of the interim loan from equity funding, the permanent loan only represents 32% of the capital structure.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
RBC Capital Markets Corporation	\$8,099,190	\$0.90		\$8,099,190	\$0.90	66%	
CSH Tomball Senior Village, Ltd.	\$337,376		26%	\$342,363		3%	27%
Total	\$8,436,566			\$8,441,553			
				\$12,319,803	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.938	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.859	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

The underwriting analysis assumes a decrease in the permanent loan amount to \$3,878,000 in order to achieve the minimum 1.15x debt coverage ratio.

Gap Analysis:	
Total Development Cost	\$12,319,803
Permanent Sources (debt + non-HTC equity)	\$3,878,250
Gap in Permanent Financing	\$8,441,553

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$8,779,951	\$975,648
Needed to Balance Sources & Uses	\$8,441,553	\$938,044
Requested by Applicant	\$8,099,190	\$900,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,099,190	\$900,000

Deferred Developer Fee	\$342,363	(27% deferred)
Repayable in	9 years	

Comments:

Credit recommendation is limited to \$900,000 as requested by Applicant.

Underwriter:	<i>Gregg Kazak</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Tomball Senior Village, Tomball, 9% HTC #21003

LOCATION DATA	
CITY:	Tomball
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	18	30.5%	0	0
2	41	69.5%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	59	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	84.75%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	797 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	5	-	20	25	-	-	9	59
Income	% Total	0.0%	8.5%	0.0%	33.9%	42.4%	0.0%	0.0%	15.3%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mkt Analyst	
TC 30%	\$443	2	1	1	650	\$443	\$37	\$406	\$0	\$0.62	\$406	\$812	\$812	\$406	\$1	\$0	\$1,020	\$1.57	\$1,150
TC 50%	\$739	2	1	1	650	\$739	\$37	\$702	\$0	\$1.08	\$702	\$1,404	\$1,404	\$702	\$1	\$0	\$1,020	\$1.57	\$1,150
TC 60%	\$887	1	1	1	650	\$887	\$37	\$850	\$0	\$1.31	\$850	\$850	\$850	\$850	\$1	\$0	\$1,020	\$1.57	\$1,150
MR		1	1	1	650	\$0	\$37		NA	\$1.57	\$1,020	\$1,020	\$1,020	\$1,020	\$2	NA	\$1,020	\$1.57	\$1,150
TC 30%	\$443	1	1	1	672	\$443	\$37	\$406	\$0	\$0.60	\$406	\$406	\$406	\$406	\$1	\$0	\$1,020	\$1.52	\$1,150
TC 50%	\$739	6	1	1	672	\$739	\$37	\$702	\$0	\$1.04	\$702	\$4,212	\$4,212	\$702	\$1	\$0	\$1,020	\$1.52	\$1,150
TC 60%	\$887	3	1	1	672	\$887	\$37	\$850	\$0	\$1.26	\$850	\$2,550	\$2,550	\$850	\$1	\$0	\$1,020	\$1.52	\$1,150
MR		2	1	1	672	\$0	\$37		NA	\$1.52	\$1,020	\$2,040	\$2,040	\$1,020	\$2	NA	\$1,020	\$1.52	\$1,150
TC 30%	\$532	2	2	2	855	\$532	\$48	\$484	\$0	\$0.57	\$484	\$968	\$968	\$484	\$1	\$0	\$1,225	\$1.43	\$1,250
TC 50%	\$887	12	2	2	855	\$887	\$48	\$839	\$0	\$0.98	\$839	\$10,068	\$10,068	\$839	\$1	\$0	\$1,225	\$1.43	\$1,250
TC 60%	\$1,065	21	2	2	855	\$1,065	\$48	\$1,017	\$0	\$1.19	\$1,017	\$21,357	\$21,357	\$1,017	\$1	\$0	\$1,225	\$1.43	\$1,250
MR		6	2	2	855	\$0	\$48		NA	\$1.43	\$1,225	\$7,350	\$7,350	\$1,225	\$1	NA	\$1,225	\$1.43	\$1,250
TOTALS/AVERAGES:		59			47,019				\$0	\$1.13	\$899	\$53,037	\$53,037	\$899	\$1.13	\$0	\$1,162	\$1.46	\$1,219

ANNUAL POTENTIAL GROSS RENT:	\$636,444	\$636,444
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STABILIZED PRO FORMA

Tomball Senior Village, Tomball, 9% HTC #21003

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.13	\$899	\$636,444	\$636,444	\$899	\$1.13		0.0%	\$0
Cleaning, Late, NSF Fees					\$20.00	\$14,160						
Total Secondary Income					\$20.00		\$14,160	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$650,604	\$650,604				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(48,795)	(48,795)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$601,809	\$601,809				0.0%	\$0

General & Administrative	\$29,358	\$498/Unit	\$29,061	\$493	4.41%	\$0.56	\$450	\$26,550	\$29,061	\$493	\$0.62	4.83%	-8.6%	(2,511)
Management	\$29,174	5.4% EGI	\$25,312	\$429	5.00%	\$0.64	\$510	\$30,069	\$30,090	\$510	\$0.64	5.00%	-0.1%	(21)
Payroll & Payroll Tax	\$62,270	\$1,055/Unit	\$87,198	\$1,478	14.71%	\$1.88	\$1,500	\$88,500	\$87,198	\$1,478	\$1.85	14.49%	1.5%	1,302
Repairs & Maintenance	\$45,131	\$765/Unit	\$47,006	\$797	6.86%	\$0.88	\$700	\$41,300	\$38,350	\$650	\$0.82	6.37%	7.7%	2,950
Electric/Gas	\$16,262	\$276/Unit	\$14,465	\$245	2.37%	\$0.30	\$241	\$14,235	\$14,465	\$245	\$0.31	2.40%	-1.6%	(230)
Water, Sewer, & Trash	\$38,792	\$657/Unit	\$32,800	\$556	5.88%	\$0.75	\$600	\$35,390	\$32,800	\$556	\$0.70	5.45%	7.9%	2,590
Property Insurance	\$25,723	\$0.55 /sf	\$23,897	\$405	3.98%	\$0.51	\$406	\$23,925	\$23,897	\$405	\$0.51	3.97%	0.1%	28
Property Tax (@ 100%) 2.4369	\$31,673	\$537/Unit	\$37,605	\$637	10.53%	\$1.35	\$1,074	\$63,356	\$67,204	\$1,139	\$1.43	11.17%	-5.7%	(3,848)
Reserve for Replacements					2.45%	\$0.31	\$250	\$14,750	\$14,750	\$250	\$0.31	2.45%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.33%	\$0.04	\$34	\$2,000	\$2,000	\$34	\$0.04	0.33%	0.0%	-
TOTAL EXPENSES					56.51%	\$7.23	\$5,764	\$ 340,075	\$339,816	\$5,760	\$7.23	56.47%	0.1%	\$ 259
NET OPERATING INCOME ("NOI")					43.49%	\$5.57	\$4,436	\$261,734	\$261,992	\$4,441	\$5.57	43.53%	-0.1%	\$ (259)

CONTROLLABLE EXPENSES		\$3,491/Unit		\$3,422/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Tomball Senior Village, Tomball, 9% HTC #21003

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Citi Community Capital	0.00%	1.15	1.15	227,494	4.75%	35	15	\$3,883,000	\$3,883,000	15	35	4.75%	\$227,788	1.15	31.5%
Adjustment to Debt Per §11.302(c)(2)	0.00%								(\$5,000)	15	35	4.75%	(\$293)	1.15	0.0%
CASH FLOW DEBT / GRANTS															
City of Tomball		1.15	1.15		0.00%	0	0	\$250	\$250	0	0	0.00%		1.15	0.0%
				\$227,494	TOTAL DEBT / GRANT SOURCES			\$3,883,250	\$3,878,250	TOTAL DEBT SERVICE			\$227,494	1.15	31.5%

NET CASH FLOW	\$34,498	\$34,240		APPLICANT NET OPERATING INCOME	\$261,734	\$34,239	NET CASH FLOW
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EQUITY SOURCES												
				APPLICANT'S PROPOSED EQUITY STRUCTURE				AS UNDERWRITTEN EQUITY STRUCTURE				
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
RBC Capital Markets Corporation	LIHTC Equity	65.7%	\$900,000	\$0.90	\$8,099,190	\$8,099,190	\$0.90	\$900,000	65.7%	\$15,254	Applicant Request	
CSH Tomball Senior Village, Ltd.	Deferred Developer Fees	2.7%	(26% Deferred)		\$337,376	\$342,363	(27% Deferred)		2.8%	Total Developer Fee: \$1,283,000		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		68.5%			\$8,436,566	\$8,441,553			68.5%			

TOTAL CAPITALIZATION				\$12,319,816	\$12,319,803		15-Yr Cash Flow after Deferred Fee:	\$366,779
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DEVELOPMENT COST / ITEMIZED BASIS													
				APPLICANT COST / BASIS ITEMS				TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$			
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition							
Land Acquisition			\$21,322 / Unit	\$1,258,000	\$1,258,000	\$21,322 / Unit				0.0%	\$0		
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit				0.0%	\$0		
Site Work		\$884,351	\$14,989 / Unit	\$884,351	\$884,351	\$14,989 / Unit				0.0%	\$0		
Site Amenities		\$547,279	\$9,276 / Unit	\$547,279	\$547,279	\$9,276 / Unit				0.0%	\$0		
Building Cost		\$3,966,518	\$100.35 /sf	\$79,975/Unit	\$4,718,520	\$5,157,689	\$87,418/Unit	\$109.69 /sf	\$3,966,518	-8.5%	(\$439,168)		
Contingency		\$377,870	7.00%	6.14%	\$377,870	\$377,870	5.73%	7.00%	\$377,870	0.0%	\$0		
Contractor Fees		\$808,643	14.00%	12.39%	\$808,643	\$808,643	11.61%	14.00%	808642.5704	0.0%	\$0		
Soft Costs	\$0	\$1,267,184	\$22,749 / Unit	\$1,342,184	\$1,342,184	\$22,749 / Unit			\$1,267,184	\$0	0.0%	\$0	
Financing	\$0	\$705,021	\$13,833 / Unit	\$816,139	\$816,139	\$13,833 / Unit			\$705,021	\$0	0.0%	\$0	
Developer Fee	\$0	\$1,283,000	14.99%	13.78%	\$1,283,000	\$1,283,000	13.16%	14.99%	\$1,283,000	\$0	0.0%	\$0	
Reserves			6 Months	\$283,817	\$283,655	6 Months				0.1%	\$162		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$9,839,866	\$208,810 / Unit	\$12,319,803	\$12,758,810	\$216,251 / Unit			\$9,839,866	\$0	-3.4%	(\$439,007)	
Acquisition Cost	\$0			\$0									
Contingency		\$0		\$0									
Contractor's Fee		\$0		\$0									
Financing Cost		\$0		\$0									
Developer Fee	\$0	\$0		\$0									
Reserves				\$0									
ADJUSTED BASIS / COST	\$0	\$9,839,866	\$208,810/unit	\$12,319,803	\$12,758,810	\$216,251/unit			\$9,839,866	\$0	-3.4%	(\$439,007)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):				\$12,319,803									

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Tomball Senior Village, Tomball, 9% HTC #21003

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$9,839,866	\$0	\$9,839,866
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$9,839,866	\$0	\$9,839,866
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$12,791,826	\$0	\$12,791,826
Applicable Fraction	84.75%	84.75%	85%	85%
TOTAL QUALIFIED BASIS	\$0	\$10,840,530	\$0	\$10,840,530
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$975,648	\$0	\$975,648
CREDITS ON QUALIFIED BASIS	\$975,648		\$975,648	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$975,648	\$8,779,951	----	----	----
Needed to Fill Gap	\$938,044	\$8,441,553	----	----	----
Applicant Request	\$900,000	\$8,099,190	\$900,000	\$0	\$0

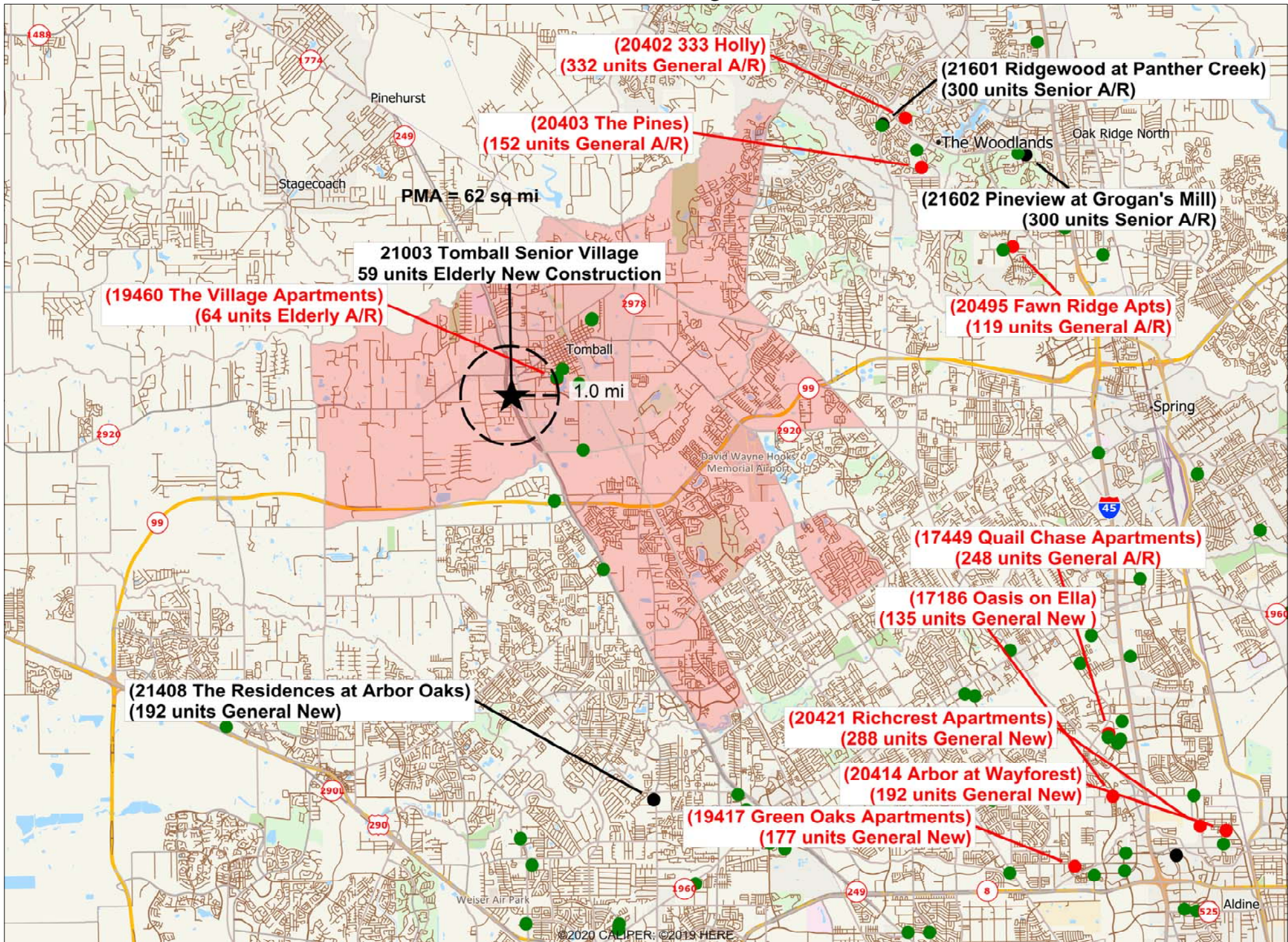
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	47,019 SF	\$71.33	3,353,792
Adjustments				
Exterior Wall Finish	8.00%		5.71	\$268,303
Elderly	3.00%		2.14	100,614
9-Ft. Ceilings	4.00%		2.85	134,152
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(7,523)
Floor Cover			2.56	120,369
Enclosed Corridors	\$62.88	13,739	18.37	863,887
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	123	2.83	132,840
Rough-ins	\$530	118	1.33	62,540
Built-In Appliances	\$1,830	59	2.30	107,970
Exterior Stairs	\$2,460	8	0.42	19,680
Heating/Cooling			2.34	110,024
Storage Space	\$62.88	1,934	2.59	121,607
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$91.39	4,289	8.34	391,961
Elevators	\$93,900	1	2.00	93,900
Other:			0.00	0
Fire Sprinklers	\$2.68	66,981	3.82	179,509
SUBTOTAL			128.75	6,053,625
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			128.75	\$6,053,625
Plans, specs, survey, bldg permits	3.30%		(4.25)	(\$199,770)
Contractor's OH & Profit	11.50%		(14.81)	(696,167)
NET BUILDING COSTS		\$87,418/unit	\$109.69/sf	\$5,157,689

Long-Term Pro Forma

Tomball Senior Village, Tomball, 9% HTC #21003

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$601,809	\$613,845	\$626,122	\$638,644	\$651,417	\$719,217	\$794,074	\$876,722	\$967,972	\$1,068,719	\$1,179,952
TOTAL EXPENSES	3.00%	\$340,075	\$349,977	\$360,169	\$370,661	\$381,462	\$440,423	\$508,587	\$587,402	\$678,542	\$783,947	\$905,863
NET OPERATING INCOME ("NOI")		\$261,734	\$263,868	\$265,953	\$267,983	\$269,955	\$278,794	\$285,487	\$289,319	\$289,429	\$284,771	\$274,089
EXPENSE/INCOME RATIO		56.5%	57.0%	57.5%	58.0%	58.6%	61.2%	64.0%	67.0%	70.1%	73.4%	76.8%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494	\$227,494
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.18	1.19	1.23	1.25	1.27	1.27	1.25	1.20
ANNUAL CASH FLOW		\$34,239	\$36,374	\$38,458	\$40,488	\$42,461	\$51,300	\$57,992	\$61,825	\$61,935	\$57,277	\$46,595
Deferred Developer Fee Balance		\$308,124	\$271,750	\$233,292	\$192,803	\$150,343	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$89,212	\$366,779	\$669,543	\$980,680	\$1,278,522	\$1,535,553

21003 Tomball Senior Village PMA Map



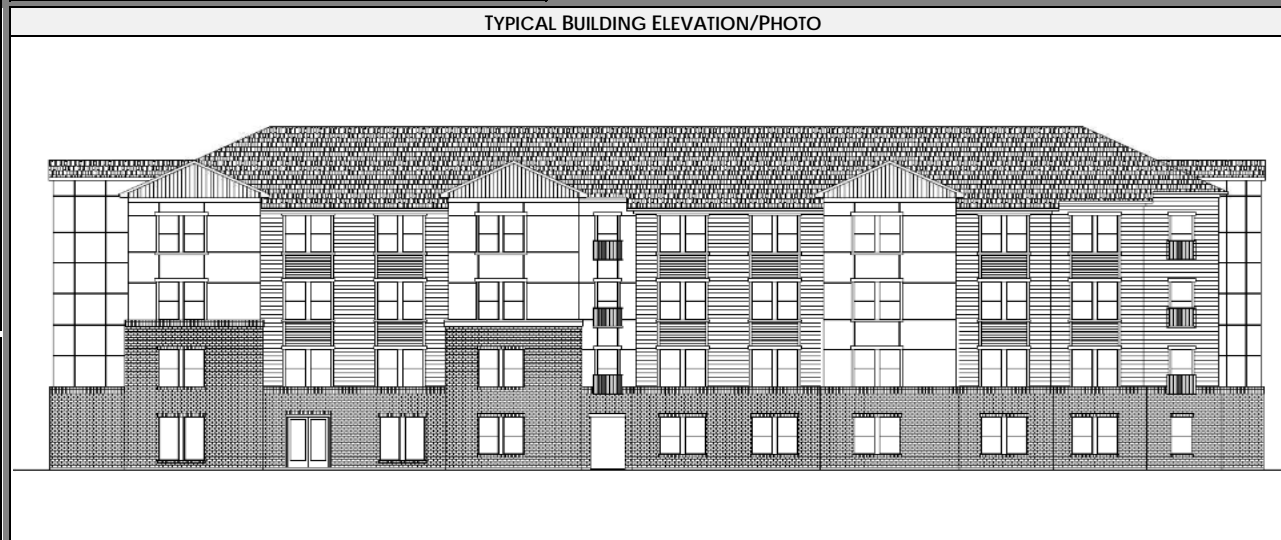
Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21006 Westheimer Garden Villas - Application Summary

PROPERTY IDENTIFICATION	
Application #	21006
Development	Westheimer Garden Villas
City / County	Houston / Harris
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	Non-Profit
Activity	New Construction

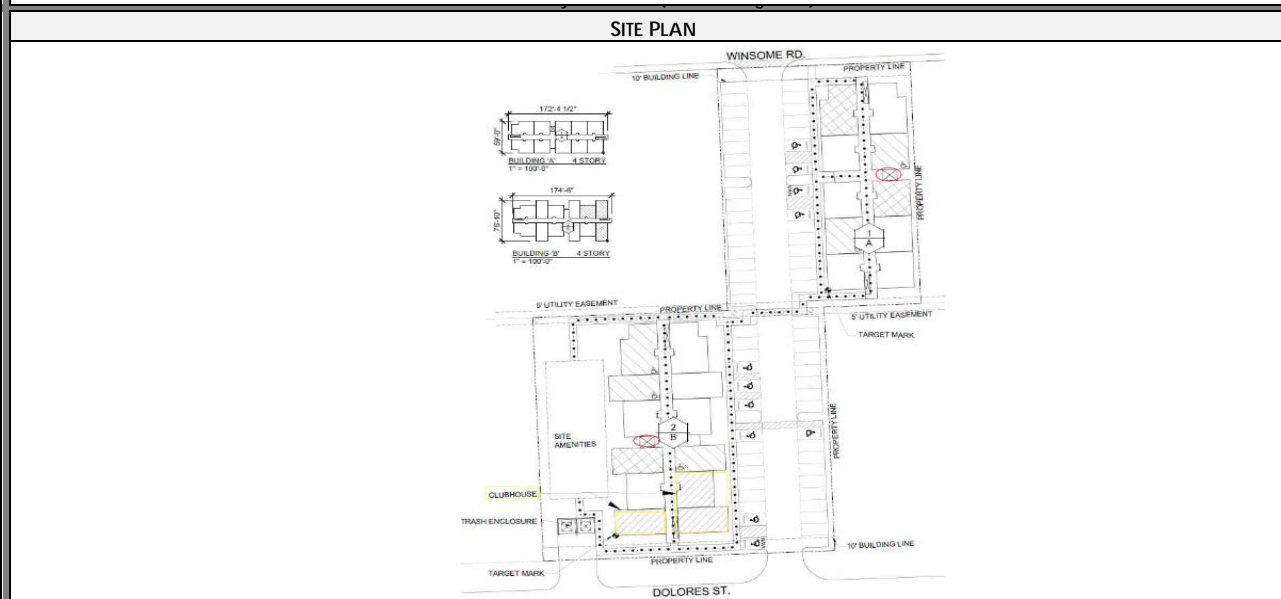
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,499,558	\$17,642/Unit	\$0.92

KEY PRINCIPALS / SPONSOR		
Russ Michaels - Executive Director & Managing Member of the GP / Texas Inter-Faith Development, LLC & JOT Couch, sole member of IFG Legacy Development, LLC.		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	69	81%	30%	9	11%
2	16	19%	40%	-	0%
3	-	0%	50%	33	39%
4	-	0%	60%	40	47%
			70%	-	0%
			80%	-	0%
			MR	3	4%
TOTAL	85	100%	TOTAL	85	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	61.5%
Breakeven Occ.	87.8%	Breakeven Rent	\$734
Average Rent	\$775	B/E Rent Margin	\$41
Property Taxes	\$857/unit	Exemption/PILOT	0%
Total Expense	\$5,422/unit	Controllable	\$3,424/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			5.5%
Highest Unit Capture Rate	14%	1 BR/60%	29
Dominant Unit Cap. Rate	9%	1 BR/50%	31
Premiums (↑60% Rents)	Yes		\$42/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	701 SF	Density	61.6/acre
Acquisition		\$46K/unit	\$3,914K
Building Cost	\$96.24/SF	\$67K/unit	\$5,733K
Hard Cost		\$97K/unit	\$8,223K
Total Cost		\$218K/unit	\$18,507K
Developer Fee	\$1,735K	(25% Deferred)	Paid Year: 11
Contractor Fee	\$1,047K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Community Capital	15/35	4.75%	\$4,273,000	1.15	City of Houston	0/0	0.00%	\$500	1.15	Hudson Housing Capital	\$13,794,550
										CSH Westheimer Garden Villas, Ltd.	\$439,019
TOTAL DEBT (Must Pay)			\$4,273,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,233,568
										TOTAL DEBT SOURCES	\$4,273,500
										TOTAL CAPITALIZATION	\$18,507,068

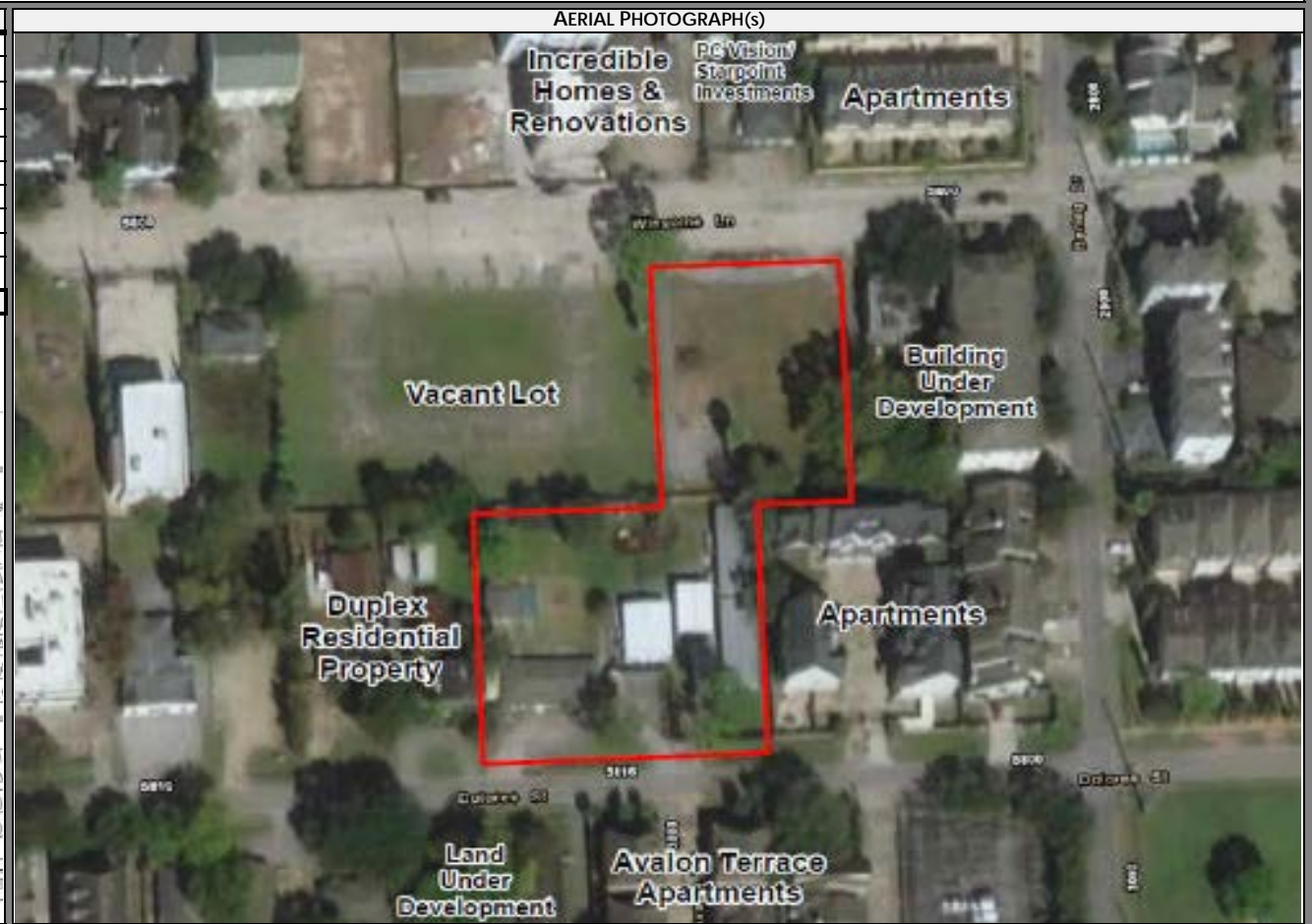
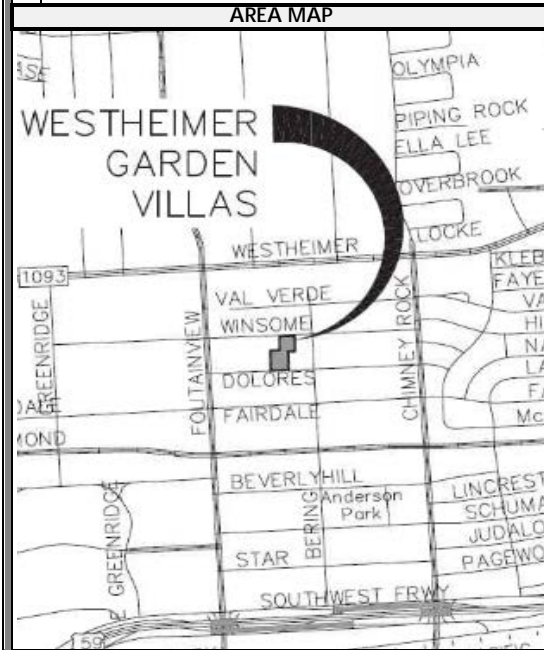
CONDITIONS

1 Receipt and acceptance by Cost Certification:

- a: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE
STRENGTHS/MITIGATING FACTORS
▪ Market premiums possible on 3 market units.
▪ Efficient parking
▪ Deep rent restrictions (53% Average Income)
WEAKNESSES/RISKS
▪ Only 3 market rate units.
▪ 0.78 parking spaces / unit
▪ Debt coverage at 1.15 times
▪ Potential abatement costs
▪ Very little green space





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21006 Program(s): 9% HTC

Westheimer Garden Villas

Address/Location: 5811 Winsome Lane

City: Houston County: Harris Zip: 77057

Population: Elderly Limitation Program Set-Aside: Non-Profit Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,499,558				

CONDITIONS

- 1 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	33
60% of AMI	60% of AMI	40

DEVELOPMENT SUMMARY

The proposed project is an Elderly Limitation development that will feature 2 buildings situated on a 1.38 acre site. The elevator served four-story buildings total 85 units and will have set-asides for rent levels at 30%/50%/60% AMI, Average Income of 53%, along with 3 market rate units. The infill development is surrounded by considerable new construction and undeveloped land on surrounding parcels.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Market premiums possible on 3 market units.
▫	Efficient parking
▫	Deep rent restrictions (53% Average Income)
▫	
▫	

WEAKNESSES/RISKS	
▫	Only 3 market rate units.
▫	0.78 parking spaces / unit
▫	Debt coverage at 1.15 times
▫	Potential abatement costs
▫	Very little green space

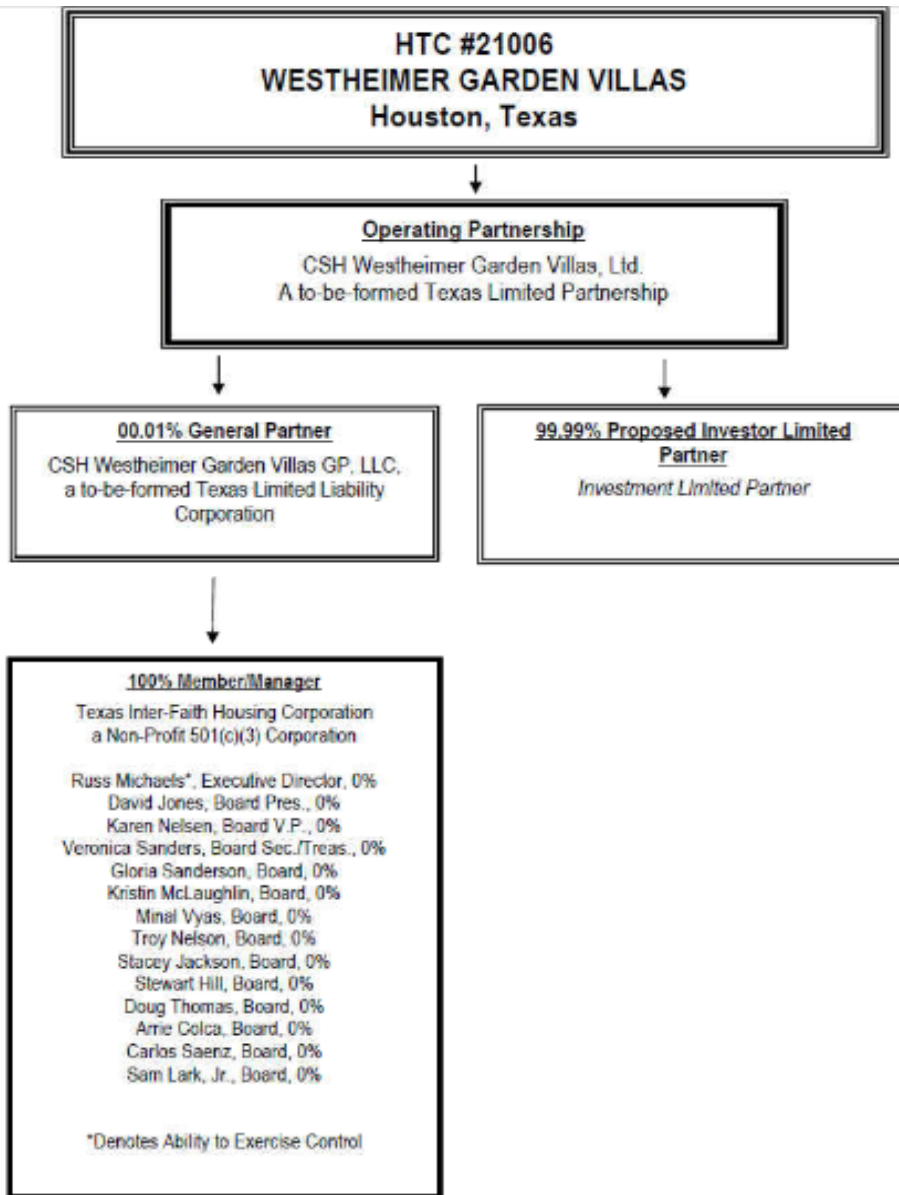
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Russ Michaels
 Phone: 212-960-3913
 Relationship: Executive Director

Name: Matt Higgins
 Phone: 817 683 1571
 Relationship: Compliance Consultant

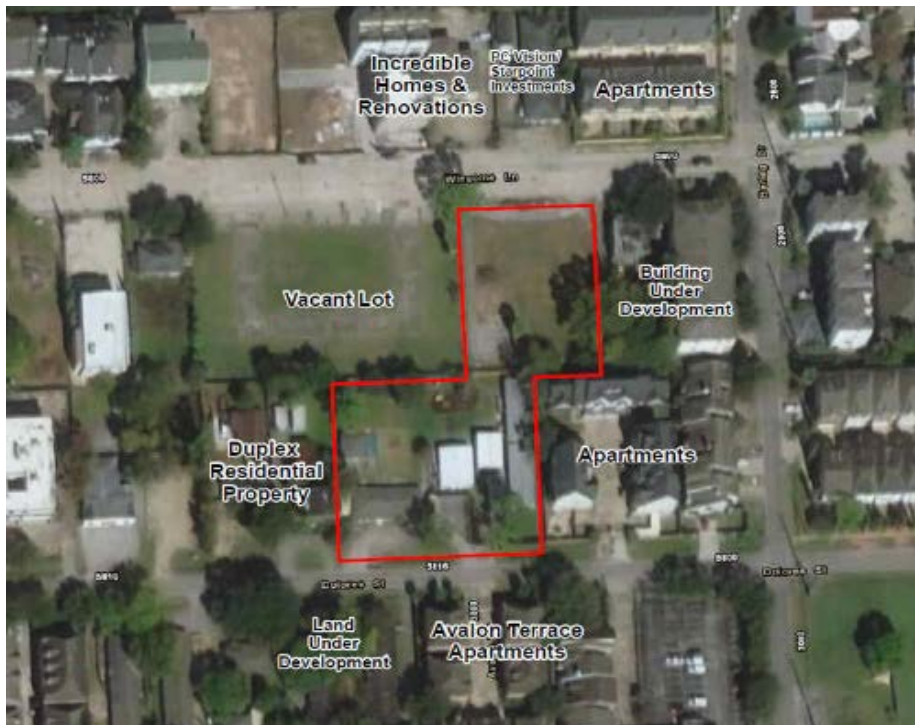
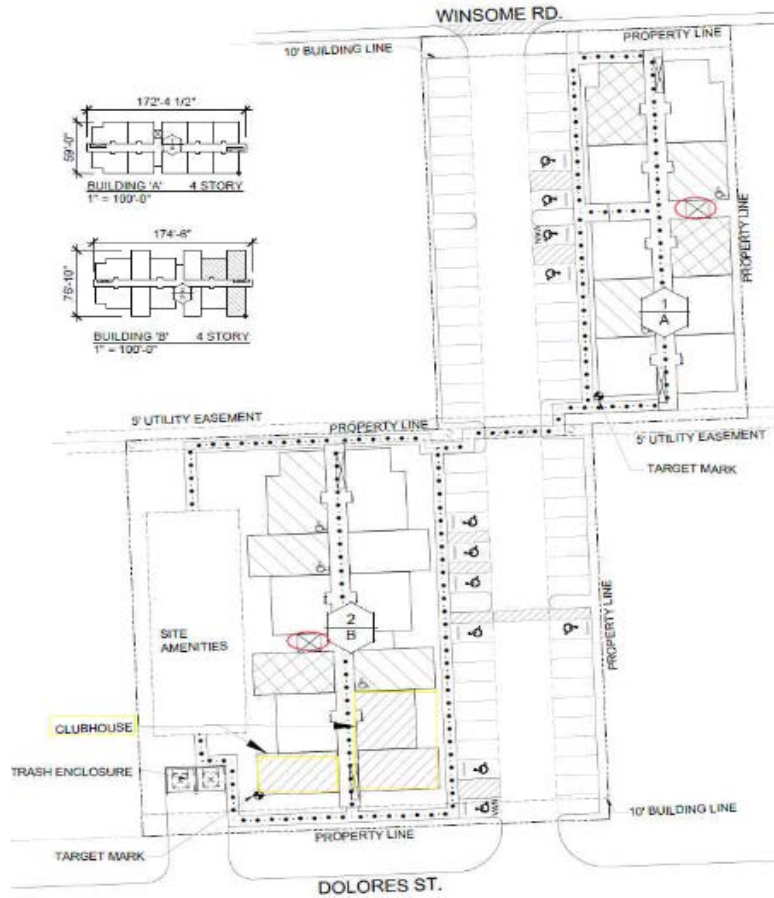
OWNERSHIP STRUCTURE



- Texas Inter-faith Housing Corporation is a non-profit 501(c)(3) with Previous Participation at 20116 Dian Street Villas. The majority of the development teams HTC experience in Texas is provided by JOT Couch, the founder of Texas Inter-Faith Housing & the sole member of the Co-Developer entity IFG Legacy Development, LLC.

DEVELOPMENT SUMMARY

SITE PLAN

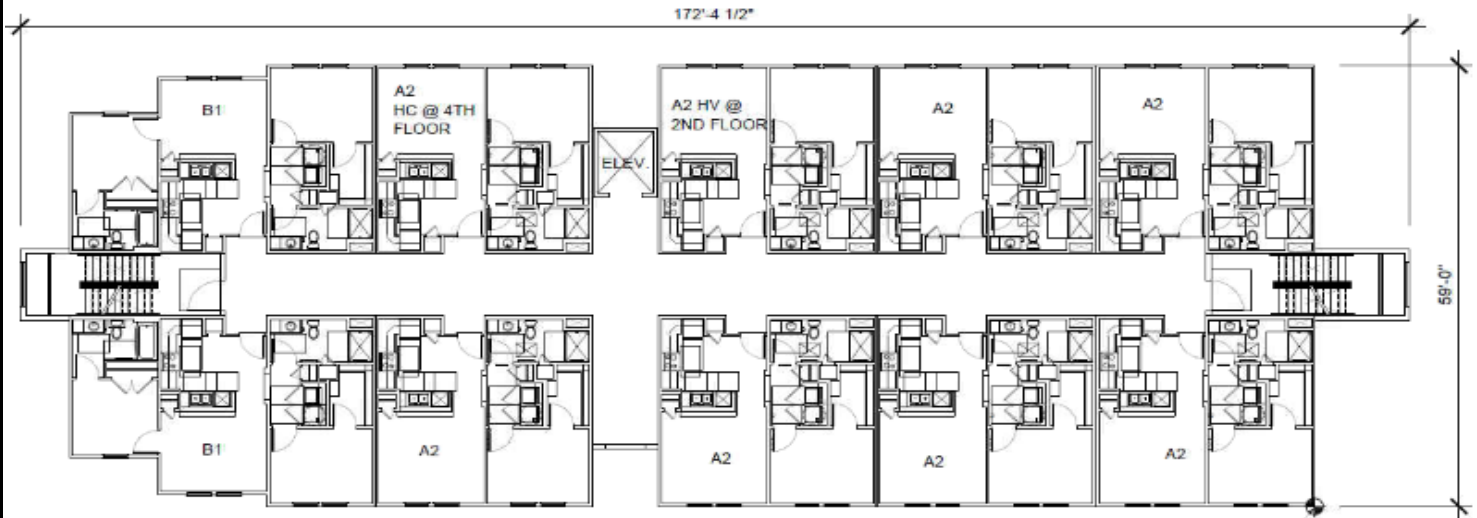


Comments:

This flat site has a single drive with two means of egress to both the northern and the southern residential streets. All site amenities, including a pool, are on the western edge of the parcel behind Building A. Although only 0.78 parking spaces / unit, all parking is efficiently distributed.

66 parking spaces required and 66 space provided.

BUILDING PLAN (Typical)



Comments:

Small 701 SF average unit sizes, separated by a wide breezeway with stairwells at each end and a single elevator in each of the two buildings. There are efficient plumbing runs other than for the 22 units with wet island kitchens, and all units have at least one walk-in closet.

BUILDING ELEVATION



Comments:

Significant ornamentation on each of the two four-story elevator-served garden towers. All roofs have a steep 6/12 roof pitch, and the façade is 35% Brick/Stone, 30% Board on Batton, and 35% Fiber Cement.

SITE INFORMATION

Flood Zone:	<u>Zone X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>No Zoning</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

1 story building with 4 separate modular buildings of a Private school that closed this campus in May 2020.

Surrounding Uses:

- North: Winsome Lane, Incredible Homes & Renovations, retail and residential property.
- East: Residential property and building under development.
- South: Dolores Street, Avalon Terrace Apartments and land under development.
- West: Residential property and vacant lot.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/22/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- The on-site buildings were constructed in the 1960s, thus a visual asbestos inspection was conducted by Phase Engineering, Inc. Potential asbestos containing building materials (ACBMs) in the form of wall material, ceiling material and miscellaneous building materials in good non-friable condition were observed at the subject property. No potential suspect damaged friable ACBMs were observed. No asbestos sampling was performed as part of this ESA and no previous asbestos inspection reports or abatement reports were provided to Phase Engineering, Inc.
- Asbestos inspection is recommended prior to any demolition or renovation activities.

Comments:

Per EPA and HUD regulations, in the event of total demolition no further sampling or lead abatement is required. However, the use of lead-safe practices is recommended during the demolition activities in order to minimize exposure to lead dust.

Since the on-site buildings were constructed prior to 1986, testing for lead in the drinking water is recommended if any of the existing plumbing systems are planned for use in future development of the subject property.

MARKET ANALYSIS

Provider: Affordable Housing Analysts

Date: 3/30/2021

Contact: Bob Coe

Phone: 281-387-7552

Primary Market Area (PMA): 9 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME

Harris County Income Limits

HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$10,632	\$10,632	\$12,768	\$12,768	---	---	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	---	---	---
50% AMGI	Min	\$17,736	\$17,736	\$21,288	\$21,288	---	---	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	---	---	---
60% AMGI	Min	\$21,288	\$21,288	\$25,560	\$25,560	---	---	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	---	---	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
20141	Richmond Senior Village	Y	New	Elderly	100	125
20205	Ella Grand	Y	New	Elderly	98	145

Other Affordable Developments in PMA since 2016

21131	Boulevard 61	New	General	NA	100	
Stabilized Affordable Developments in PMA					Total Units	174
					Total Developments	1
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

There is considerable development of Elderly LIHTC properties in West Houston, with 20141 Richmond Senior Village and 20205 Ella Grand in development as direct competitors to the subject. In addition, 21100 Hawthorn Terrace is another Elderly new development just 1 mile west of the PMA; however its PMA does not overlap with Subject's PMA.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	39,180			
Senior Households in the Primary Market Area	10,981			
Potential Demand from the Primary Market Area	4,647			
10% External Demand	465			
Potential Demand from Other Sources	0			
GROSS DEMAND	5,112			
Subject Affordable Units	82			
Unstabilized Competitive Units	198			
RELEVANT SUPPLY	280			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	5.5%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	876	88	9	22	3%					
50% AMGI	1,762	176	33	83	6%					
60% AMGI	2,008	201	40	93	6%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

TC 60% rents provide an average \$373 discount to the market rents reported by the Market Analyst.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	583	58	7	18	4%
1 BR/50%	946	95	31	66	9%
1 BR/60%	700	70	29	75	14%
2 BR/30%	328	33	2	4	2%
2 BR/50%	755	76	2	17	2%
2 BR/60%	361	36	11	18	7%

Market Analyst Comments:

"There are no elderly HTC projects in the PMA. Other elderly HTC properties outside the PMA but within relatively close proximity include: Orchard at Westchase is a 153-unit Elderly HTC with a current occupancy of 97%. West Oaks Village is a 232-unit Elderly HTC with a current occupancy of 100%." (p. 13)

"I estimate absorption at 15 to 25 units a month and the property should stabilize within 3 to 5 months of opening." (p. 15)

"Houston gained more residents between 2000 and 2010 than any of the nation's other 365 cities according to a new study by Kinder Institute for Urban Research at Rice University. During this period, the Greater Houston metropolitan area grew by 1.2 million people." (p. 22)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$288,893	Avg. Rent:	\$775	Expense Ratio:	61.5%
Debt Service:	\$250,666	B/E Rent:	\$734	Controllable Expenses:	\$3,424
Net Cash Flow:	\$38,227	UW Occupancy:	92.5%	Property Taxes/Unit:	\$857
Aggregate DCR:	1.15	B/E Occupancy:	87.8%	Program Rent Year:	2020

All restricted units underwritten at maximum HTC Program rents.

Three unrestricted units underwritten at HTC 60% Gross Rent per REA Rules (market units less than 15% of total). Market Study indicates achievable rents average \$373 above the collected rents on HTC 60% units.

Breakeven Occupancy is a high 87.8%, but market study indicates a low risk of operating below full occupancy.

Aggregate DCR of 1.15 due to deep rent restrictions.

Deferred Developer Fee should fully repay by Year 11, and the 15-yr cash flow after DDF repayment is \$244,223.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$2,836,232/ac	\$46,047/unit	\$3,914,000	Contractor Fee	\$1,047,130
Off-site + Site Work		\$23,540/unit	\$2,000,937	Soft Cost + Financing	\$3,232,298
Building Cost	\$96.24/sf	\$67,441/unit	\$5,732,525	Developer Fee	\$1,735,000
Contingency	6.33%	\$5,757/unit	\$489,313	Reserves	\$355,865
Total Development Cost		\$217,730/unit	\$18,507,068	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Add'l 10% of units restricted at or below 30% AMI			

Acquisition:

Acquisition price of \$2.8M / acre high due to submarket demand for redevelopment.

Site Work:

Site Work costs are high per unit due to low unit count, as well as items like underground water detention.

Eligible Site Work costs are \$14,992/unit, while Eligible Site Amenities (\$8,130/unit) include a Pool, Landscaping, Pavillions, Recreation Areas, and a BBQ.area,

Building Cost:

\$19,382/unit for Woods and Plastics reflects current premium for supply of wood, or 29% of Building Costs.

Mechanical (HVAC; Plumbing) and Electrical estimates both account for just over \$9,000/unit in total costs.

Applicant's building cost of \$96.24/sf is 8% lower than Underwriter's estimate of \$104.27/sf based on Marshall and Swift's "average" base cost adjusted for small number of units and four story build.

Applicant limited eligible building cost to \$84.36/sf for scoring purposes.

Comments:

Applicant's Total Development Cost is within 5% of the Underwriter's estimate. As a result, the recommended capital structure is determined by the Applicant's Cost Schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,507,068	\$13,302,939	\$1,499,558

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citi Community Capital	Construction Loan	\$13,250,000	4.00%	84%
Hudson Housing Capital	HTC	\$2,069,793	\$0.92	13%
City of Houston	LPS Contribution	\$500		0%
CSH Westheimer Garden Villas, Ltd.	Deferred Developer Fee	\$435,488		3%
		\$15,755,781	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi Community Capital	\$4,273,000	4.75%	35	15	\$4,273,000	4.75%	35	15	23%
Total	\$4,273,500				\$4,273,500				

Comments:

Citi Community Capital offers both the \$13.25M construction loan, as well as the \$4.273M permanent loan.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing Capital	\$13,798,620	\$0.92		\$13,794,550	\$0.92	75%	
CSH Westheimer Garden Villas, Ltd.	\$435,448		25%	\$439,019		2%	25%
Total	\$14,234,068			\$14,233,568			
				\$18,507,068	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.949	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.903	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$18,507,068
Permanent Sources (debt + non-HTC equity)	\$4,273,500
Gap in Permanent Financing	\$14,233,568

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,794,550	\$1,499,558
Needed to Balance Sources & Uses	\$14,233,568	\$1,547,282
Requested by Applicant	\$13,798,620	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,794,550	\$1,499,558

Deferred Developer Fee	\$439,019	(25% deferred)
Repayable in	11 years	

Comments:

Underwriter recommends \$1,499,558 annual tax credit allocation as determined by Eligible Basis.

Applicant's credit request was calculated using an applicable fraction based on the number of units. The Underwriter utilized the lower fraction based on net rentable area, resulting in a reduction to the credit recommendation.

Underwriter:	<u>Greg Stoll</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE
Westheimer Garden Villas, Houston, 9% HTC #21006

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	69	81.2%	0	0
2	16	18.8%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	85	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	96.35%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	701 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	9	-	33	40	-	-	3	85
Income	% Total	0.0%	10.6%	0.0%	38.8%	47.1%	0.0%	0.0%	3.5%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten		Mrkt Analyst
TC 30%	\$443	5	1	1	650	\$443	\$38	\$405	\$0	\$0.62	\$405	\$2,025	\$2,025	\$405	\$1	\$0	\$887	\$1.36	\$1,260
TC 50%	\$739	11	1	1	650	\$739	\$38	\$701	\$0	\$1.08	\$701	\$7,711	\$7,711	\$701	\$1	\$0	\$887	\$1.36	\$1,260
TC 60%	\$887	5	1	1	650	\$887	\$38	\$849	\$0	\$1.31	\$849	\$4,245	\$4,245	\$849	\$1	\$0	\$887	\$1.36	\$1,260
MR		1	1	1	650	\$0	\$38		NA	\$1.36	\$887	\$887	\$887	\$887	\$1	NA	\$887	\$1.36	\$1,260
TC 30%	\$443	2	1	1	672	\$443	\$38	\$405	\$0	\$0.60	\$405	\$810	\$810	\$405	\$1	\$0	\$887	\$1.32	\$1,260
TC 50%	\$739	20	1	1	672	\$739	\$38	\$701	\$0	\$1.04	\$701	\$14,020	\$14,020	\$701	\$1	\$0	\$887	\$1.32	\$1,260
TC 60%	\$887	24	1	1	672	\$887	\$38	\$849	\$0	\$1.26	\$849	\$20,376	\$20,376	\$849	\$1	\$0	\$887	\$1.32	\$1,260
MR		1	1	1	672	\$0	\$38		NA	\$1.32	\$887	\$887	\$887	\$887	\$1	NA	\$887	\$1.32	\$1,260
TC 30%	\$532	2	2	2	855	\$532	\$49	\$483	\$0	\$0.56	\$483	\$966	\$966	\$483	\$1	\$0	\$1,065	\$1.25	\$1,350
TC 50%	\$887	2	2	2	855	\$887	\$49	\$838	\$0	\$0.98	\$838	\$1,676	\$1,676	\$838	\$1	\$0	\$1,065	\$1.25	\$1,350
TC 60%	\$1,065	11	2	2	855	\$1,065	\$49	\$1,016	\$0	\$1.19	\$1,016	\$11,176	\$11,176	\$1,016	\$1	\$0	\$1,065	\$1.25	\$1,350
MR		1	2	2	855	\$0	\$49		NA	\$1.25	\$1,065	\$1,065	\$1,065	\$1,065	\$1	NA	\$1,065	\$1.25	\$1,350
TOTALS/AVERAGES:		85			59,564				\$0	\$1.11	\$775	\$65,844	\$65,844	\$775	\$1.11	\$0	\$921	\$1.31	\$1,277

ANNUAL POTENTIAL GROSS RENT:	\$790,128	\$790,128
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STABILIZED PRO FORMA

Westheimer Garden Villas, Houston, 9% HTC #21006

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Elderly	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.11	\$775	\$790,128	\$790,128	\$775	\$1.11		0.0%	\$0
Cleaning, Damages, Late, NSF fees					\$20.00	\$20,400						
Total Secondary Income					\$20.00		\$20,400	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$810,528	\$810,528				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(60,790)	(60,790)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$749,738	\$749,738				0.0%	\$0

General & Administrative	\$33,692	\$396/Unit	\$33,844	\$398	4.59%	\$0.58	\$405	\$34,425	\$33,844	\$398	\$0.57	4.51%	1.7%	581
Management	\$34,426	4.4% EGI	\$32,803	\$386	5.00%	\$0.63	\$441	\$37,466	\$37,487	\$441	\$0.63	5.00%	-0.1%	(21)
Payroll & Payroll Tax	\$117,847	\$1,386/Unit	\$121,966	\$1,435	16.82%	\$2.12	\$1,484	\$126,126	\$121,966	\$1,435	\$2.05	16.27%	3.4%	4,160
Repairs & Maintenance	\$64,959	\$764/Unit	\$70,910	\$834	7.94%	\$1.00	\$700	\$59,500	\$55,250	\$650	\$0.93	7.37%	7.7%	4,250
Electric/Gas	\$17,777	\$209/Unit	\$16,084	\$189	2.22%	\$0.28	\$196	\$16,625	\$16,084	\$189	\$0.27	2.15%	3.4%	541
Water, Sewer, & Trash	\$59,314	\$698/Unit	\$57,101	\$672	7.25%	\$0.91	\$639	\$54,350	\$57,101	\$672	\$0.96	7.62%	-4.8%	(2,751)
Property Insurance	\$38,124	\$0.64 /sf	\$33,428	\$393	4.67%	\$0.59	\$412	\$35,020	\$38,124	\$449	\$0.64	5.09%	-8.1%	(3,104)
Property Tax (@ 100%) 2.3994	\$64,921	\$764/Unit	\$66,112	\$778	9.71%	\$1.22	\$857	\$72,803	\$70,699	\$832	\$1.19	9.43%	3.0%	2,104
Reserve for Replacements					2.83%	\$0.36	\$250	\$21,250	\$21,250	\$250	\$0.36	2.83%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.44%	\$0.06	\$39	\$3,280	\$3,280	\$39	\$0.06	0.44%	0.0%	-
TOTAL EXPENSES					61.47%	\$7.74	\$5,422	\$460,845	\$455,086	\$5,354	\$7.64	60.70%	1.3%	\$ 5,759
NET OPERATING INCOME ("NOI")					38.53%	\$4.85	\$3,399	\$288,893	\$294,653	\$3,467	\$4.95	39.30%	-2.0%	\$ (5,759)

CONTROLLABLE EXPENSES							\$3,424/Unit				\$3,344/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Westheimer Garden Villas, Houston, 9% HTC #21006

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Citi Community Capital		1.18	1.15	250,666	4.75%	35	15	\$4,273,000	\$4,273,000	15	35	4.75%	\$250,666	1.15	23.1%
CASH FLOW DEBT / GRANTS															
City of Houston		1.18	1.15		0.00%	0	0	\$500	\$500	0	0	0.00%		1.15	0.0%
				\$250,666	TOTAL DEBT / GRANT SOURCES			\$4,273,500	\$4,273,500	TOTAL DEBT SERVICE			\$250,666	1.15	23.1%
NET CASH FLOW	\$43,987	\$38,227				APPLICANT	NET OPERATING INCOME	\$288,893	\$38,227	NET CASH FLOW					

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Hudson Housing Capital	LIHTC Equity	74.6%	\$1,500,000	0.919908	\$13,798,620	\$13,794,550	\$0.9199	\$1,499,558	74.5%	\$17,642	Eligible Basis	
CSH Westheimer Garden Villas, Ltd.	Deferred Developer Fees	2.4%		(25% Deferred)	\$435,448	\$439,019		(25% Deferred)	2.4%		Total Developer Fee:	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		\$1,735,000	
TOTAL EQUITY SOURCES		76.9%			\$14,234,068	\$14,233,568			76.9%			
TOTAL CAPITALIZATION						\$18,507,568	\$18,507,068				15-Yr Cash Flow after Deferred Fee:	\$244,223

DEVELOPMENT COST / ITEMIZED BASIS										
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		%	\$		
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition				
Land Acquisition			\$46,047 / Unit	\$3,914,000	\$3,914,000	\$46,047 / Unit			0.0%	\$0
Site Work		\$1,274,320	\$15,410 / Unit	\$1,309,879	\$1,309,879	\$15,410 / Unit	\$1,274,320		0.0%	\$0
Site Amenities		\$691,058	\$8,130 / Unit	\$691,058	\$691,058	\$8,130 / Unit	\$691,058		0.0%	\$0
Building Cost		\$5,024,813	\$96.24 /sf	\$67,441/Unit	\$5,732,525	\$6,210,732	\$73,067/Unit	\$104.27 /sf	-7.7%	(\$478,207)
Contingency		\$489,313	7.00%	6.33%	\$489,313	\$489,313	5.96%	7.00%	0.0%	\$0
Contractor Fees		\$1,047,130	14.00%	12.73%	\$1,047,130	\$1,047,130	12.03%	14.00%	0.0%	\$0
Soft Costs	\$0	\$2,020,434	\$24,652 / Unit	\$2,095,434	\$2,095,434	\$24,652 / Unit	\$2,020,434		0.0%	\$0
Financing	\$0	\$1,020,871	\$13,375 / Unit	\$1,136,864	\$1,136,864	\$13,375 / Unit	\$1,020,871		0.0%	\$0
Developer Fee	\$0	\$1,735,000	15.00%	14.09%	\$1,735,000	\$1,735,000	13.57%	15.00%	0.0%	\$0
Reserves			6 Months	\$355,865	\$352,876	6 Months			0.8%	\$2,989
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$13,302,939	\$217,730 / Unit	\$18,507,068	\$18,982,287	\$223,321 / Unit	\$13,302,939	\$0	-2.5%	(\$475,218)
Acquisition Cost	\$0			\$0						
Contingency		\$0		\$0						
Contractor's Fee		\$0		\$0						
Financing Cost		\$0		\$0						
Developer Fee	\$0	\$0		\$0			\$0			
Reserves				\$0						
ADJUSTED BASIS / COST	\$0	\$13,302,939	\$217,730/unit	\$18,507,068	\$18,982,287	\$223,321/unit	\$13,302,939	\$0	-2.5%	(\$475,218)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):				\$18,507,068						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Westheimer Garden Villas, Houston, 9% HTC #21006

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$13,302,939	\$0	\$13,302,939
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$13,302,939	\$0	\$13,302,939
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$17,293,821	\$0	\$17,293,821
Applicable Fraction	96%	96.35%	96%	96.35%
TOTAL QUALIFIED BASIS	\$0	\$16,661,750	\$0	\$16,661,750
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,499,558	\$0	\$1,499,558
CREDITS ON QUALIFIED BASIS	\$1,499,558		\$1,499,558	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.9199	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,499,558	\$13,794,550	\$1,499,558	(\$442)	(\$4,070)
Needed to Fill Gap	\$1,547,282	\$14,233,568	----	----	----
Applicant Request	\$1,500,000	\$13,798,620	----	----	----

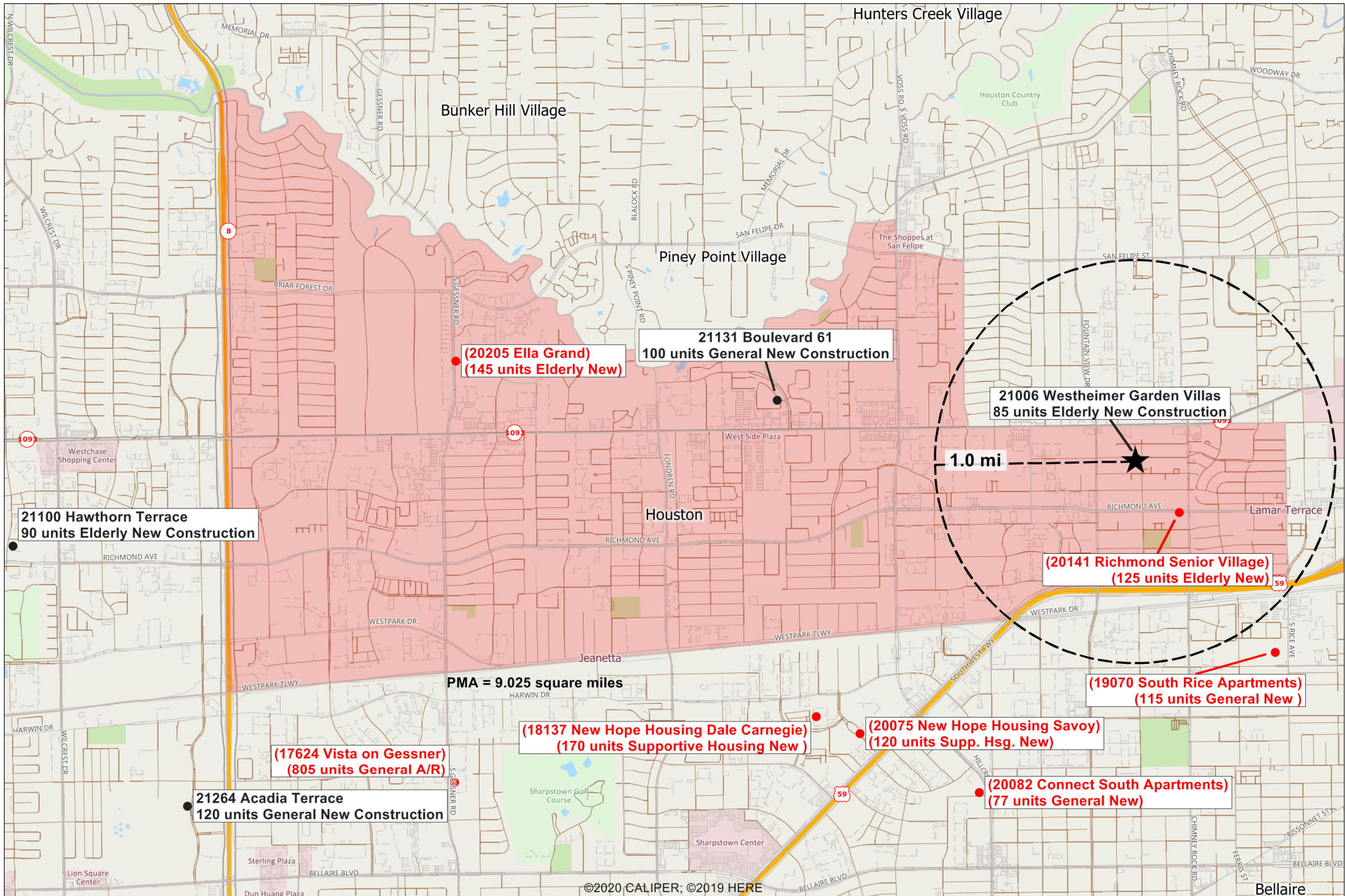
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	59,564 SF	\$85.21	5,075,154
Adjustments				
Exterior Wall Finish	5.45%		4.64	\$276,480
Elderly	3.00%		2.56	152,255
9-Ft. Ceilings	3.68%		3.14	186,815
Roof Adjustment(s)			1.43	85,000
Subfloor			0.22	13,253
Floor Cover			2.56	152,484
Breezeways	\$30.19	10,097	5.12	304,879
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	48	0.87	51,840
Rough-ins	\$530	170	1.51	90,100
Built-In Appliances	\$1,830	85	2.61	155,550
Exterior Stairs	\$2,460	4	0.17	9,840
Heating/Cooling			2.34	139,380
Storage Space	\$30.19	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$110.91	1,395	2.60	154,722
Elevators	\$118,600	2	3.98	237,200
Other:			0.00	0
Fire Sprinklers	\$2.88	71,056	3.44	204,641
SUBTOTAL			122.38	7,289,592
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			122.38	\$7,289,592
Plans, specs, survey, bldg permits	3.30%		(4.04)	(\$240,557)
Contractor's OH & Profit	11.50%		(14.07)	(838,303)
NET BUILDING COSTS		\$73,067/unit	\$104.27/sf	\$6,210,732

Long-Term Pro Forma

Westheimer Garden Villas, Houston, 9% HTC #21006

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$749,738	\$764,733	\$780,028	\$795,628	\$811,541	\$896,007	\$989,264	\$1,092,227	\$1,205,907	\$1,331,419	\$1,469,994
TOTAL EXPENSES	3.00%	\$460,845	\$474,296	\$488,142	\$502,397	\$517,071	\$597,189	\$689,834	\$796,979	\$920,904	\$1,064,254	\$1,230,090
NET OPERATING INCOME ("NOI")		\$288,893	\$290,437	\$291,885	\$293,232	\$294,470	\$298,818	\$299,430	\$295,249	\$285,003	\$267,165	\$239,904
EXPENSE/INCOME RATIO		61.5%	62.0%	62.6%	63.1%	63.7%	66.7%	69.7%	73.0%	76.4%	79.9%	83.7%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666	\$250,666
DEBT COVERAGE RATIO		1.15	1.16	1.16	1.17	1.17	1.19	1.19	1.18	1.14	1.07	0.96
ANNUAL CASH FLOW		\$38,227	\$39,771	\$41,219	\$42,565	\$43,804	\$48,152	\$48,763	\$44,583	\$34,337	\$16,499	(\$10,762)
Deferred Developer Fee Balance		\$400,791	\$361,020	\$319,801	\$277,236	\$233,432	\$62	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$244,223	\$477,651	\$672,538	\$794,087	\$798,976

21006 Westheimer Garden Villas - PMA Map

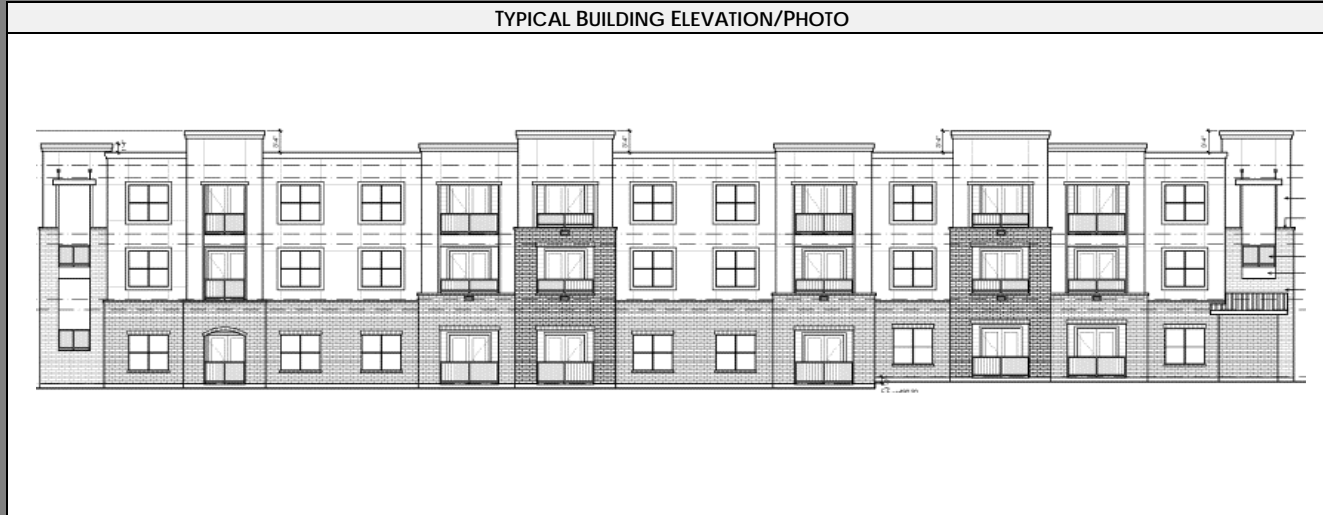


Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21015 Embree Eastside - Application Summary

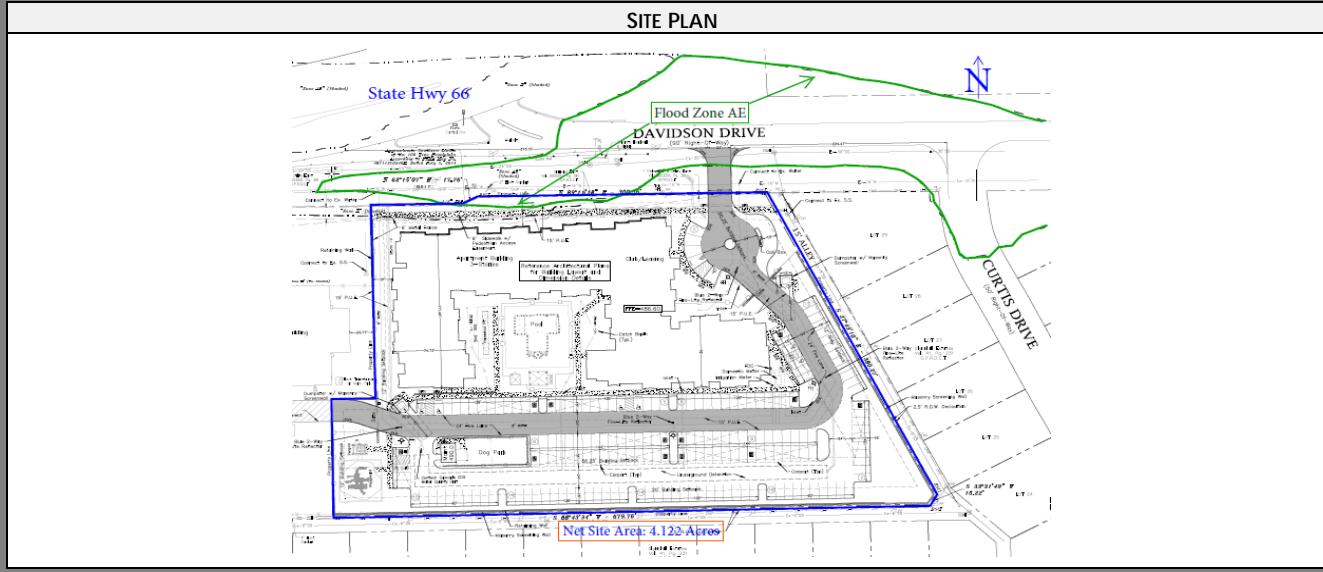
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21015	TDHCA Program	Request	Recommended	
Development	Embree Eastside	LIHTC (9% Credit)	\$1,500,000	\$1,495,914	\$13,981/Unit \$0.93
City / County	Garland / Dallas				
Region/Area	3 / Urban				
Population	General				
Set-Aside	Income Averaging				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR	
<ul style="list-style-type: none"> • Tom Huth / Palladium USA, Inc. (90% Co-Developer) • Kim Schwimmer / The Land Experts, LLC (10% Co-Developer) 	
Related Parties	Contractor - No | Seller - No



UNIT DISTRIBUTION			INCOME AVERAGING		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	65	61%	30%	8	7%
2	36	34%	40%	-	0%
3	6	6%	50%	32	30%
4	-	0%	60%	33	31%
			70%	6	6%
			80%	1	1%
			MR	27	25%
TOTAL	107	100%	TOTAL	107	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	54.6%
Breakeven Occ.	86.4%	Breakeven Rent	\$967
Average Rent	\$1,037	B/E Rent Margin	\$70
Property Taxes	\$1,300/unit	Exemption/PILOT	0%
Total Expense	\$6,452/unit	Controllable	\$3,781/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.0%
Highest Unit Capture Rate	14%	1 BR/50%	20
Dominant Unit Cap. Rate	14%	1 BR/60%	22
Premiums (↑60% Rents)	Yes		\$428/Avg.
Rent Assisted Units	N/A		

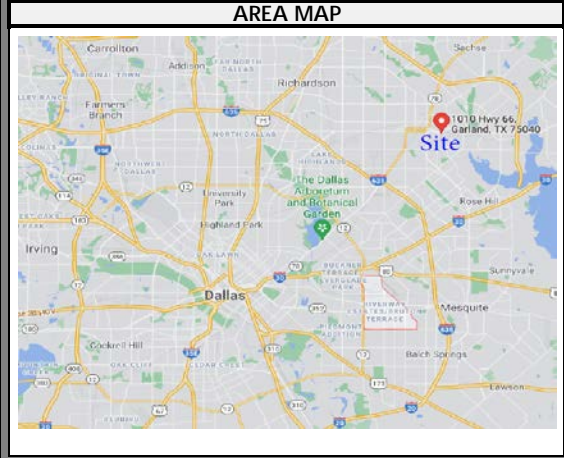
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	880 SF	Density	26.0/acre
Acquisition		\$14K/unit	\$1,450K
Building Cost	\$118.60/SF	\$104K/unit	\$11,168K
Hard Cost		\$129K/unit	\$13,838K
Total Cost		\$231K/unit	\$24,738K
Developer Fee	\$2,773K	(16% Deferred)	Paid Year: 5
Contractor Fee	\$1,833K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions - FHA 221(d)(4)	40/40	3.25%	\$10,388,700	1.17	City of Garland	0/0	0.00%	\$500	1.17	Regions	\$13,909,216
										Palladium USA and HUB	\$439,206
										TOTAL EQUITY SOURCES	\$14,348,423
										TOTAL DEBT SOURCES	\$10,389,200
TOTAL DEBT (Must Pay)			\$10,388,700		CASH FLOW DEBT / GRANTS			\$500		TOTAL CAPITALIZATION	\$24,737,623

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
 - 2 Receipt and acceptance by Cost Certification:
 - Certification that a subsurface investigation was completed, including soil, groundwater and vapor sampling and analysis to determine the likely impact from potential undocumented hazardous material and /or petroleum product releases associated with historical landfill activities conducted at the subject property and unidentified operations previously conducted at the south adjoining property, and if necessary, that any appropriate abatement procedures were implemented by a qualified abatement company.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Gross capture rate of 2%
▫	Stabilized affordable developments in PMA average 98% occupancy
▫	New construction & attractive design should enhance leasing
▫	Developer experience with LIHTC properties in Texas
WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	5.7% contingency
▫	Relatively low visibility





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21015 Program(s): 9% HTC

Embree Eastside

Address/Location: 1010 State Hwy 66

City: Garland County: Dallas Zip: 75040

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,495,914				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
- 2 Receipt and acceptance by Cost Certification:
 - Certification that a subsurface investigation was completed, including soil, groundwater and vapor sampling and analysis to determine the likely impact from potential undocumented hazardous material and /or petroleum product releases associated with historical landfill activities conducted at the subject property and unidentified operations previously conducted at the south adjoining property, and if necessary, that any appropriate abatement procedures were implemented by a qualified abatement company.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	33
70% of AMI	70% of AMI	6
80% of AMI	80% of AMI	1

PROJECT SUMMARY

New construction of 107 unit family development. Mix to be comprised of 80 HTC units (75%) and 27 market rate units (25%). Building will be a 3-story, walk-up design with full-length enclosed corridors.

Located 15 miles NE of Dallas (via TX Hwy 78 aka Garland Rd.), Garland encompasses 57 square miles and has a reported population of 236,366 (as of 2020). Subject is situated in the central part of town less than a mile east of Hwy 78, and within a 6 mile radius of the entire community.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Gross capture rate of 2%
▫	Stabilized affordable developments in PMA average 98% occupancy
▫	New construction & attractive design should enhance leasing
▫	Developer experience with LIHTC properties in Texas

WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	5.7% contingency
▫	Relatively low visibility
▫	

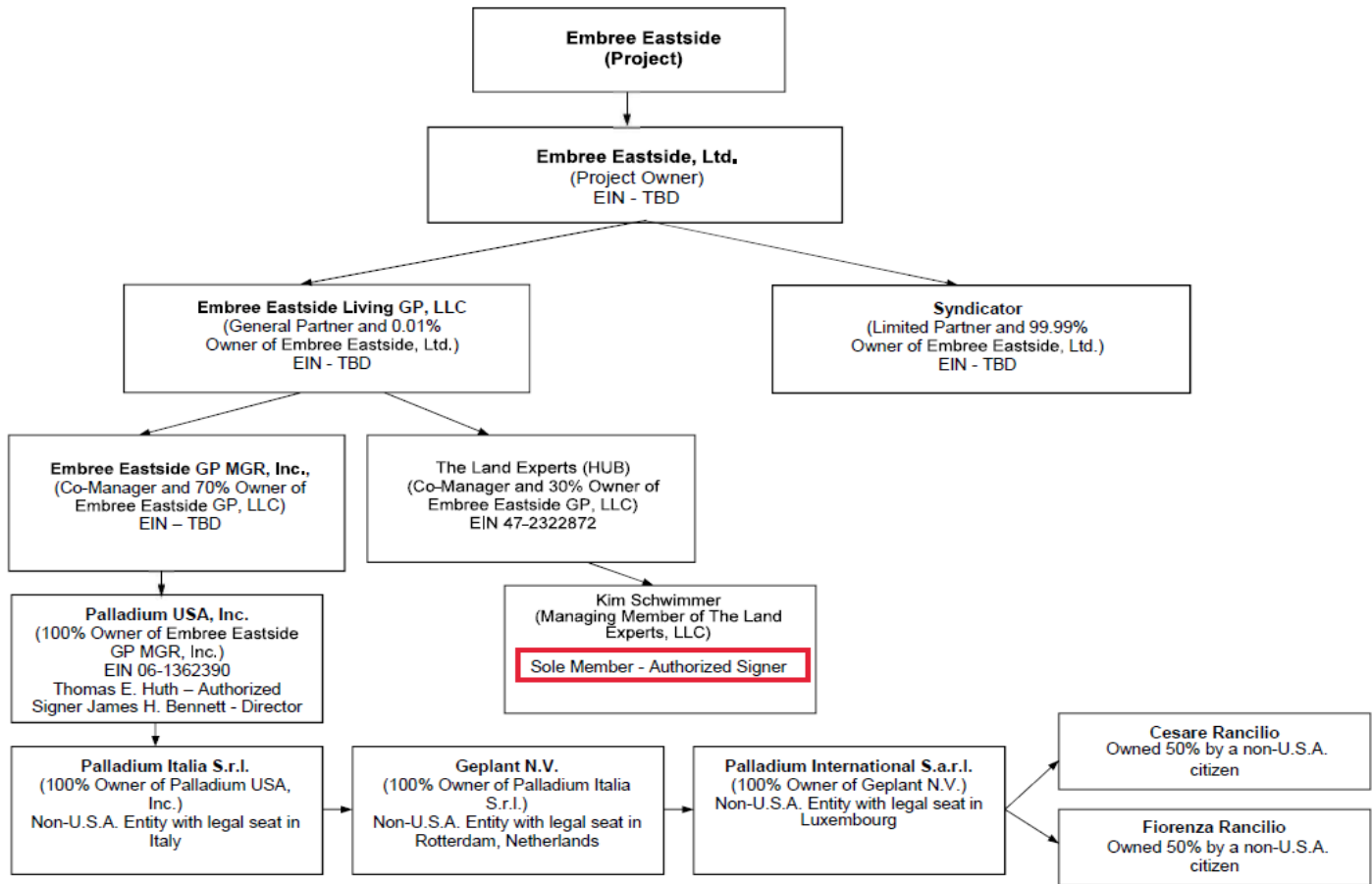
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Thomas E. Huth
Phone: (972) 774-4400
Relationship: Applicant/Developer

Name: Sara Reidy
Phone: (214) 941-0089
Relationship: Consultant

OWNERSHIP STRUCTURE



Thomas E. Huth has Ability to Exercise Control

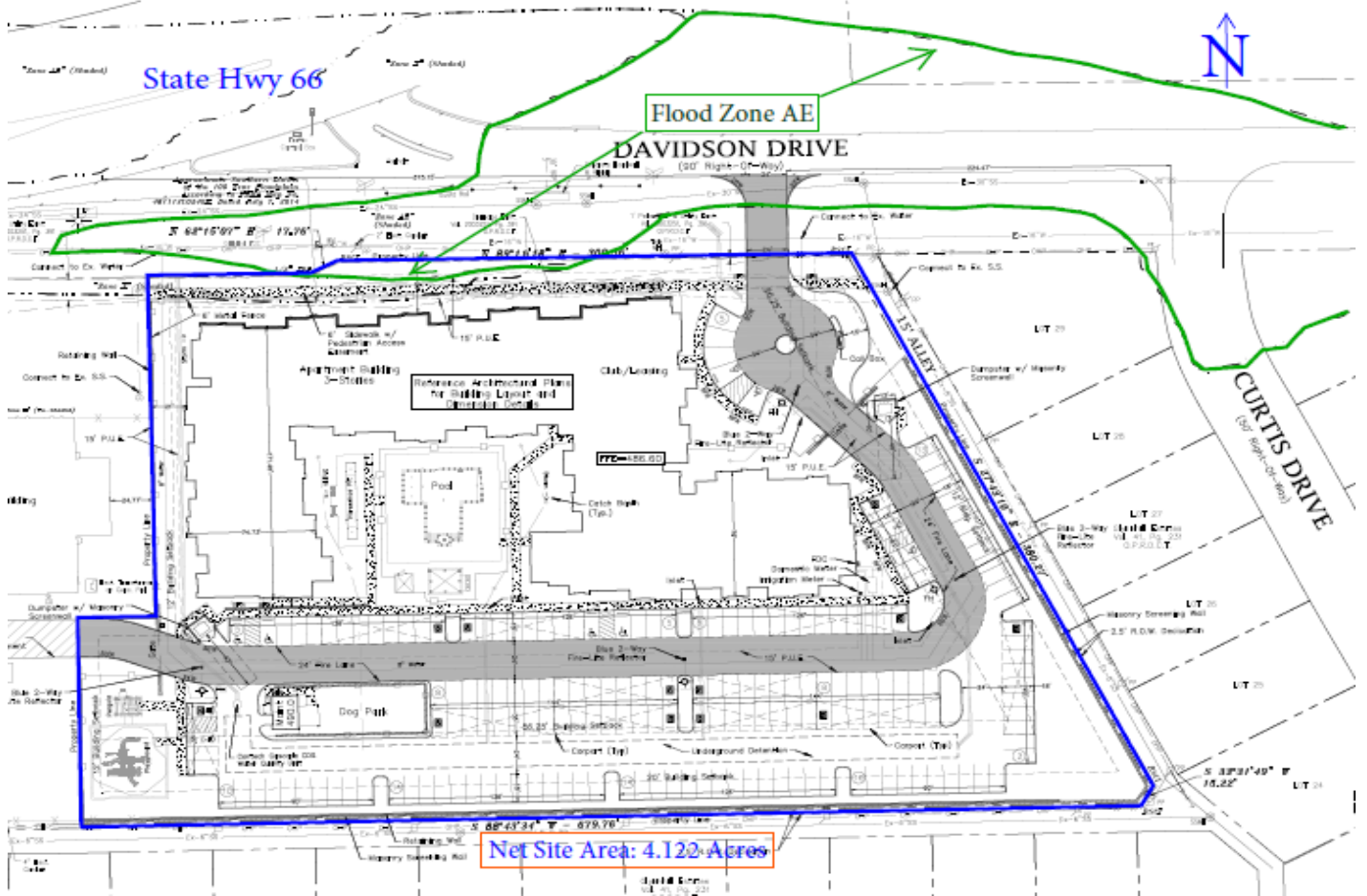
- Applicant, Developer, Cost Estimator and Property Manager are related entities.
- Tom Huth is the President and CEO of Palladium USA, Inc. which is part of the international Palladium Group of companies originally founded around 1880 in northern Italy. The Palladium Group covers all facets of real estate from architectural design and development to ownership and property management of both residential and commercial properties.
- Palladium USA International, Inc. ("Palladium") is the 100% owner of Embree Eastside Development, LLC, who in turn is the 90% co-developer on this project. Palladium has been involved in the development of over 16 HTC properties in Texas. For more information visit their website at: www.paalladiumusa.com.
- Kim Schwimmer is the managing member of The Land Experts, LLC (a HUB), who is the 10% co-developer on this project. They have been involved in the development of over 8 HTC properties in Texas. For more information visit their website at: thelandexperts.net.

DEVELOPMENT SUMMARY

AERIAL



SITE PLAN



Comments:

Site is currently undeveloped and relatively flat, situated in a residential in-fill location. There is currently no existing underground storm drainage provided to this site. In order to meet development standards, it is anticipated that an underground water quality/detention basin will be located on the south side of the property.

Flood Zone AE encroaches along the northern boundary of the property. The site plan shows no buildings or drives in that area. However, pursuant to §11.101(a)(1) of the 2021 QAP, if any of the improvements lie within Flood Zone AE, then the finished ground floor elevation of the buildings must be at least one foot above the floodplain and all drives, parking and amenities must be no more than 6 inches below the floodplain; and the Owner must provide flood insurance coverage for the buildings and for the residents' personal property as long as the buildings remain in the floodplain.

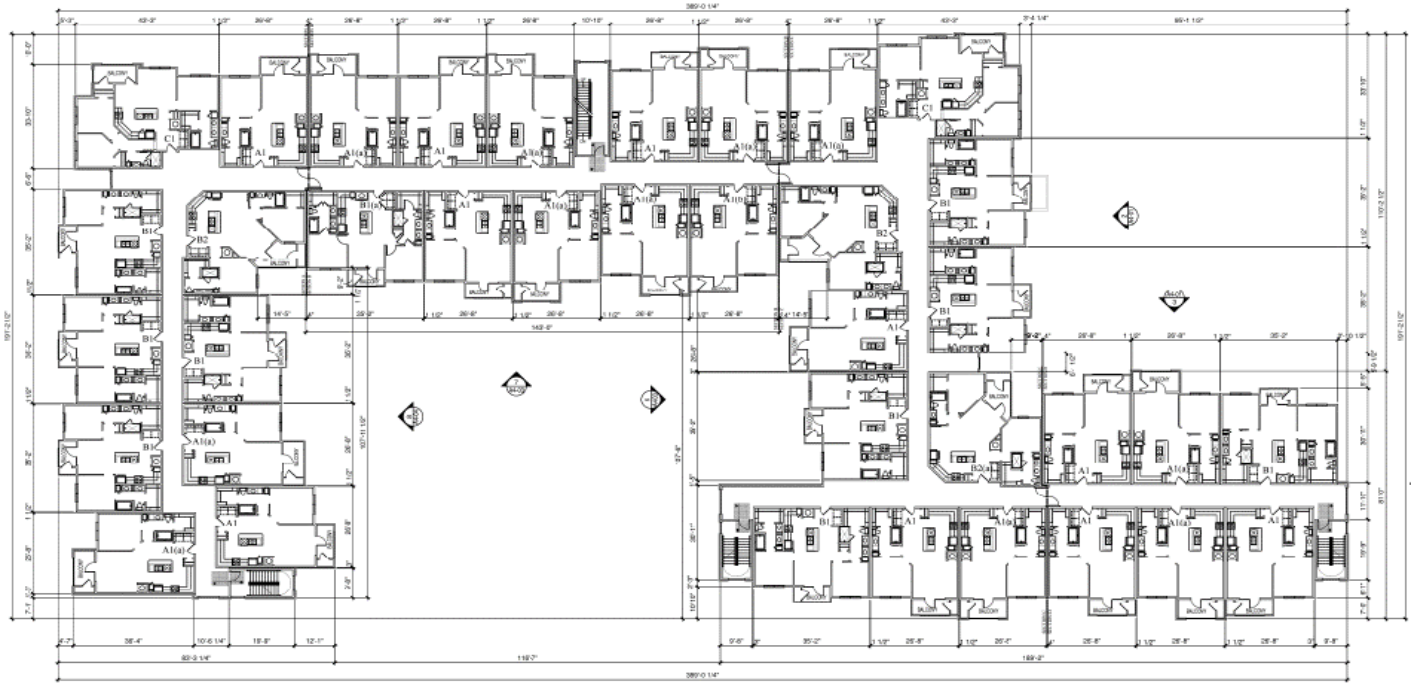
Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	99	0.9/unit	0	--	99	0.9/unit
Carport	91	0.9/unit	0	--	91	0.9/unit
Garage	0	--	0	--	0	--
Total Parking	190	1.8/unit	0	--	190	1.8/unit

Comments:

Primary access will be off of Davidson Drive, which intersects Hwy 66 at a stoplight. Secondary access required by code will be on the southwest side of the property through the existing church parking lot.

Virtually all of the parking is concentrated on the south side of the building. Local code requires 91 open surface spaces and 91 covered spaces. Plan exceeds code by providing 8 additional open surface spaces. All parking, including carport spaces, will be provided at no charge to the residents.

BUILDING PLAN (Typical)



Comments:

Three-story, walk-up building has full length corridors, requiring multiple plumbing runs and additional structural costs. All units are non-rectangular with 9 foot ceilings, walk-in closets, natural stone or quartz countertops and wet island kitchens. Most 2 and 3-bedroom units feature double vanities.

BUILDING ELEVATION



Comments:

Non-rectangular units provide attractive exterior building articulation. Decorative parapets exhibit a higher than typical level of ornamentation. Exterior plans show an average combination of 48% brick veneer, 48% stucco and 4% cement fiber lap siding.

BUILDING CONFIGURATION

Building Type	1										Total Buildings
Floors/Stories	3										1
Number of Bldgs	1										
Units per Bldg	107										
Total Units	107										107
Avg. Unit Size (SF)		880 sf	Total NRA (SF)		94,164	Common Area (SF)*		22,371			

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 4.12 acres Density: 26.0 units/acre
Site Control: 4.2 **Site Plan:** 0 **Appraisal:** 0 **ESA:** 4.18
Feasibility Report Survey: 4.18 **Feasibility Report Engineer's Plan:** 4.18

Control Type: Commercial Contract

Development Site: 4.12 acres Cost: \$1,450,000 \$13,551 per unit

Seller: Canaan Christian Church of Garland

Buyer: Palladium USA International, Inc.

Assignee: Embree Eastside, Ltd. (Pending)

Related-Party Seller/Identity of Interest: No

Comments:

Original contract was \$2,000,000 for the sale of approximately 7.2 acres that included the Canaan Christian Church building and parking area. A subsequent Commercial Contract Amendment was executed (as of 2/19/2021) that limited the property being sold to only the 4.2 acres of vacant land east adjacent to the church for a sales price of \$1,450,000.

The LURA will restrict 4.12 acres after the dedication of .058 acre for 2.5 ft. ROW.

SITE INFORMATION

Flood Zone:	<u>X/AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>CR-Community Retail</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>Yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
Vacant land.

Surrounding Uses:
North: State Hwy 66 and vacant land.
South: Single family residences.
East: Single family residences.
West: Canaan Christian Church of Garland.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/26/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- Aerial photographs from the 1940s to the 1950s show that the south adjoining property was previously developed with an unidentified commercial / industrial facility. Indications of possible ASTs are specifically noted in a 1943 aerial. No street directory listings or other documentation was available to identify the facility, which represents a significant data gap. Historical information indicates that this facility was located less than 100 feet from the subject property and topographically up-gradient. Therefore, surface releases at this facility were likely to migrate to the subject property.
- Aerial photographs of the subject property from the 1940s to the 1970s show surface disturbances indicative of landfill activities. No information could be found to determine what type of actual activities may have been conducted at the subject property during this time, resulting in a significant data gap. Potential for contaminated soils on the property due to historic landfill activities represents a vapor concern to the subject property.
- Further investigation including soil, groundwater and vapor sampling and analysis is recommended to determine the likely impact from potential undocumented hazardous material and /or petroleum product releases associated with historical landfill activities conducted at the subject property and unidentified operations previously conducted at the south adjoining property.
- A portion of the subject property is located in a FEMA-designated Special Flood Hazard Area so flood insurance or mitigation for flood impacts may be required.

MARKET ANALYSIS

Provider: Affordable Housing Analysts
 Contact: Bob Coe

Date: 1/14/2021
 Phone: (281) 387-7552

Primary Market Area (PMA): 21 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Dallas County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$14,550	\$14,550	\$17,460	\$17,460	---	---	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	---	---	---
50% AMGI	Min	\$24,240	\$24,240	\$29,100	\$29,100	\$33,600	\$33,600	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	---
60% AMGI	Min	\$29,100	\$29,100	\$34,920	\$34,920	---	---	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	---	---	---
70% AMGI	Min	\$33,960	\$33,960	\$40,740	\$40,740	\$47,040	\$47,040	---
	Max	\$42,280	\$48,300	\$54,320	\$60,340	\$65,170	\$70,000	---
80% AMGI	Min	---	\$53,790	\$53,790	\$53,790	\$53,790	\$53,790	---
	Max	---	\$55,200	\$62,080	\$68,960	\$74,480	\$80,000	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21053	Reserve at Shiloh	Yes	New	General	74	106
Other Affordable Developments in PMA since 2016						
20027	Garland Senior Living		New	Elderly	n/a	122
18091	Lavon Senior Villas		New	Elderly Limitation	n/a	120
17746	City Square Apartment Homes		New	General	n/a	126
Stabilized Affordable Developments in PMA					Total Units	778
					Total Developments	5
					Average Occupancy	98.4%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Market Analyst identified no competitive projects either inside or outside of the PMA. However, Underwriter identified 21053 Reserve at Shiloh (74 comp units), a new competing project for the 2021 9% cycle that is located inside the PMA. With the exception of 21053 Reserve at Shiloh, Underwriter agrees that there are no other competitive projects either inside the PMA or in close proximity outside of the PMA. Including 21053 Reserve at Shiloh in the competitive demand results in a GCR calculation of 2.01%, still well under the 10% threshold.

OVERALL DEMAND ANALYSIS				
	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	30,002		30,002	
Potential Demand from the Primary Market Area	6,961		6,961	
10% External Demand	696		696	
Potential Demand from Other Sources	0		0	
GROSS DEMAND	7,657		7,657	
Subject Affordable Units	80		80	
Unstabilized Competitive Units	0		74	
RELEVANT SUPPLY	80		154	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.04%		2.01%	

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,173	117	8	0	0.62%	1,173	117	8	8	1.24%
50% AMGI	1,452	145	32	0	2.00%	1,452	145	32	30	3.88%
60% AMGI	2,301	230	33	0	1.30%	2,301	230	33	36	2.73%
70% AMGI	1,434	143	6	0	0.38%	1,434	143	6	0	0.38%
80% AMGI	600	60	1	0	0.15%	600	60	1	0	0.15%

Demand Analysis:

Since Market Analyst did not include the comp units proposed at 21053 Reserve at Shiloh, Underwriter's capture rates are being used for this analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	172	17	5	0	2.64%	172	17	5	2	3.70%
1 BR/50%	191	19	20	0	9.52%	191	19	20	10	14.28%
1 BR/60%	210	21	22	0	9.52%	210	21	22	10	13.85%
1 BR/70%	125	13	2	0	1.45%	125	13	2	0	1.45%
2 BR/30%	305	31	3	0	0.89%	305	31	3	4	2.09%
2 BR/50%	433	43	11	0	2.31%	433	43	11	14	5.25%
2 BR/60%	312	31	11	0	3.21%	312	31	11	21	9.32%
2 BR/70%	168	17	3	0	1.62%	168	17	3	0	1.62%
3 BR/50%	1,363	136	1	0	0.07%	1,363	136	1	6	0.47%
3 BR/70%	415	42	1	0	0.22%	415	42	1	0	0.22%
3 BR/80%	325	33	1	0	0.28%	325	33	1	0	0.28%

Market Analyst Comments:

"The population growth in the primary market area between 2000 and 2010 was 2.56%, between 2010 and 2021 was 6.59% and between 2021 and 2026 is projected to be 5.02%." (page 13 of PDF)

"I estimate absorption at 15 to 25 units a month and the property should stabilize within 4 to 6 months of opening." (page 15 of PDF)

"...±43.44% of the households living in the primary market area earn less than \$50,000 per year, with ±26.05% earning less than \$35,000 per year, and ±15.42% earning less than \$25,000 per year. Approximately 7.23% of the primary market area households earn less than \$15,000 per year." (page 43 of PDF)

"The average occupancy for apartments in the subject's primary market area was reported at 94.96% in the most recent EnrichedData.com apartment market data program for the subject's primary market area..." (page 48 of PDF)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$573,454	Avg. Rent:	\$1,037	Expense Ratio:	54.6%
Debt Service:	\$490,398	B/E Rent:	\$967	Controllable Expenses:	\$3,781
Net Cash Flow:	\$83,056	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,300
Aggregate DCR:	1.17	B/E Occupancy:	86.4%	Program Rent Year:	2020

Out of the 107 total units, 80 (75%) are designated as restricted program units and 27 (25%) are designated market rate units. Furthermore, Applicant has elected the income averaging option. The average of the imputed income limitations being designated is 54% percent of AMI (within the 60% threshold).

It is anticipated that full program rents will be achieved on restricted units. Market units are projected to achieve gross HTC 80% rents.

Applicant's assumption of achieving gross HTC 80% rent for market rate units is \$56 less than the concluded market study rent for 1 BR units and \$7 less than the concluded market study rent for 3BR units. However, the gross HTC 80% assumption for 2BR units is \$22 more than the concluded market study rent. Underwriter limited 2BR market rents to market study rent.

Applicant has projected monthly secondary income at \$27.31/unit (vs. TDHCA's \$20/unit underwriting standard). On prior deals, Applicant has stated that this number is based off of actual results achieved within their portfolio of HTC properties.

Fee for related party management company (Palladium) is budgeted at 5%, which matches TDHCA's underwriting standard.

Franchise tax of \$1,646 was included by Sponsor as an operating expense. REA considers franchise tax to be a partnership expense and has therefore taken it out of operating expenses.

As underwritten, average rent with 1 month concession on 60%, 70% and 80% units is still \$7 above break-even, but the need for concessions is unlikely with subject offering a combined 28% discount to indicated market rents.

Breakeven occupancy occurs with 15 units vacant (underwritten at 8).

Pro Forma exhibits feasibility for 40 years under the proposed financing structure. However, note rate could only increase by 13 basis points (to 3.38%) before first year DCR would fall below the 1.15 threshold.

As underwritten, estimated 15 year residual cash flow is \$1.34M after repayment of deferred developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$351,771/ac	\$13,551/unit	\$1,450,000	Contractor Fee	\$1,832,873
Off-site + Site Work		\$17,980/unit	\$1,923,851	Soft Cost + Financing	\$3,807,219
Building Cost	\$118.60/sf	\$104,375/unit	\$11,168,095	Developer Fee	\$2,772,572
Contingency	5.70%	\$6,974/unit	\$746,241	Reserves	\$1,036,772
Total Development Cost	\$231,193/unit		\$24,737,623	Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?	High Opportunity Index [9% only]
---------------------------------------	----------------------------------

Off-site:

None.

Site Work:

Certified \$1.2M (\$12K/unit) with \$777K for typical grading & concrete, \$95K for electrical, \$357K for on-site utilities and \$12K for bumper stops, striping & signs.

Amenity cost of \$682K (\$6.4K/unit) was not included in the site work certification, but is comprised of \$178K for landscaping, \$273K for pool & decking, \$60K for recreational areas and \$171K for fencing.

Building Cost:

Three-story, walk-up building with full length corridors and more than typical exterior articulation and ornamentation. Floor plans are all non-rectangular with multiple plumbing runs throughout. All units have 9-foot ceilings, walk-in closets, natural stone or quartz countertops and wet island kitchens. Most 2 and 3-bedroom units feature double vanities. Non-rectangular units provide attractive exterior articulation and decorative parapets along the flat TPO roof line exhibit a higher than typical level of exterior ornamentation. Exterior plans show an average combination of 48% brick veneer, 48% stucco and 4% cement fiber lap siding.

TDHCA's typical methodology using Marshal & Swift's ("M&S") average quality construction values results in a total building cost estimate of \$8.8M (\$82K/unit - \$94/sf), which is \$2.3M (27%) less than Applicant's budget. However, in an effort to account for the proposed design features, TDHCA formulated their building cost estimate using M&S's good quality construction values. By doing so, TDHCA's building cost estimate came at only \$300K less than Applicant's budget, a variance of less than 3%.

For scoring purposes, Applicant limited their eligible building cost to \$84.35/sf (vs. \$119/sf budgeted actual cost).

Contingency:

Sponsor only budgeted 5.7%.

Soft Costs:

At \$8.3K/unit, A&E costs fall within the higher range of what we have underwritten, as do total soft costs at \$22.7K/unit (10%). This is likely attributable to the higher than typical design quality of the building.

Developer Fee:

Developer fee is overstated by \$57K.

Reserves:

Applicant's total capital reserves represent approximately 11 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by 1%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$24,737,623	\$17,256,366	\$1,495,914

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Regions - FHA 221(d)(4)	FHA 221(d)(4)	\$10,388,700	3.25%	42%
Regions	Equity Bridge Loan	\$8,320,000	4.45%	34%
Regions	HTC	\$4,441,530	\$0.93	18%
City of Garland	\$11.9(d)(2)LPS Contribution	\$500		0%
Palladium USA and HUB	Deferred Fee	\$1,644,265		7%
		\$24,794,995	Total Sources	

Comments:

Contribution of \$500 from the City of Garland was obtained for scoring purposes and represents the minimum amount required for an urban development.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Regions - FHA 221(d)(4)	\$10,388,700	3.25%	40	40	\$10,388,700	3.25%	40	40	42%
City of Garland	\$500				\$500				0%
Total	\$10,389,200				\$10,389,200				

Comments:

Permanent interest rate is 3.25% plus 25 bps MIP.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Regions	\$13,947,210	\$0.93		\$13,909,216	\$0.93	56%	
Palladium USA and HUB	\$458,585		17%	\$439,206		2%	16%
Total	\$14,405,795			\$14,348,423			
				\$24,737,623	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.957	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.838	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$24,737,623
Permanent Sources (debt + non-HTC equity)	\$10,389,200
Gap in Permanent Financing	\$14,348,423

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,909,216	\$1,495,914
Needed to Balance Sources & Uses	\$14,348,423	\$1,543,150
Requested by Applicant	\$13,947,210	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,909,216	\$1,495,914

Deferred Developer Fee	\$439,206	(16% deferred)
Repayable in	5 years	

Comments:

Credit recommendation is limited to \$1,495,914 as determined by Eligible Basis.

Applicant's request was calculated using an Applicable Fraction of 74.77%, which represents the unit fraction. However, the Applicable Fraction used to calculate the credit recommendation is the floor space fraction of 74.09% since it is the lesser of the two.

Underwriter:	<u>Gregg Kazak</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE
Embree Eastside, Garland, 9% HTC #21015

LOCATION DATA	
CITY:	Garland
COUNTY:	Dallas
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	65	60.7%	0	0
2	36	33.6%	0	0
3	6	5.6%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	107	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	74.09%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	880 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	32	33	6	1	27	107
Income	% Total	0.0%	7.5%	0.0%	29.9%	30.8%	5.6%	0.9%	25.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mkt Analyst	
TC 30%	\$485	5	1	1.0	804	\$485	\$37	\$448	\$0	\$0.56	\$448	\$2,240	\$2,240	\$448	\$1	\$0	\$1,294	\$1.61	\$1,350
TC 50%	\$808	20	1	1.0	804	\$808	\$37	\$771	\$0	\$0.96	\$771	\$15,420	\$15,420	\$771	\$1	\$0	\$1,294	\$1.61	\$1,350
TC 60%	\$970	22	1	1.0	804	\$970	\$37	\$933	\$0	\$1.16	\$933	\$20,526	\$20,526	\$933	\$1	\$0	\$1,294	\$1.61	\$1,350
TC 70%	\$1,132	2	1	1.0	804	\$1,132	\$37	\$1,095	\$0	\$1.36	\$1,095	\$2,190	\$2,190	\$1,095	\$1	\$0	\$1,294	\$1.61	\$1,350
MR		16	1	1.0	804	\$0	\$37		NA	\$1.61	\$1,294	\$20,704	\$20,704	\$1,294	\$2	NA	\$1,294	\$1.61	\$1,350
TC 30%	\$582	3	2	2.0	960	\$582	\$48	\$534	\$0	\$0.56	\$534	\$1,602	\$1,602	\$534	\$1	\$0	\$1,530	\$1.59	\$1,530
TC 50%	\$970	11	2	2.0	960	\$970	\$48	\$922	\$0	\$0.96	\$922	\$10,142	\$10,142	\$922	\$1	\$0	\$1,530	\$1.59	\$1,530
TC 60%	\$1,164	11	2	2.0	960	\$1,164	\$48	\$1,116	\$0	\$1.16	\$1,116	\$12,276	\$12,276	\$1,116	\$1	\$0	\$1,530	\$1.59	\$1,530
TC 70%	\$1,358	3	2	2.0	960	\$1,358	\$48	\$1,310	\$0	\$1.36	\$1,310	\$3,930	\$3,930	\$1,310	\$1	\$0	\$1,530	\$1.59	\$1,530
MR		8	2	2.0	1,005	\$0	\$48		NA	\$1.52	\$1,530	\$12,240	\$12,240	\$1,530	\$2	NA	\$1,530	\$1.52	\$1,530
TC 50%	\$1,120	1	3	2.0	1,164	\$1,120	\$60	\$1,060	\$0	\$0.91	\$1,060	\$1,060	\$1,060	\$1,060	\$1	\$0	\$1,793	\$1.54	\$1,800
TC 70%	\$1,568	1	3	2.0	1,164	\$1,568	\$60	\$1,508	\$0	\$1.30	\$1,508	\$1,508	\$1,508	\$1,508	\$1	\$0	\$1,793	\$1.54	\$1,800
TC 80%	\$1,793	1	3	2.0	1,164	\$1,793	\$60	\$1,733	\$0	\$1.49	\$1,733	\$1,733	\$1,733	\$1,733	\$1	\$0	\$1,793	\$1.54	\$1,800
MR		3	3	2.0	1,164	\$0	\$60		NA	\$1.54	\$1,793	\$5,379	\$5,379	\$1,793	\$2	NA	\$1,793	\$1.54	\$1,800
TOTALS/AVERAGES:		107			94,164				\$0	\$1.18	\$1,037	\$110,950	\$110,950	\$1,037	\$1.18	\$0	\$1,401	\$1.59	\$1,436

ANNUAL POTENTIAL GROSS RENT:	\$1,331,400	\$1,331,400
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STABILIZED PRO FORMA

Embree Eastside, Garland, 9% HTC #21015

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.18	\$1,037	\$1,331,400	\$1,331,400	\$1,037	\$1.18		0.0%	\$0
Application, Pet, Late and NSF Fees					\$18.10	\$23,244						
Laundry, Vending and Cable					\$9.10	\$11,688						
Total Secondary Income					\$27.21		\$25,680	\$20.00			36.0%	\$9,252
POTENTIAL GROSS INCOME						\$1,366,332	\$1,357,080				0.7%	\$9,252
Vacancy & Collection Loss					7.5% PGI	(102,475)	(101,781)	7.5% PGI			0.7%	(694)
EFFECTIVE GROSS INCOME						\$1,263,857	\$1,255,299				0.7%	\$8,558

General & Administrative	\$60,167	\$562/Unit	\$59,228	\$554	5.57%	\$0.75	\$658	\$70,416	\$59,228	\$554	\$0.63	4.72%	18.9%	11,188
Management	\$51,310	3.5% EGI	\$57,646	\$539	5.01%	\$0.67	\$592	\$63,291	\$62,765	\$587	\$0.67	5.00%	0.8%	526
Payroll & Payroll Tax	\$144,359	\$1,349/Unit	\$172,245	\$1,610	13.67%	\$1.83	\$1,615	\$172,790	\$172,245	\$1,610	\$1.83	13.72%	0.3%	545
Repairs & Maintenance	\$74,952	\$700/Unit	\$115,716	\$1,081	6.37%	\$0.85	\$752	\$80,486	\$69,550	\$650	\$0.74	5.54%	15.7%	10,936
Electric/Gas	\$27,277	\$255/Unit	\$20,299	\$190	1.62%	\$0.22	\$191	\$20,475	\$20,299	\$190	\$0.22	1.62%	0.9%	176
Water, Sewer, & Trash	\$77,789	\$727/Unit	\$86,090	\$805	4.78%	\$0.64	\$564	\$60,396	\$86,090	\$805	\$0.91	6.86%	-29.8%	(25,694)
Property Insurance	\$38,938	\$0.41 /sf	\$41,195	\$385	4.23%	\$0.57	\$500	\$53,500	\$41,195	\$385	\$0.44	3.28%	29.9%	12,305
Property Tax (@ 100%) 2.665740	\$125,146	\$1,170/Unit	\$96,552	\$902	11.01%	\$1.48	\$1,300	\$139,100	\$150,270	\$1,404	\$1.60	11.97%	-7.4%	(11,170)
Reserve for Replacements					2.12%	\$0.28	\$250	\$26,750	\$26,750	\$250	\$0.28	2.13%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.25%	\$0.03	\$30	\$3,200	\$3,200	\$30	\$0.03	0.25%	0.0%	-
Franchise Tax Fees					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TOTAL EXPENSES					54.63%	\$7.33	\$6,452	\$690,404	\$691,592	\$6,463	\$7.34	55.09%	-0.2%	\$ (1,189)
NET OPERATING INCOME ("NOI")					45.37%	\$6.09	\$5,359	\$573,454	\$563,707	\$5,268	\$5.99	44.91%	1.7%	\$ 9,747

CONTROLLABLE EXPENSES		\$3,781/Unit		\$3,808/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Embree Eastside, Garland, 9% HTC #21015

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Regions - FHA 221(d)(4)	0.25%	1.15	1.17	490,398	3.25%	40	40	\$10,388,700	\$10,388,700	40	40	3.25%	\$490,398	1.17	42.0%	
CASH FLOW DEBT / GRANTS																
City of Garland		1.15	1.17		0.00%	0	0	\$500	\$500	0	0	0.00%		1.17	0.0%	
				\$490,398	TOTAL DEBT / GRANT SOURCES			\$10,389,200	\$10,389,200	TOTAL DEBT SERVICE			\$490,398	1.17	42.0%	
NET CASH FLOW		\$73,309	\$83,056				APPLICANT	NET OPERATING INCOME			\$573,454	\$83,056	NET CASH FLOW			

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Palladium USA and HUB	Deferred Developer Fees	1.9%	(16% Deferred)		\$458,585	\$439,206	(16% Deferred)		1.8%	Total Developer Fee: \$2,772,572	
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%		
TOTAL EQUITY SOURCES		58.2%			\$14,405,795	\$14,348,423			58.0%		
TOTAL CAPITALIZATION						\$24,794,995	\$24,737,623				15-Yr Cash Flow after Deferred Fee: \$1,342,228

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE			
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$			
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition							
Land Acquisition			\$13,551 / Unit	\$1,450,000	\$1,450,000	\$13,551 / Unit			0.0%	\$0			
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit	\$0		0.0%	\$0			
Site Work		\$1,241,472	\$11,603 / Unit	\$1,241,472	\$1,241,472	\$11,603 / Unit	\$1,241,472		0.0%	\$0			
Site Amenities		\$682,379	\$6,377 / Unit	\$682,379	\$682,379	\$6,377 / Unit	\$682,379		0.0%	\$0			
Building Cost		\$7,942,733	\$118.60 /sf	\$104,375/Unit	\$11,168,095	\$11,469,874	\$107,195/Unit	\$121.81 /sf	-2.6%	(\$301,779)			
Contingency		\$493,329	5.00%	5.70%	\$746,241	\$746,241	5.57%	5.00%	0.0%	\$0			
Contractor Fees		\$1,450,388	14.00%	13.25%	\$1,832,873	\$1,832,873	12.96%	14.00%	0.0%	\$0			
Soft Costs	\$0	\$2,378,252		\$22,694 / Unit	\$2,428,252	\$2,428,252	\$22,694 / Unit		0.0%	\$0			
Financing	\$0	\$816,983		\$12,888 / Unit	\$1,378,967	\$1,378,967	\$12,888 / Unit		0.0%	\$0			
Developer Fee	\$0	\$2,250,830	15.00%	15.31%	\$2,829,944	\$2,772,572	14.76%	15.00%	2.1%	\$57,373			
Reserves				11 Months	\$1,036,772	\$1,036,772	11 Months		0.0%	\$0			
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$17,256,366		\$231,729 / Unit	\$24,794,995	\$25,039,402	\$234,013 / Unit		\$17,256,366	\$0	-1.0%	(\$244,407)
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		(\$0)			\$0								
Financing Cost		\$0											
Developer Fee	\$0	\$0		15.00%	(\$57,373)								
Reserves					\$0								
ADJUSTED BASIS / COST		\$0	\$17,256,366		\$231,193/unit	\$24,737,623	\$25,039,402	\$234,013/unit		\$17,256,366	\$0	-1.2%	(\$301,779)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$24,737,623							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Embree Eastside, Garland, 9% HTC #21015

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$17,256,366	\$0	$17,256,366
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$17,256,366	\$0	\$17,256,366
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$22,433,276	\$0	\$22,433,276
Applicable Fraction	74.09%	74.09%	74.09%	74.09%
TOTAL QUALIFIED BASIS	\$0	\$16,621,265	\$0	\$16,621,265
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,495,914	\$0	\$1,495,914
CREDITS ON QUALIFIED BASIS	\$1,495,914		\$1,495,914	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.9298	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,495,914	\$13,909,216	\$1,495,914	(\$4,086)	(\$37,994)
Needed to Fill Gap	\$1,543,150	\$14,348,423	----	----	----
Applicant Request	\$1,500,000	\$13,947,210	----	----	----

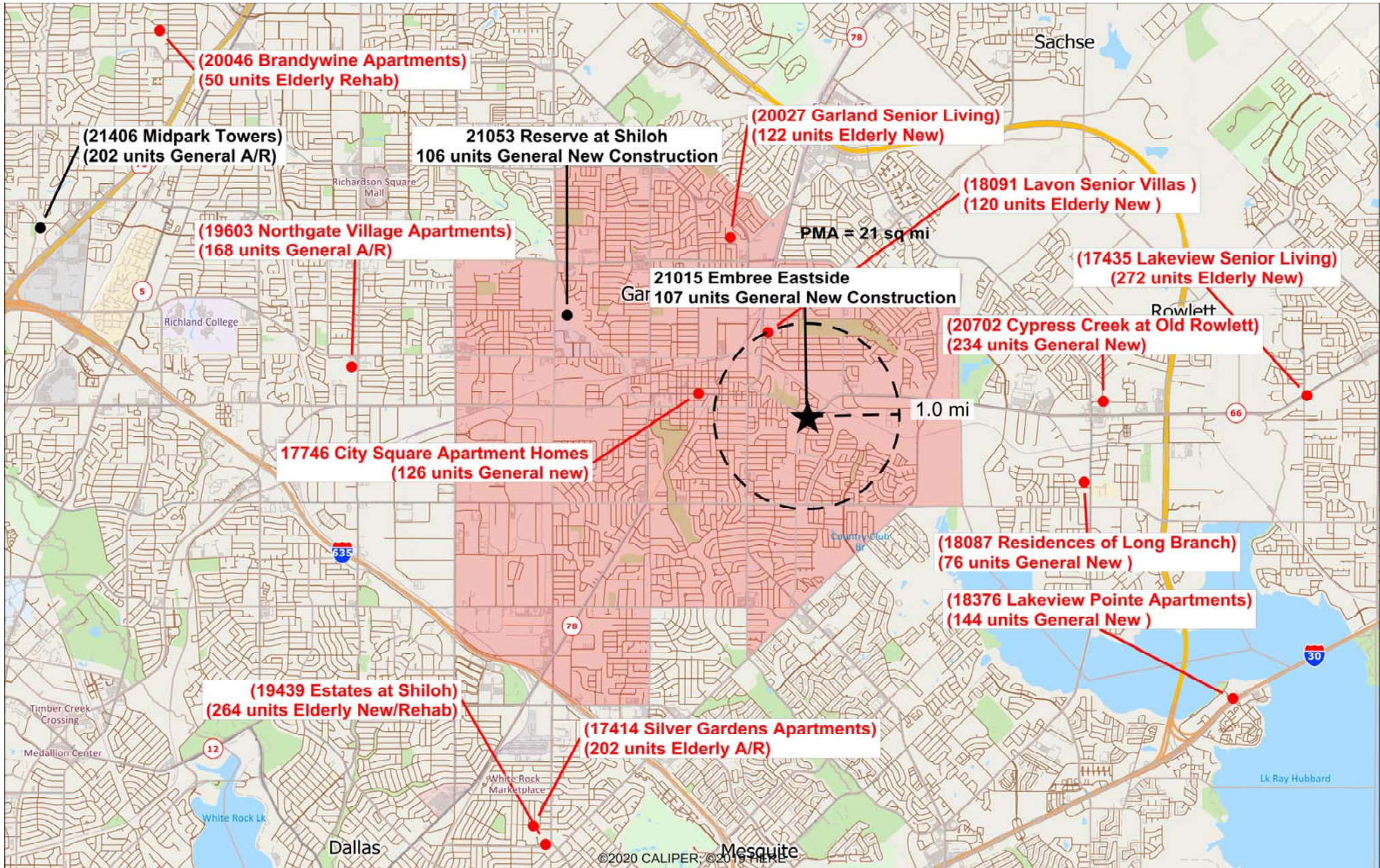
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost: Garden (Up to 4-story)		94,164 SF	\$91.20	8,588,019
Adjustments				
Exterior Wall Finish	7.68%		7.00	\$659,560
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.96%		3.61	340,086
Roof Adjustment(s)			1.70	160,500
Subfloor			(0.16)	(15,066)
Floor Cover			2.56	241,060
Enclosed Corridors	\$82.75	15,861	13.94	1,312,542
Balconies	\$30.32	6,513	2.10	197,505
Plumbing Fixtures	\$1,080	196	2.25	211,680
Rough-ins	\$530	214	1.20	113,420
Built-in Appliances	\$1,830	107	2.08	195,810
Exterior Stairs	\$2,460	8	0.21	19,680
Heating/Cooling			2.34	220,344
Storage Space	\$82.75	1,724	1.52	142,666
Carports	\$13.00	18,200	2.51	236,600
Garages		0	0.00	0
Common/Support Area	\$112.63	4,217	5.04	474,943
Elevators	\$0	0	0.00	0
Other: Maint. Bldg.	\$82.75	350	0.31	28,963
Fire Sprinklers	\$2.88	115,966	3.55	333,982
SUBTOTAL			142.97	\$13,462,294
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			142.97	\$13,462,294
Plans, specs, survey, bldg permits	3.30%		(4.72)	(\$444,256)
Contractor's OH & Profit	11.50%		(16.44)	(1,548,164)
NET BUILDING COSTS		\$107,195/unit	\$121.81/sf	\$11,469,874

Long-Term Pro Forma

Embree Eastside, Garland, 9% HTC #21015

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$1,263,857	\$1,289,134	\$1,314,917	\$1,341,215	\$1,368,040	\$1,510,426	\$1,667,633	\$1,841,201	\$2,032,835	\$2,244,414	\$2,478,014	\$2,735,928
TOTAL EXPENSES	3.00%	\$690,404	\$710,483	\$731,152	\$752,428	\$774,329	\$893,878	\$1,032,075	\$1,191,849	\$1,376,590	\$1,590,227	\$1,837,306	\$2,123,092
NET OPERATING INCOME ("NOI")		\$573,454	\$578,652	\$583,765	\$588,788	\$593,711	\$616,548	\$635,557	\$649,352	\$656,244	\$654,187	\$640,709	\$612,836
EXPENSE/INCOME RATIO		54.6%	55.1%	55.6%	56.1%	56.6%	59.2%	61.9%	64.7%	67.7%	70.9%	74.1%	77.6%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$490,398	\$490,076	\$489,744	\$489,401	\$489,046	\$487,089	\$484,788	\$482,081	\$478,897	\$475,152	\$470,748	\$465,567
DEBT COVERAGE RATIO		1.17	1.18	1.19	1.20	1.21	1.27	1.31	1.35	1.37	1.38	1.36	1.32
ANNUAL CASH FLOW													
		\$83,056	\$88,575	\$94,021	\$99,387	\$104,665	\$129,459	\$150,770	\$167,271	\$177,347	\$179,035	\$169,961	\$147,269
Deferred Developer Fee Balance		\$356,151	\$267,576	\$173,554	\$74,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$30,497	\$629,363	\$1,342,228	\$2,147,805	\$3,017,325	\$3,912,920	\$4,785,709	\$5,573,526

21015 Embree Eastside PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21017 Hughes House - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPALS / SPONSOR		
Application #	21017	TDHCA Program	Request	Recommended		Fort Worth Housing Solutions (Housing Authority of The City of Fort Worth) Mary-Margaret Lemons McCormack Baron Salazar (Developer) Monique Chavoya		
Development	Hughes House	LIHTC (9% Credit)	\$2,000,000	\$2,000,000	\$9,524/Unit			\$0.87
City / County	Fort Worth / Tarrant							
Region/Area	3 / Urban							
Population	General							
Set-Aside	General							
Activity	Reconstruction					Related Parties	Contractor - TBD	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

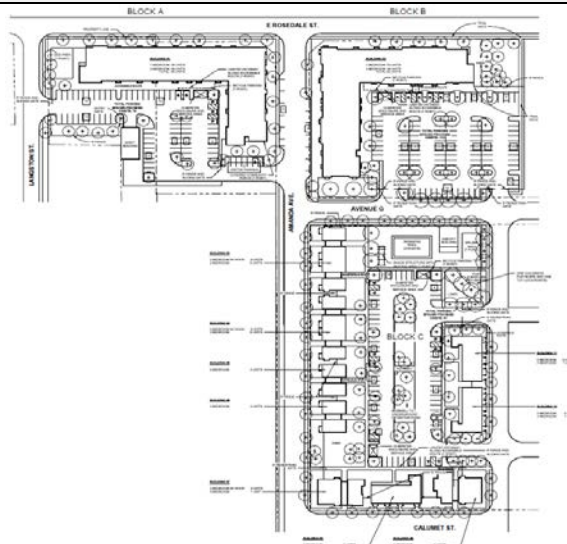


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	81	39%	30%	15	7%
2	115	55%	40%	-	0%
3	10	5%	50%	58	28%
4	4	2%	60%	72	34%
			70%	-	0%
			80%	-	0%
			MR	65	31%
TOTAL	210	100%	TOTAL	210	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.25	Expense Ratio	40.8%
Breakeven Occ.	81.5%	Breakeven Rent	\$1,031
Average Rent	\$1,171	B/E Rent Margin	\$140
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$5,323/unit	Controllable	\$3,501/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.2%
Highest Unit Capture Rate	4% 2 BR/60% 41
Dominant Unit Cap. Rate	4% 2 BR/60% 41
Premiums (↑60% Rents)	Yes \$282/Avg.
Rent Assisted Units	73 35% Total Units

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	852 SF	Density	25.0/acre
Acquisition		\$04K/unit	\$910K
Building Cost	\$132.23/SF	\$113K/unit	\$23,652K
Hard Cost		\$144K/unit	\$30,328K
Total Cost		\$244K/unit	\$51,209K
Developer Fee	\$5,893K	(4% Deferred)	Paid Year: 1
Contractor Fee	\$4,029K	30% Boost	Yes



DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21017 # Program(s): 9% HTC

Hughes House

Address/Location: 4830 E. Rosedale Street and 4908 E. Rosedale Street

City: Fort Worth County: Tarrant Zip: 76105

Population: General Program Set-Aside: General Area: Urban

Activity: Reconstruction Building Type: Combination Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$2,000,000				\$2,000,000				

CONDITIONS

- Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
- Receipt and acceptance by Cost Certification:
 - Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	15
50% of AMI	50% of AMI	58
60% of AMI	60% of AMI	72

DEVELOPMENT SUMMARY

Hughes House will be developed on a previous multi-family property formerly known as the Cavile Place housing complex. The Cavile Place housing complex originally consisted of 62 multi-family residential buildings and is no longer operating and was demolished in May 2021. Hughes House will be a new reconstruction of 210 general population units. The unit mix is 38% one-bedroom units, 50% two-bedroom units with the other 6% being three and four-bedroom units. Fort Worth Housing Solutions (FWHS) will provide 73 Project Based Vouchers (PBV) to the new development, 13 of which will be dedicated to providing Permanent Supportive Housing to formerly homeless households. Sixty (60) of the 210 units to be built at Hughes House will serve as project based voucher (PBV) replacement units for Cavile Place; these will be reserved for former Cavile residents that wish to return to the community.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Overall Feasibility Indicators
▫	Located in proximity to jobs area
▫	Low gross capture rate
▫	35% project-based vouchers

WEAKNESSES/RISKS	
▫	Reliant on property tax exemption
▫	Increased costs associated with multiple building type
▫	
▫	
▫	

DEVELOPMENT TEAM

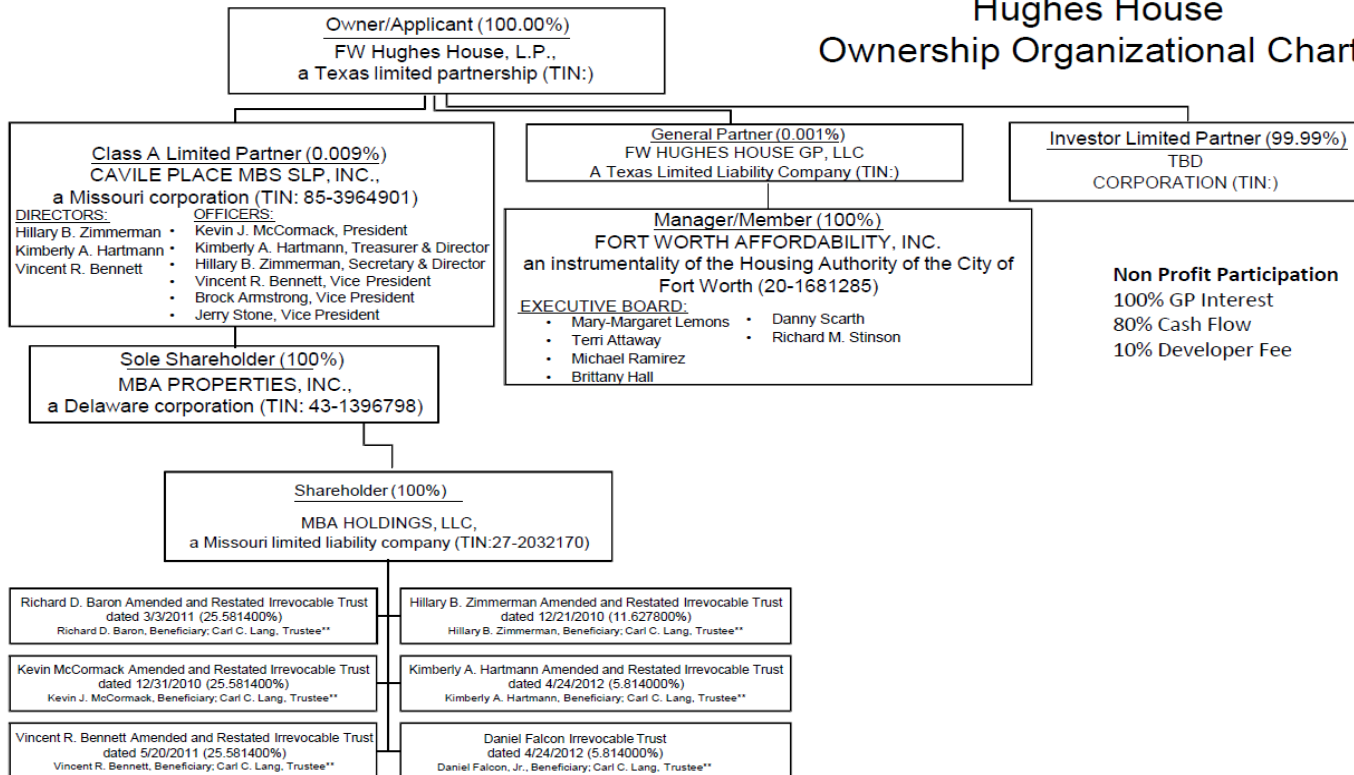
PRIMARY CONTACTS

Name: Mary-Margaret Lemons
 Phone: (817) 333-3401
 Relationship: Housing Authority of Fort Worth

Name: Monique Chavoya
 Phone: (210) 819-6494
 Relationship: Developer

OWNERSHIP STRUCTURE

Hughes House
Ownership Organizational Chart

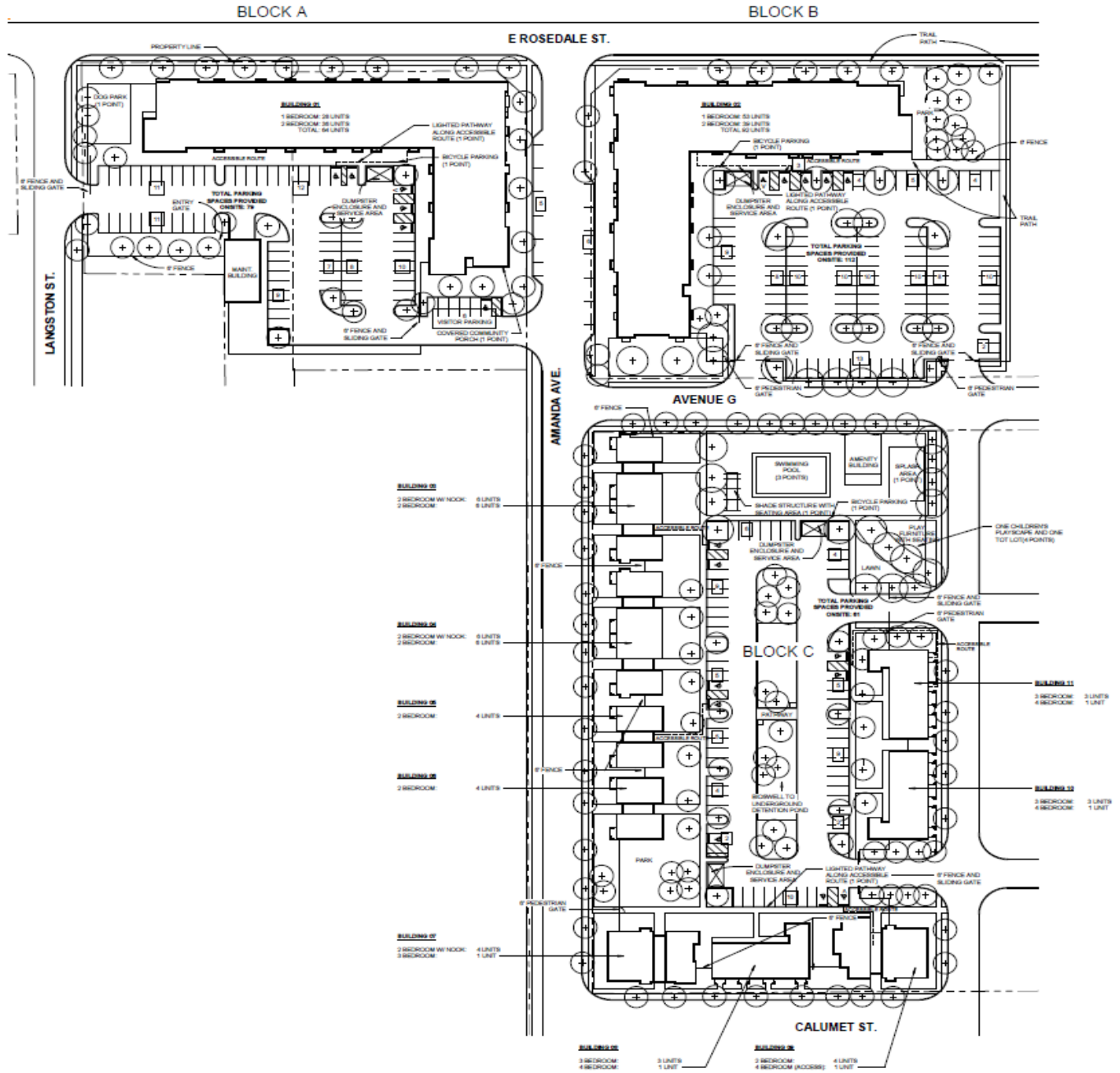


**named individuals are the only parties with legal authority to control or direct activities of named trust

- Fort Worth Housing Solutions was established by the City of Fort Worth in 1938 to provide decent, safe housing for low- to moderate-income residents. Today, the FWHS portfolio includes 40 properties with almost 6,700 affordable units offered at reduced rents to eligible individuals. <https://www.fwhs.org>. **FWHS has partnered with McCormack Baron Salazar as the developer**, who has previously worked on various developments and projects including HOPE VI, Choice Neighborhood, and HUD Capital Funds. <https://www.mccormackbaron.com>

DEVELOPMENT SUMMARY

SITE PLAN





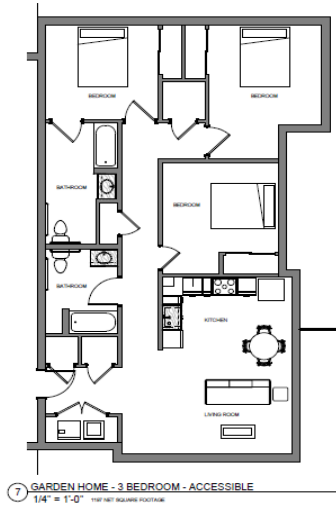
Comments:

The development site consists of three parcels of land which borders three public right-of-ways. The subject property slopes downward to the east. There are plans to construct a new street going north to south to align with Etta Street between Avenue G and Calumet. This road improvement is under a separate construction contract with its own budget. Site amenities include: a swimming pool, a splash area, a children's playscape with tot lot, and an amenity building with a fitness center and community room.

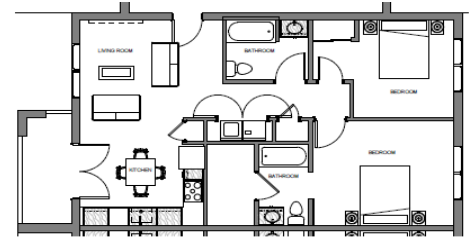
Local zoning requires 0.5 spaces per unit and 1 space per 350 sq.ft of common area. The required parking for the three blocks are: Block A: 66 spaces, Block B: 82 spaces and Block C: 37 spaces.

There are a total of 252 parking spaces provided. 79 spaces are provided in Block A, 112 spaces in Block B, and 61 spaces in Block C.

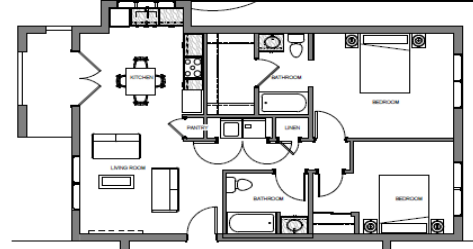
BUILDING PLAN (Typical)



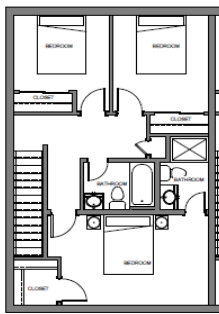
7 GARDEN HOME - 3 BEDROOM - ACCESSIBLE
1/4" = 1'-0" 1087 NET SQUARE FOOTAGE



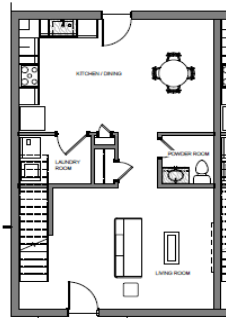
8 GARDEN HOME - TYP. 2 BEDROOM INTERIOR UNIT
1/4" = 1'-0" 862 NET SQUARE FOOTAGE. ACCESSIBLE UNIT. TYPICAL UNIT FLOOR PLAN WITH WALKER RECEPTION TO CORRIDOR TO PROVIDE WALKER SPECIFICATIONS AND TO BATHROOMS AS WELL AS ACCESSIBLE ACCESS FOR GRAND STAIRCASES.



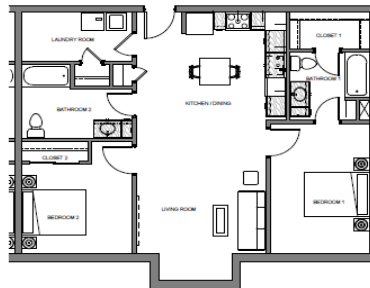
5 GARDEN HOME - TYP. 2 BEDROOM UNIT
1/4" = 1'-0" 862 NET SQUARE FOOTAGE. ACCESSIBLE UNIT. TYPICAL UNIT FLOOR PLAN WITH WALKER RECEPTION TO CORRIDOR TO PROVIDE WALKER SPECIFICATIONS AND TO BATHROOMS AS WELL AS ACCESSIBLE ACCESS FOR GRAND STAIRCASES.



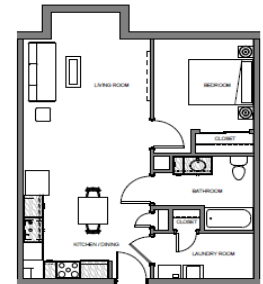
4 TOWNHOME - TYP. 3 BEDROOM 2ND FLOOR PLAN
1/4" = 1'-0"



3 TOWNHOME - TYP. 3 BEDROOM GROUND FLOOR PLAN
1/4" = 1'-0" 1087 NET SQUARE FOOTAGE



2 MIXED-USE - TYP. 2 BEDROOM CORRIDOR UNIT
1/4" = 1'-0" 862 NET SQUARE FOOTAGE. ACCESSIBLE UNIT. TYPICAL UNIT FLOOR PLAN WITH WALKER RECEPTION TO CORRIDOR TO PROVIDE WALKER SPECIFICATIONS AND TO BATHROOMS AS WELL AS ACCESSIBLE ACCESS FOR GRAND STAIRCASES.



1 MIXED-USE - TYP. 1 BEDROOM CORRIDOR UNIT
1/4" = 1'-0" 615 NET SQUARE FOOTAGE. ACCESSIBLE UNIT. TYPICAL UNIT FLOOR PLAN WITH WALKER RECEPTION TO CORRIDOR TO PROVIDE WALKER SPECIFICATIONS AND TO BATHROOMS AS WELL AS ACCESSIBLE ACCESS FOR GRAND STAIRCASES.

Comments:

General unit features include single vanities, in-unit washer and dryers, and walk-in closets. There are different types of units that range from garden style to townhome with some of the townhomes having a 9/12 roof pitch while the other buildings have a flat TPO roof.

BUILDING ELEVATION



EXTERIOR COMPOSITION
CEMENTitious PLANK 33%
STUCCO 36%
WOOD LOOK SIDING 31%

TYPICAL

BUILDING 08,10,11 - TYPICAL STREET ELEVATION



ALTERNATE



BUILDING 09 - TYPICAL STREET ELEVATION

EXTERIOR COMPOSITION
CEMENTitious PLANK 33%
STUCCO 36%
WOOD LOOK SIDING 31%



BUILDING 07 - TYPICAL STREET ELEVATION

EXTERIOR COMPOSITION
CEMENTitious PLANK 70%
STUCCO 16%
WOOD LOOK SIDING 14%

Comments:

The development is a mixed-use development with elevator served buildings, garden walk-ups, and town-homes. The roof lines are a mix of flat TPO roofs and roofs pitched at 9/12 with composition shingles.

Building 1 is a 3-story L-shaped building comprised of 59% cement plank, 16% stucco, 10% wood siding and 1% metal panel; the community center and leasing office are located on the first floor. Building 2 is a four-story, L-shaped building that has 38% cement plank, 24% stucco, 19% wood siding. The first floor houses two commercial spaces, one 3,4,12 sf and the other 8,992 sf.

Buildings 3 and 4 have 73% cement plank, 10% stucco, and 17% wood siding. Buildings 5 and 6 consists of 42% cement plank, 38% stucco and 20% wood siding. Building 7 has 70% cement plank, 16% stucco and 14% wood siding, Building 9's exterior composition is 78% cement plank and 22% wood siding.

2-story townhome buildings 8,10,11 are comprised of 33% cement plank, 36% stucco, and 31% wood siding

BUILDING CONFIGURATION

Building Type	1	2	3&4	5&6	7	8,10,11	9								Total Buildings
Floors/Stories	3	4	3	2	2	2	2								11
Number of Bldgs	1	1	2	2	1	3	1								
Units per Bldg	64	92	12	4	5	4	5								
Total Units	64	92	24	8	5	12	5								210
Avg. Unit Size (SF)	852 sf		Total NRA (SF)				178,872	Common Area (SF)*				55,243			

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 8.40 acres Density: 25.0 units/acre
Site Control: 8.397 **Site Plan:** 8.4 **Appraisal:** 8.4 **ESA:** 29.15
Feasibility Report Survey: 8.397 **Feasibility Report Engineer's Plan:** 8.4

Control Type: Ground Lease

Development Site: 8.40 acres Cost: \$910,000 \$4,333 per unit

Lessor Cavile PFC and Housing Authority of City of Fort Worth

Lessee FW Hughes House LP

Related-Party Seller/Identity of Interest: Yes

Comments:

The purchase price was an upfront payment of \$910,000 equal to the appraised land value. Applicant's organizational structure contemplates full ownership of the general partner by FW Hughes House. FW Hughes House, LP has been created by Housing Authority of the City of Fort Worth to take ownership of the land. This ownership structure is for the purpose of creating a 100% exemption from property taxes per the Texas Property Tax Code. FW Hughes House, LP will execute a 75-year Ground Lease with Housing Authority of the City of Fort Worth dba Forth Worth Housing Solutions, thereby enabling FW Hughes House to own and operate the buildings. Applicant has satisfied the documentation requirements relating to identifying the statutory basis for the exemption pursuant to Section 10.402(d)(7). An appraisal was provided as a requirement since the acquisition is an identity of interest.

APPRAISED VALUE

Appraiser: Valbridge Property Advisors Date: 2/23/2021

Land as Vacant: 8.4 acres \$910,000 Per Unit: \$4,333

Comments:

The Appraisal indicates the value of the land as if vacant at \$910,000.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>Yes</u>
Zoning:	<u>PD1259/MU-1 & PD1260/UF</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>0</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

Vacant multi-family buildings in the process of getting demolished.

Surrounding Uses:

North: Vacant Land, Chesapeake Energy, Family Dollar

Northeast: Keystone Baptist Church, Vacant Land

East: Rosedale Park, Residential Property, Vacant lot

South: Residential properties, Holy Wave Baptist Church, Vacant lots, Christ the Risen King Church, residential properties, Amanda's Food Store

West: residential properties and vacant lots

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Ensafe Date: 2/22/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- The potential for releases associated with previous storage and use of hazardous substances and petroleum products for over 30 years at 4918 and 5016 East Rosedale Street, on the northeast portion of the subject property, as well as the absence of closure sampling and documentation related to former gasoline storage tank systems is identified as a recognized environmental condition.
A surface/subsurface investigation is recommended to identify the presence of hazardous substances and petroleum products associated with historical automotive fueling and maintenance operations in soil, soil vapor, and groundwater at the subject property and to evaluate the potential risk associated with future residential use and construction worker exposure.
- The potential for releases associated with the previous dry cleaning facility at 4830-4840 East Rosedale Street, on the northwest portion of the subject property, with the likelihood of a release of dry cleaning chemicals to the soil, soil vapor, and/or groundwater is identified as a recognized environmental condition.
A surface/subsurface investigation is recommended to identify the presence of hazardous substances and petroleum products associated with historical dry cleaning operations in soil, soil vapor, and groundwater at the subject property and to evaluate the potential risk associated with future residential use and construction worker exposure.

- The potential for migration of soil, soil vapor and/or groundwater contamination to the subject property associated with the previous use of hazardous substances and petroleum products at historical gas stations and auto garages at upgradient north-adjointing properties with a lack of closure sampling and documentation related to former gasoline storage tank systems is identified as a recognized environmental condition.

A surface/subsurface investigation is recommended to identify the presence of hazardous substances and petroleum products associated with historical automotive fueling and maintenance operations in soil, soil vapor, and groundwater at the subject property and to evaluate the potential risk associated with future residential use and construction worker exposure.

- A Vapor Encroachment Screen conducted for the site and surrounding area identified two historical gas stations and one historical dry cleaner site on the subject property, as well as three historical gas stations or auto garages at upgradient north-adjointing properties and two nearby historical dry cleaners. Each of these sites is within the area of concern for petroleum hydrocarbon, volatile and semi-volatile organic compounds. Subsurface vapors (if present) appear to have the potential to migrate to the subject property and are considered a recognized environmental condition. A soil vapor investigation at the subject property is recommended to evaluate the presence of hazardous vapors and the potential risk associated with future residential use.

Comments:

A comprehensive asbestos survey and abatement have been completed and demolition of buildings has been completed.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/22/2021
 Contact: Darrell G Jack Phone: 210-530-0040

Primary Market Area (PMA): 22.81 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Tarrant County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$1	\$1	---	---	---	---	---
	Max	\$17,130	\$19,560	---	---	---	---	---
50% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	\$1
	Max	\$28,550	\$32,600	\$36,700	\$40,750	\$44,050	\$47,300	\$53,800
60% AMGI	Min	\$27,510	\$27,510	\$33,030	\$33,030	\$38,160	\$38,160	---
	Max	\$34,260	\$39,120	\$44,040	\$48,900	\$52,860	\$56,760	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
18414	Prince Hall Gardens Apartments		New	General	n/a	76
19276	Sunset at Fash Place		New	Elderly	n/a	66
21401	Cowan Place		New	Elderly	n/a	174
Stabilized Affordable Developments in PMA					Total Units	679
					Total Developments	5
					Average Occupancy	95.9%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	32,668			
Potential Demand from the Primary Market Area	5,396	6,404		
10% External Demand	540	640		
Potential Demand from Other Sources				
GROSS DEMAND	5,936	7,044		
Subject Affordable Units	72	73		
Unstabilized Competitive Units				
RELEVANT SUPPLY	72	73		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.2%	1.0%		

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
-------------	----------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND						
	Market Analyst					
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	
60% AMGI	5,396	540	72	0	1%	

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

GCR calculation separates demand for the 72 HTC units and the 73 project based voucher units (PBV's). PBV demand includes household income from \$1 to the minimum HTC income of \$27,510. Unit capture rates and AMGI band capture rates are calculated for the 72 HTC units only.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE						
	Market Analyst					
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	
1 BR/60%	638	64	29	0	4.1%	
2 BR/60%	847	85	41	0	4.4%	
3 BR/60%	350	35	2	0	0.5%	

Market Analyst Comments:

The most recently completed affordable family project was Mill Stone (TDHCA #19717, 144 units). Mill Stone was completed in 2010, leased very well, and is currently 99% occupied. (p.13)

The level of tax credit rent being charged is between 34% and 74% lower than the adjusted rents charged at market rate comparables within the PMA. (p.17)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$1,624,885	Avg. Rent:	\$1,171	Expense Ratio:	40.8%
Debt Service:	\$1,298,316	B/E Rent:	\$1,031	Controllable Expenses:	\$3,501
Net Cash Flow:	\$326,568	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.25	B/E Occupancy:	81.5%	Program Rent Year:	2020

73 units will have Project Based Vouchers (PBV), 13 units out of the 73 will be dedicated to providing Permanent Supportive Housing to formerly homeless households; the vouchers are layered on the 30% and 50% HTC units. The remaining 72 60% AMI HTC units are underwritten at max rents.

The 65 market units are underwritten at Applicant's assumption of \$330-\$450 less than market analyst determined market rents; \$200-\$250 premium over gross 60% HTC rents. If the market units only achieve 60% gross rents, then DCR decreases to 1.14.

Average rent is \$140 above breakeven rent. Project is underwritten at 15 units vacant; Break even vacancy is 38 units. Applicant submitted 6.5% vacancy, underwriter adjusted to 7.5% per TDHCA's rules. 15-year cash flow is \$7.1M.

Applicant's operating expenses of \$5,323/unit are within 5% of Underwriter's estimate of \$5,520/unit. Expense ratio is low at 40% due to the high HAP Rents (\$1,300 per unit / \$1.53 psf) and market premiums. 3.5% management fee, and assumed property tax exemption.

Applicant's pro forma included \$14,732 franchise tax expense. Underwriter treats this as a partnership expense, not an operating expense of the development. The franchise tax expense has been excluded from the analysis.

It is expected the Development will be exempt from property tax due to Fort Worth Housing Authority's participation in the ownership structure. It is also anticipated that there will be no property taxes related to the commercial space as a result of the ground lease structure. Without the property tax exemption, the DCR would be 1.02, making the deal infeasible.

The Applicant included Supportive Services payroll of \$72K; the underwriter separated the expense out as its own line item in the Income and Expenses section.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$108,333/ac	\$4,333/unit	\$910,000	Contractor Fee	\$4,028,798
Off-site + Site Work		\$24,110/unit	\$5,063,000	Soft Cost + Financing	\$7,243,418
Building Cost	\$132.23/sf	\$112,630/unit	\$23,652,400	Developer Fee	\$5,892,514
Contingency	5.43%	\$7,680/unit	\$1,612,757	Reserves	\$1,846,000
Total Development Cost	\$243,852/unit		\$51,208,957	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Located in OCT with < 20% HTC units/HH			

Site Work:

Certified total sitework of \$4.5M (\$21K/unit) for grading, concrete, paving and utility costs. \$900K is for detention costs. All storm water will require onsite underground detention within the parking areas of each block. Block A has a considerable amount of fall across the site and will require significant foundation structure including earthwork. Overhead power lines run along E. Rosedale Street and will need to be buried underground to comply with maximum city zoning setback requirements.

Building Cost:

Building costs account for 11 separate residential buildings on three blocks that have a mix of garden walk-ups, townhomes, and three-story, elevator-served buildings with standard articulation and metal railings. Each block will need separate metering, transformers, utilities to each block. There will be a metal package that includes: metal awnings, community porch will have a steel canopy and covered area; balcony railings, steel and wood shade structure at the swimming pool. The corner clock tower element will have a steel structure and steel detailing.

Applicant's building cost is estimated at \$132.23/square foot. Underwriter estimates building costs to be \$138.82/square foot based upon Marshall and Swift's "Good" base cost adjusted for partial townhome construction, enclosed corridors and \$745K metal package based upon contractor's estimates.

In Building 2 there will be two commercial spaces (3412 sqft and 8992 sqft). No tenants have been secured, and the use of the commercial space has not been finalized.

Applicant's estimated cost of \$960,070 for the commercial space is inclusive of all exterior components of the building attributable to the commercial space (including the cost of steel framing and store front glazing). The estimate includes grey and white box finish-out: concrete slab, HVAC connections, electrical service meter to a breaker panel within the space, and a restroom connected to the water/sewer lines as required by City Code. Tenant Improvement buildout is not included in the construction cost for the commercial space and is completed by the tenant under a separate budget. Applicant's estimated cost of \$960,070 for the commercial space is not included in eligible basis.

Contingency:

Applicant's contingency is 5.43%, which is within the 7% limit.

Ineligible Costs:

\$960,070 cost for commercial space is excluded from eligible basis.

Reserves:

Total capital reserves represent approximately 9 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$51,208,957	\$31,863,714	\$2,574,133

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Mason Joseph FHA 221(d)(4)	FHA 221(d)(4)	\$25,421,000	3.65%	61%
Hudson Housing Capital	Equity Bridge Loan	\$4,938,880	4.50%	12%
City of Fort Worth CDBG	CDGB Loan	\$500,000	0.00%	1%
City of Fort Worth HOME	HOME Loan	\$500,000	0.00%	1%
Fort Worth Housing Solutions	Local Government Loan	\$5,757,472	0.00%	14%
Hudson Housing Capital	HTC	\$3,479,652	\$0.87	8%
City of Fort Worth	§11.9(d)(2)LPS Contribution	\$2,500	0.00%	0%
City of Fort Worth UDAG	UDAG Loan	\$150,000	0.00%	0%
Fort Worth HFC PSH	CNI Loan	\$325,000	0.00%	1%
FWHS	Seller Loan	\$380,000	1.62%	1%
Cavile PFC	Seller Loan	\$530,000	1.62%	1%
		\$41,984,504	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Mason Joseph FHA 221(d)(4)	\$25,421,000	3.65%	40	40	\$25,421,000	3.65%	40	40	50%
City of Fort Worth CDBG	\$500,000	0.00%	0	40	\$500,000	0.00%	0	40	1%
City of Fort Worth HOME	\$500,000	0.00%	0	40	\$500,000	0.00%	0	40	1%
Fort Worth Housing Solutions	\$5,757,472	0.00%	0	40	\$5,757,472	0.00%	0	40	11%
City of Fort Worth	\$2,500	0.00%	0	0	\$2,500	0.00%	0	0	0%
City of Fort Worth UDAG	\$150,000	0.00%	0	40	\$150,000	0.00%	0	40	0%
Fort Worth HFC PSH	\$325,000	0.00%	0	40	\$325,000	0.00%	0	40	1%
FWHS	\$380,000	1.62%	0	40	\$380,000	1.62%	0	40	1%
Cavile PFC	\$530,000	1.62%	0	40	\$530,000	1.62%	0	40	1%
Total	\$33,565,972				\$33,565,972				

Comments:

Mason Joseph is providing a \$25,421,000 construction and permanent financing for this project through a FHA 221(d)4 loan with a MIP of 0.35%.

The \$5,757,472 loan from FWHS, the \$500,000 CDBG Loan, the \$500,000 HOME Loan, the \$150,000 UDAG Loan, and the \$325,000 CNI Loan together amount to \$7.2M of financing from federal sources. The Applicant's Cost Schedule limits the amount of Building Cost included in eligible basis by \$8.6M for scoring purposes. As a result, the federal funding can be excluded from eligible basis with no affect on the credit recommendation.

The term sheets for the CDBG, HOME, UDAG, and \$325,000 CNI funds all acknowledge receipt of application for funding, and that the application will be recommended for approval. If any or all of these funding sources are not approved, the development would remain feasible with additional deferred Developer Fee.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing Capital	\$17,398,260	\$0.87		\$17,398,260	\$0.87	34%	
FWAI, Inc. and MBS, Inc.	\$244,725		4%	\$244,725		0%	4%
Total	\$17,642,985			\$17,642,985			
				\$51,208,957	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.882	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.588	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$51,208,957
Permanent Sources (debt + non-HTC equity)	\$33,565,972
Gap in Permanent Financing	\$17,642,985

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$22,392,716	\$2,574,133
Needed to Balance Sources & Uses	\$17,642,985	\$2,028,132
Requested by Applicant	\$17,398,260	\$2,000,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$17,398,260	\$2,000,000
Deferred Developer Fee	\$244,725	(4% deferred)
Repayable in	1 years	

Comments:

Recommended tax credit allocation is limited to \$2,000,000 as requested by the Applicant.

Underwriter:	<u>Deborah Willson</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

STABILIZED PRO FORMA

Hughes House, Fort Worth, 9% HTC #21017

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES			APPLICANT				TDHCA				VARIANCE		
Database	Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$	
POTENTIAL GROSS RENT			\$1.38		\$1,171	\$2,951,592	\$3,011,508	\$1,195	\$1.40		-2.0%	(\$59,916)	
Laundry, Vending, Deposit Forfeitures					\$5.33	\$13,424							
0					\$0.00	\$0							
0					\$0.00	\$0							
Total Secondary Income					\$5.33		\$13,424	\$5.33			0.0%	\$0	
POTENTIAL GROSS INCOME						\$2,965,016	\$3,024,932				-2.0%	(\$59,916)	
Vacancy & Collection Loss					7.5% PGI	(222,376)	(226,870)	7.5% PGI			-2.0%	4,494	
Rental Concessions						-	-				0.0%	-	
EFFECTIVE GROSS INCOME						\$2,742,640	\$2,798,062				-2.0%	(\$55,422)	

General & Administrative	\$115,949	\$552/Unit	\$112,311	\$535	4.12%	\$0.63	\$539	\$113,096	\$115,949	\$552	\$0.65	4.14%	-2.5%	(2,853)
Management	\$98,912	3.5% EGI	\$88,484	\$421	3.54%	\$0.54	\$462	\$96,990	\$97,932	\$466	\$0.55	3.50%	-1.0%	(942)
Payroll & Payroll Tax	\$283,321	\$1,349/Unit	\$288,295	\$1,373	10.50%	\$1.61	\$1,371	\$287,980	\$287,980	\$1,371	\$1.61	10.29%	0.0%	-
Repairs & Maintenance	\$147,102	\$700/Unit	\$164,297	\$782	5.22%	\$0.80	\$681	\$143,094	\$136,500	\$650	\$0.76	4.88%	4.8%	6,594
Electric/Gas	\$52,592	\$250/Unit	\$29,352	\$140	1.33%	\$0.20	\$174	\$36,444	\$36,444	\$174	\$0.20	1.30%	0.0%	-
Water, Sewer, & Trash	\$152,671	\$727/Unit	\$198,765	\$946	5.63%	\$0.86	\$736	\$154,523	\$198,765	\$946	\$1.11	7.10%	-22.3%	(44,242)
Property Insurance	\$76,421	\$0.43 /sf	\$87,255	\$416	3.83%	\$0.59	\$500	\$105,000	\$105,000	\$500	\$0.59	3.75%	0.0%	-
Property Tax (@ 0%) 2.7432	\$240,807	\$1,147/Unit	\$205,490	\$979	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					2.68%	\$0.41	\$350	\$73,500	\$73,500	\$350	\$0.41	2.63%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.21%	\$0.03	\$28	\$5,800	\$5,800	\$28	\$0.03	0.21%	0.0%	-
Security					3.69%	\$0.57	\$482	\$101,228	\$101,228	\$482	\$0.57	3.62%	0.0%	-
Franchise Tax					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Annual Ground Lease					0.00%	\$0.00	\$0	\$100	\$100	\$0	\$0.00	0.00%	0.0%	-
Supportive Service Staff Payroll					2.64%	\$0.40	\$345	\$72,372	\$72,372	\$345	\$0.40	2.59%	0.0%	-
TOTAL EXPENSES					40.75%	\$6.25	\$5,323	\$1,117,755	\$1,159,198	\$5,520	\$6.48	41.43%	-3.6%	\$ (41,443)
NET OPERATING INCOME ("NOI")					59.25%	\$9.08	\$7,738	\$1,624,885	\$1,638,864	\$7,804	\$9.16	58.57%	-0.9%	\$ (13,979)

CONTROLLABLE EXPENSES							\$3,501/Unit						\$3,694/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
 Hughes House, Fort Worth, 9% HTC #21017

DEBT / GRANT SOURCES																		
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE																		
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	AS UNDERWRITTEN DEBT/GRANT STRUCTURE						Cumulative			
		UW	App						Principal	Term	Amort	Rate	Pmt	DCR	LTC			
Mason Joseph FHA 221(d)(4)	0.35%	1.26	1.25	1,298,317	3.65%	40	40	\$25,421,000	\$25,421,000	40	40	3.65%	\$1,298,316	1.25	49.6%			
Adjustment to Debt Per §11.302(c)(2)	0.35%									40	40	3.65%		1.25	0.0%			
City of Fort Worth CDBG		1.26	1.25		0.00%	0	40	\$500,000	\$500,000	40	0	0.00%		1.25	1.0%			
City of Fort Worth HOME		1.26	1.25		0.00%	0	40	\$500,000	\$500,000	40	0	0.00%		1.25	1.0%			
Fort Worth Housing Solutions		1.26	1.25		0.00%	0	40	\$5,757,472	\$5,757,472	40	0	0.00%		1.25	11.2%			
CASH FLOW DEBT / GRANTS																		
City of Fort Worth		1.26	1.25		0.00%	0	0	\$2,500	\$2,500	0	0	0.00%		1.25	0.0%			
City of Fort Worth UDAG		1.26	1.25		0.00%	0	40	\$150,000	\$150,000	40	0	0.00%		1.25	0.3%			
Fort Worth HFC PSH		1.26	1.25		0.00%	0	40	\$325,000	\$325,000	40	0	0.00%		1.25	0.6%			
FWHS		1.26	1.25		1.62%	0	40	\$380,000	\$380,000	40	0	1.62%		1.25	0.7%			
Cavile PFC		1.26	1.25		1.62%	0	40	\$530,000	\$530,000	40	0	1.62%		1.25	1.0%			
				\$1,298,317	TOTAL DEBT / GRANT SOURCES			\$33,565,972	\$33,565,972	TOTAL DEBT SERVICE			\$1,298,316	1.25	65.5%			
NET CASH FLOW		\$340,547	\$326,568	APPLICANT NET OPERATING INCOME												\$1,624,885	\$326,568	NET CASH FLOW

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE												
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	AS UNDERWRITTEN EQUITY STRUCTURE						
						Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Hudson Housing Capital	LIHTC Equity	34.0%	\$2,000,000	0.87	\$17,398,260	\$17,398,260	\$0.8699	\$2,000,000	34.0%	\$9,524	Applicant Request	
FWAL, Inc. and MBS, Inc.	Deferred Developer Fees	0.5%	(4% Deferred)	\$244,725	\$244,725	(4% Deferred)			0.5%	Total Developer Fee: \$5,892,514		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		34.5%			\$17,642,985	\$17,642,985			34.5%			
TOTAL CAPITALIZATION					\$51,208,957	\$51,208,957					15-Yr Cash Flow after Deferred Fee:	\$7,173,750

77.3943889

DEVELOPMENT COST / ITEMIZED BASIS															
APPLICANT COST / BASIS ITEMS															
	Eligible Basis		Total Costs	TDHCA COST / BASIS ITEMS						COST VARIANCE					
	Acquisition	New Const. Rehab		Total Costs	Eligible Basis		%	\$							
				New Const. Rehab	Acquisition										
Land Acquisition			\$4,333 / Unit	\$910,000	\$910,000	\$4,333 / Unit			0.0%	\$0					
Building Acquisition	\$0		\$ / Unit	\$0	\$0	\$ / Unit		\$0	0.0%	\$0					
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0					
Site Work		\$3,090,000	\$21,857 / Unit	\$4,590,000	\$4,590,000	\$21,857 / Unit	\$3,090,000		0.0%	\$0					
Site Amenities		\$473,000	\$2,252 / Unit	\$473,000	\$473,000	\$2,252 / Unit	\$473,000		0.0%	\$0					
Commercial Space (12,404 sf)			\$4,572 / Unit	\$960,070	\$960,070	\$4,572 / Unit	\$0		0.0%	\$0					
Building Cost		\$15,087,853	\$132.23 /sf	\$112,630/Unit	\$23,652,400	\$24,830,129	\$118,239/Unit	\$138.82 /sf	\$15,087,853	-4.7%	(\$1,177,729)				
Contingency		\$1,061,526	5.69%	5.43%	\$1,612,757	\$1,612,757	5.23%	5.69%	\$1,061,526	0.0%	\$0				
Contractor Fees		\$2,741,673	13.91%	12.88%	\$4,028,798	\$4,028,798	12.41%	13.91%	2741673	0.0%	\$0				
Soft Costs	0	\$4,474,156		\$23,958 / Unit	\$5,031,150	\$5,031,150	\$23,958 / Unit		\$4,474,156	\$0	0.0%				
Financing	0	\$779,368		\$10,535 / Unit	\$2,212,268	\$2,212,268	\$10,535 / Unit		\$779,368	\$0	0.0%				
Developer Fee	\$0	\$4,156,137	15.00%	15.00%	\$5,892,514	\$5,892,514	14.56%	15.00%	\$4,156,137	\$0	0.0%				
Reserves				9 Months	\$1,846,000	\$1,846,000	9 Months				0.0%				
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)				\$0	\$31,863,714		\$243,852 / Unit	\$51,208,957	\$52,386,686	\$249,460 / Unit	\$31,863,714	\$0	-2.2%	(\$1,177,729)	
Acquisition Cost	\$0				\$0										
Contingency		\$0			\$0										
Contractor's Fee		\$0			\$0										
Financing Cost		\$0			\$0										
Developer Fee	\$0	(\$0)	15.00%	15.00%	(\$0)										
Reserves															
ADJUSTED BASIS / COST				\$0	\$31,863,714		\$243,852/unit	\$51,208,957	\$52,386,686	\$249,460/unit	\$31,863,714	\$0	-2.2%	(\$1,177,729)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$51,208,957										

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS
Hughes House, Fort Worth, 9% HTC #21017

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$31,863,714	\$0	\$31,863,714
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$31,863,714	\$0	\$31,863,714
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$41,422,828	\$0	\$41,422,828
Applicable Fraction	69.05%	69.05%	69%	69%
TOTAL QUALIFIED BASIS	\$0	\$28,601,476	\$0	\$28,601,476
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$2,574,133	\$0	\$2,574,133
CREDITS ON QUALIFIED BASIS	\$2,574,133		\$2,574,133	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8699	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,574,133	\$22,392,716	----	----	----
Needed to Fill Gap	\$2,028,132	\$17,642,985	----	----	----
Applicant Request	\$2,000,000	\$17,398,260	\$2,000,000	\$0	\$0

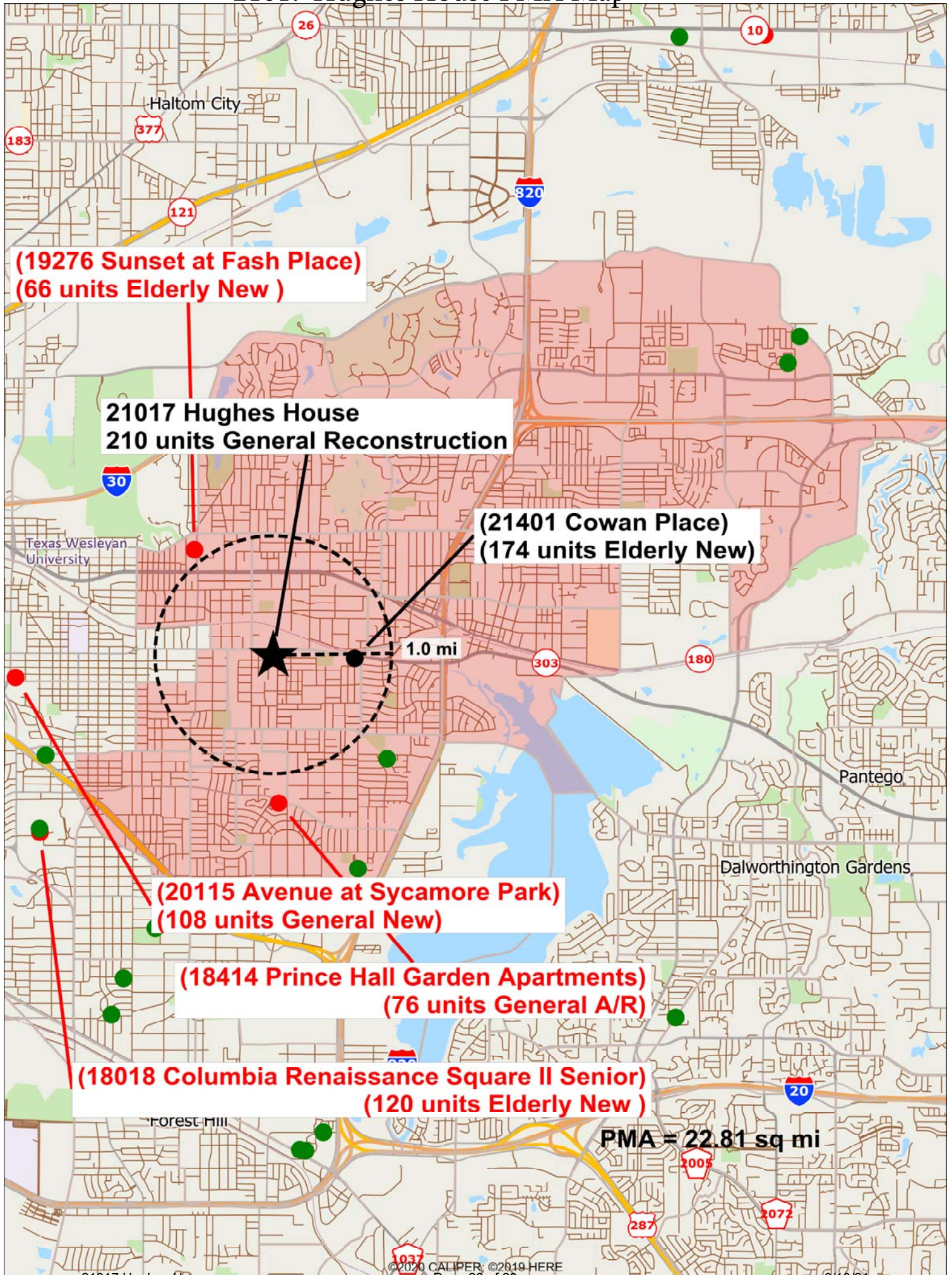
BUILDING COST ESTIMATE					
CATEGORY	FACTOR	UNITS/SF	PER SF		
Base Cost:	Combination	178,872 SF	\$106.96	19,131,315	
Adjustments					
Exterior Wall Finish	2.61%		2.79	\$498,644	
Elderly	0.00%		0.00	0	
9-Ft. Ceilings	3.33%		3.56	636,270	
Roof Adjustment(s)			1.51	270,000	
Subfloor			(0.14)	(25,400)	
Floor Cover			3.55	635,353	
Enclosed Corridors	\$98.51	22,202	12.23	2,187,016	
Balconies	\$27.65	2,155	0.33	59,578	
Plumbing Fixtures	\$1.610	408	3.67	656,880	
Rough-ins	\$600	420	1.41	252,000	
Built-In Appliances	\$2,950	210	3.46	619,500	
Exterior Stairs	\$2,460	8	0.11	19,680	
Heating/Cooling			2.34	418,560	
Storage Space	\$98.51	3,134	1.73	308,716	
Carports	\$12.25	0	0.00	0	
Garages		0	0.00	0	
Common/Support Area	\$115.96	14,363	9.31	1,665,491	
Elevators	\$249,239	2	2.79	498,477	
Metal Package:			4.17	745,165	
Fire Sprinklers	\$2.59	218,571	3.16	566,099	
SUBTOTAL			162.93	29,143,344	
Current Cost Multiplier	1.00		0.00	0	
Local Multiplier	1.00		0.00	0	
Reserved				0	
TOTAL BUILDING COSTS			162.93	\$29,143,344	
Plans, specs, survey, bldg permits	3.30%		(5.38)	(\$961,730)	
Contractor's OH & Profit	11.50%		(18.74)	(3,351,485)	
NET BUILDING COSTS		\$118,239/unit	\$138.82/sf	\$24,830,129	

Long-Term Pro Forma

Hughes House, Fort Worth, 9% HTC #21017

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$2,742,640	\$2,797,493	\$2,853,442	\$2,910,511	\$2,968,721	\$3,277,708	\$3,618,855	\$3,995,508	\$4,411,364	\$4,870,502	\$5,377,428	\$5,937,115
TOTAL EXPENSES	3.00%	\$1,117,655	\$1,150,215	\$1,183,732	\$1,218,235	\$1,253,753	\$1,447,648	\$1,671,824	\$1,931,038	\$2,230,804	\$2,577,503	\$2,978,526	\$3,442,432
NET OPERATING INCOME ("NOI")		\$1,624,985	\$1,647,278	\$1,669,710	\$1,692,276	\$1,714,969	\$1,830,060	\$1,947,031	\$2,064,470	\$2,180,560	\$2,292,999	\$2,398,902	\$2,494,683
EXPENSE/INCOME RATIO		40.8%	41.1%	41.5%	41.9%	42.2%	44.2%	46.2%	48.3%	50.6%	52.9%	55.4%	58.0%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$1,298,316	\$1,297,314	\$1,296,275	\$1,295,198	\$1,294,080	\$1,287,839	\$1,280,349	\$1,271,363	\$1,260,581	\$1,247,643	\$1,232,120	\$1,213,493
DEBT COVERAGE RATIO		1.25	1.27	1.29	1.31	1.33	1.42	1.52	1.62	1.73	1.84	1.95	2.06
ANNUAL CASH FLOW		\$326,668	\$349,963	\$373,435	\$397,078	\$420,888	\$542,221	\$666,682	\$793,107	\$919,979	\$1,045,356	\$1,166,782	\$1,281,190
Deferred Developer Fee Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$81,944	\$431,907	\$805,342	\$1,202,420	\$1,623,309	\$4,090,305	\$7,173,750	\$10,885,922	\$15,232,247	\$20,209,320	\$25,802,523	\$31,983,165

21017 Hughes House PMA Map



21020 Huntington at Bay Area - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21020	TDHCA Program	Request	Recommended	
Development	Huntington at Bay Area	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$10,135/Unit \$0.92
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
MGroup Holdings, Inc.		
Mark and Laura Musemeche Developer and Architect		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	88	59%	30%	9	6%
2	60	41%	40%	-	0%
3	-	0%	50%	36	24%
4	-	0%	60%	43	29%
			70%	-	0%
			80%	-	0%
			MR	60	41%
TOTAL	148	100%	TOTAL	148	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.31	Expense Ratio	✓ 56.1%
Breakeven Occ.	✓ 82.9%	Breakeven Rent	\$839
Average Rent	\$938	B/E Rent Margin	✓ \$99
Property Taxes	\$953/unit	Exemption/PILOT	0%
Total Expense	\$5,964/unit	Controllable	\$3,570/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	2.4%	
Highest Unit Capture Rate	⚠ 12%	2 BR/50%	11
Dominant Unit Cap. Rate	⚠ 12%	1 BR/50%	25
Premiums (↑60% Rents)	Yes	✘	\$387/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	847 SF	Density	42.7/acre
Acquisition		\$20K/unit	\$2,955K
Building Cost	\$118.59/SF	\$100K/unit	\$14,864K
Hard Cost		\$133K/unit	\$19,620K
Total Cost		\$252K/unit	\$37,327K
Developer Fee	\$4,222K	(13% Deferred)	Paid Year: 4
Contractor Fee	\$3,139K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES			
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount		
Amegy Bank	18/35	5.70%	\$8,000,000	1.31	City of Houston	0/0	0.00%	\$500	1.31	Boston Financial Investment	\$13,797,240		
City of Houston	0/0	1.00%	\$15,000,000	1.31						0	\$0		
										MGroup Holdings, Inc.	\$529,463		
TOTAL DEBT (Must Pay)			\$23,000,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES		\$14,326,703	
											TOTAL DEBT SOURCES	\$23,000,500	
											TOTAL CAPITALIZATION		\$37,327,203

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Formal approval for \$15M CDBG loan from City of Houston clearly stating all terms and conditions.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Market has no recent Elderly LIHTC projects
- Low GCR and low unit capture rates
- Overall Feasibility Indicators

WEAKNESSES/RISKS

- Market rate exposure on 40% of the units
- 0.83 parking ratio

AREA MAP



AERIAL PHOTOGRAPH





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21020 Program(s): 9% HTC

Huntington at Bay Area

Address/Location: SE corner of Bay Area Blvd & Sea Wolf Dr

City: Houston County: Harris Zip: 77058

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - Formal approval for \$15M CDBG loan from City of Houston clearly stating all terms and conditions.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	36
60% of AMI	60% of AMI	43

DEVELOPMENT SUMMARY

New construction of 148 units, targeting the elderly population. Five-story podium style residential building with parking on the ground floor. Amenity space includes fitness area, clubhouse and business center located on the first floor. The unit mix is 60% one bedroom units and 40 % two bedroom units. Sixty units (41% of the total) are market rate.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Market has no recent Elderly LIHTC projects
▫	Low GCR and low unit capture rates
▫	Overall Feasibility Indicators

WEAKNESSES/RISKS	
▫	Market rate exposure on 40% of the units
▫	0.83 parking ratio
▫	

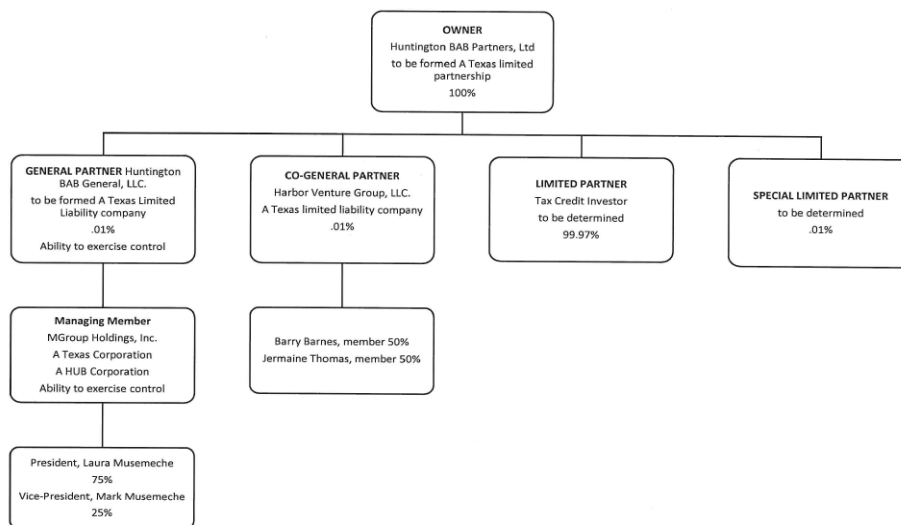
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Mark Musemeche
 Phone: 713-522-4141
 Relationship: Developer

Name: Ofelia Elizondo
 Phone: 713-522-4141
 Relationship: Developer

OWNERSHIP STRUCTURE



- Mgroup Holdings, Inc. has been involved in the investment, development, construction, operation and management of multi family assets since 1995. Mgroup has develop 32 multi family projects; 30 of which have been Tax Credit developments.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The site is relatively flat, so minimal grading will be needed. On-site detention will be shared with the property adjacent to the rear of the Subject. An access easement will be granted to the property to the rear.

Parking requirement for a retirement community is 0.75/unit plus 1.0 space per employee on the largest shift. Six employees are anticipated. Therefore, the total required parking would be 117 spaces. The development has a total of 123 spaces (0.83 spaces/unit).

BUILDING PLAN (Typical)



Comments:

Building shape provides for rectangular shaped units with the exception of the 20 units (13%) located at the corners. All units have island kitchens and 30% of the units have double vanities in one of the bathrooms.

BUILDING ELEVATION



Comments:

One 4-story multifamily residential building over podium ground floor parking with interior courtyard. First floor ceiling height is 12 feet with floors 2 through 5 being 9 feet in height. Roof is 60 mil PVC roofing membrane system. Exterior cladding is 30% brick, 20% fiber cement panel, and 50% fiber cement siding.

Other Observations:

On site detention will be required. There will be a shared detention pond between the Subject and adjacent property adjacent, which is the remainder property owned by the Seller. A Detention Agreement will specify the conditions of the development and maintenance of the detention pond.

A portion of the southwest property line abuts the City boundary line between the City of Houston and the City of Webster. City of Houston regulations must be followed for a building permit. Clear Lake City Water Authority must approve the plans regarding utilities and drainage.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 1/25/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

The Subject is located within 1,000 feet of a major road, Bay Area Blvd and is within 15 miles of two airport. A noise level study was done and the projected Day/Night Noise Level was 71 decibels (dB). This level is considered "Normally Unacceptable" according to HUD guidelines. Therefore, noise mitigation will be required in proposed noise sensitive locations of the new development.

The adjoining property to the northeast has previously had monitoring wells and that corrective action has been taken and resolved. It is the opinion of the ESA provider that there are no indications that the Subject property has been impacted from auto dealership operations due to corrective action taken, gradient direction and current site conditions.

MARKET ANALYSIS

Provider: Apartment MarketData Date: 3/11/2021
 Contact: Darrell G. Jack Phone: 210-530-0040

Primary Market Area (PMA): 23 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$10,632	\$10,632	\$12,768	\$12,768	---	---	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	---	---	---
50% AMGI	Min	\$17,736	\$17,736	\$21,288	\$21,288	---	---	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	---	---	---
60% AMGI	Min	\$21,288	\$21,288	\$25,560	\$25,560	---	---	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
	None					
Stabilized Affordable Developments in PMA					Total Units	336
					Total Developments	1
					Average Occupancy	97%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	30,756			
Senior Households in the Primary Market Area	12,646			
Potential Demand from the Primary Market Area	3,283			
10% External Demand	328			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,611			
Subject Affordable Units	88			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	88			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	2.4%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	525	53	9	0	2%
50% AMGI	910	91	36	0	4%
60% AMGI	1,848	185	43	0	2%

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

The capture rates only reflect the demand for the 88 affordable units at the Subject property and do not include any of the 60 market units in the analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	310	31	7	0	2%
1 BR/50%	188	19	25	0	12%
1 BR/60%	838	84	22	0	2%
2 BR/30%	181	18	2	0	1%
2 BR/50%	82	8	11	0	12%
2 BR/60%	504	50	21	0	4%

Market Analyst Comments:

Based on straight-line delineation of the household growth alone between the years of 2021 to 2016, the HISTA data estimates that the primary market area will require an additional 1,018 rental dwelling units overall, including 573 senior rental units. This reflects the aging of the population within the Primary Market Area. (p. 94)

The "Overall Capture Rate" calculation in Section 5.3 found 3,174 senior households (55+) that are income qualified. Thus in our mind, this project is feasible even without additional growth in the number of renter households. (p. 95)

Subject's tax credit rents are between 35% and 70% below market rents currently offered in the marketplace. (p. 15)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$691,099	Avg. Rent:	\$938	Expense Ratio:	56.1%
Debt Service:	\$528,180	B/E Rent:	\$839	Controllable Expenses:	\$3,570
Net Cash Flow:	\$162,920	UW Occupancy:	92.5%	Property Taxes/Unit:	\$953
Aggregate DCR:	1.31	B/E Occupancy:	82.9%	Program Rent Year:	2020

All restricted units are underwritten at full HTC Program rent. Sixty (40% of total units) are market rate units with Applicant's premiums on average of \$387 above 60% net HTC rents, but \$235-\$360 less than the Market Analyst determined market rents.

If Market Analyst determined market rents are achieved, the DCR would increase to 1.90 and the we would assume a \$3.4M increase to debt to meet the 1.35 DCR maximum. Credits would be reduced.

Applicant utilized \$24.66/unit for secondary income. TDHCA guidelines allows \$20.00/unit; Underwriter adjusted Applicant's pro forma to reflect \$20.00.unit.

Breakeven occupancy occurs with 25 units vacant; underwritten at 11 units vacant.

Applicant's operating expenses of \$5,964 are within 5% of Underwriter's estimate of \$6,054/unit. Expense ratio is low at 56% due to the large number of market units and market premiums assumed, as well as the substantiated 3.5% management fee.

Underwriter assumes higher property taxes due to the large number of market units at the property. Given the large number of market units at the property, G&A (marketing) expense seems low when compared to 100% tax credit properties.

The deferred fee pays off in 4 years and the 15-year cumulative cash flow is \$2.4M.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$852,788/ac	\$19,963/unit	\$2,954,570	Contractor Fee	\$3,139,038
Off-site + Site Work		\$24,277/unit	\$3,593,000	Soft Cost + Financing	\$3,669,277
Building Cost	\$118.59/sf	\$100,432/unit	\$14,864,000	Developer Fee	\$4,222,208
Contingency	5.44%	\$7,856/unit	\$1,162,700	Reserves	\$825,410
Total Development Cost		\$252,211/unit	\$37,327,203	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Site Work:

Total Site Work Cost certified by the Engineer equaled \$2,576,000 (\$17,250/unit). CPA certified the eligible basis portion to be \$2,436,000 (\$16,459/unit). Costs include grading, detention pond, extension of utilities and paving. The demolition of the existing parking lot was not included in basis.

Building Cost:

Development plans depict a 5-story, podium-style, elevator-served, interior corridor building. Building shape allows an interior courtyard. The building has an exterior facade of 30% brick, 20% fiber cement panel and 50% fiber cement siding, and TPO roofing. Ceilings are 12-foot on the first floor and 9-foot on floors 2 - 5. Parking is provided on the ground level.

Applicant's buildings cost is estimated at \$118.59/square foot. Underwriter estimated building costs to be \$114.16/square foot based on Marshall & Swift's ("M&S") Good Quality costing model adjusted for five story construction.

The structured parking cost for the 50,287 SF podium structure is \$2,897,000. Cost is provided by the Director of Construction for Camden Builders.

Applicant limited eligible building cost by \$7.2M to \$84.30/sf for scoring purposes.

Contingency:

Underwriter re-classified \$95K soft cost contingency and combined with total contingency, which remains understated at less than 7%.

Applicant calculated eligible contingency off eligible basis, instead of limited eligible basis used to score. Therefore eligible contingency, developer fee and contractor fees are overstated.

Reserves:

Reserve amount equals 7 months of operating expenses and debt service.

Comments:

Applicant's total development costs are 1.9% (\$703K) higher than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$37,327,203	\$23,719,222	\$1,555,447

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Amegy Bank	Conventional Loan	\$16,000,000	4.50%	43%
City of Houston	CDBG	\$13,500,000	1.00%	36%
Boston Financial Investment	HTC	\$3,955,430	\$0.92	11%
City of Houston	\$11.9(d)(2)LPS Contribution	\$500	0.00%	0%
MGroup Holdings, Inc.	Deferred Fee	\$3,871,273	0.00%	10%
		\$37,327,203	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Amegy Bank	\$8,000,000	5.70%	35	18	\$8,000,000	5.70%	35	18	21%
City of Houston	\$15,000,000	1.00%	0	0	\$15,000,000	1.00%	0	0	40%
City of Houston	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
Total	\$23,000,500				\$23,000,500				

Comments:

There is \$13,607,981 of total costs not included in tax credit eligible basis; Underwriter assumes the CDBG funds will pay for these costs; there is plenty of cash flow to repay the remaining \$1.392M of CDBG funds. No further valid debt test was conducted.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Boston Financial Investment	\$13,797,240	\$0.92		\$13,797,240	\$0.92	37%	
MGroup Holdings, Inc.	\$529,463		13%	\$529,463		1%	13%
Total	\$14,326,703			\$14,326,703			
				\$37,327,203	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.955	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.759	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$37,327,203
Permanent Sources (debt + non-HTC equity)	\$23,000,500
Gap in Permanent Financing	\$14,326,703

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,307,253	\$1,555,447
Needed to Balance Sources & Uses	\$14,326,703	\$1,557,562
Requested by Applicant	\$13,797,240	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,797,240	\$1,500,000

Deferred Developer Fee	\$529,463	(13% deferred)
Repayable in	4 years	

Comments:

Underwriter recommends \$1,500,000 in annual tax credits as requested by Applicant.

Underwriter:	<i>Laura Rogers</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Huntington at Bay Area, Houston, 9% HTC #21020

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	88	59.5%	0	0
2	60	40.5%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	148	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	56.05%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	847 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	9	-	36	43	-	-	60	148
Income	% Total	0.0%	6.1%	0.0%	24.3%	29.1%	0.0%	0.0%	40.5%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$443	7	1	1	655	\$443	\$77	\$366	\$0	\$0.56	\$366	\$2,562	\$2,562	\$366	\$1	\$0	\$1,212	\$1.85	\$1,212
TC 50%	\$739	25	1	1	655	\$739	\$77	\$662	\$0	\$1.01	\$662	\$16,550	\$16,550	\$662	\$1	\$0	\$1,212	\$1.85	\$1,212
TC 60%	\$887	20	1	1	737	\$887	\$77	\$810	\$0	\$1.10	\$810	\$16,200	\$16,200	\$810	\$1	\$0	\$1,359	\$1.84	\$1,359
MR		20	1	1	737	\$0	\$77		NA	\$1.36	\$1,000	\$20,000	\$20,000	\$1,000	\$1	NA	\$1,000	\$1.36	\$1,359
TC 60%	\$887	2	1	1	802	\$887	\$77	\$810	\$0	\$1.01	\$810	\$1,620	\$1,620	\$810	\$1	\$0	\$1,413	\$1.76	\$1,413
MR		14	1	1	802	\$0	\$77		NA	\$1.37	\$1,100	\$15,400	\$15,400	\$1,100	\$1	NA	\$1,100	\$1.37	\$1,413
TC 30%	\$532	2	2	1	911	\$532	\$100	\$432	\$0	\$0.47	\$432	\$864	\$864	\$432	\$0	\$0	\$1,404	\$1.54	\$1,404
TC 50%	\$887	6	2	1	911	\$887	\$100	\$787	\$0	\$0.86	\$787	\$4,722	\$4,722	\$787	\$1	\$0	\$1,404	\$1.54	\$1,404
TC 50%	\$887	4	2	1	924	\$887	\$100	\$787	\$0	\$0.85	\$787	\$3,148	\$3,148	\$787	\$1	\$0	\$1,418	\$1.53	\$1,418
TC 50%	\$887	1	2	1	976	\$887	\$100	\$787	\$0	\$0.81	\$787	\$787	\$787	\$787	\$1	\$0	\$1,475	\$1.51	\$1,475
TC 60%	\$1,065	15	2	1	976	\$1,065	\$100	\$965	\$0	\$0.99	\$965	\$14,475	\$14,475	\$965	\$1	\$0	\$1,475	\$1.51	\$1,475
TC 60%	\$1,065	6	2	2	1,058	\$1,065	\$100	\$965	\$0	\$0.91	\$965	\$5,790	\$5,790	\$965	\$1	\$0	\$1,585	\$1.50	\$1,585
MR		14	2	2	1,058	\$0	\$100		NA	\$1.28	\$1,350	\$18,900	\$18,900	\$1,350	\$1	NA	\$1,350	\$1.28	\$1,585
MR		8	2	2	1,158	\$0	\$100		NA	\$1.25	\$1,450	\$11,600	\$11,600	\$1,450	\$1	NA	\$1,450	\$1.25	\$1,745
MR		4	2	2	1,261	\$0	\$100		NA	\$1.23	\$1,550	\$6,200	\$6,200	\$1,550	\$1	NA	\$1,550	\$1.23	\$1,893
TOTALS/AVERAGES:		148			125,340				\$0	\$1.11	\$938	\$138,818	\$138,818	\$938	\$1.11	\$0	\$1,290	\$1.52	\$1,415

ANNUAL POTENTIAL GROSS RENT:		\$1,665,816	\$1,665,816
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STABILIZED PRO FORMA

Huntington at Bay Area, Houston, 9% HTC #21020

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.11	\$938	\$1,665,816	\$1,665,816	\$938	\$1.11			0.0%	\$0
late fees, vending, laundry					\$10.47	\$18,600						
telephone, cable					\$9.53	\$16,924						
Total Secondary Income					\$20.00	\$35,520	\$20.00				0.0%	\$4
POTENTIAL GROSS INCOME						\$1,701,340	\$1,701,336				0.0%	\$4
Vacancy & Collection Loss					7.5% PGI	(127,600)	(127,600)	7.5% PGI			0.0%	(0)
EFFECTIVE GROSS INCOME						\$1,573,739	\$1,573,736				0.0%	\$4

General & Administrative	\$64,192	\$434/Unit	\$120,623	\$815	4.15%	\$0.52	\$441	\$65,300	\$64,192	\$434	\$0.51	4.08%	1.7%	1,108
Management	\$65,601	4.4% EGI	\$72,653	\$491	3.52%	\$0.44	\$374	\$55,420	\$55,081	\$372	\$0.44	3.50%	0.6%	339
Payroll & Payroll Tax	\$205,193	\$1,386/Unit	\$276,299	\$1,867	13.92%	\$1.75	\$1,480	\$219,000	\$205,193	\$1,386	\$1.64	13.04%	6.7%	13,807
Repairs & Maintenance	\$113,105	\$764/Unit	\$127,098	\$859	6.86%	\$0.86	\$730	\$108,000	\$96,200	\$650	\$0.77	6.11%	12.3%	11,800
Electric/Gas	\$34,100	\$230/Unit	\$37,571	\$254	2.22%	\$0.28	\$236	\$35,000	\$34,100	\$230	\$0.27	2.17%	2.6%	900
Water, Sewer, & Trash	\$103,276	\$698/Unit	\$58,607	\$396	6.42%	\$0.81	\$682	\$101,000	\$103,276	\$698	\$0.82	6.56%	-2.2%	(2,276)
Property Insurance	\$66,381	\$0.53 /sf	\$66,259	\$448	7.31%	\$0.92	\$777	\$115,000	\$115,000	\$777	\$0.92	7.31%	0.0%	-
Property Tax (@ 100%) 2.6919	\$123,436	\$834/Unit	\$131,667	\$890	8.96%	\$1.12	\$953	\$141,000	\$182,441	\$1,233	\$1.46	11.59%	-22.7%	(41,441)
Reserve for Replacements					2.35%	\$0.30	\$250	\$37,000	\$37,000	\$250	\$0.30	2.35%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.38%	\$0.05	\$40	\$5,920	\$3,520	\$24	\$0.03	0.22%	68.2%	2,400
TOTAL EXPENSES					56.09%	\$7.04	\$5,964	\$882,640	\$896,003	\$6,054	\$7.15	56.93%	-1.5%	\$ (13,363)
NET OPERATING INCOME ("NOI")					43.91%	\$5.51	\$4,670	\$691,099	\$677,733	\$4,579	\$5.41	43.07%	2.0%	\$ 13,366

CONTROLLABLE EXPENSES							\$3,570/Unit			\$3,398/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Huntington at Bay Area, Houston, 9% HTC #21020

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE						AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Amegy Bank		1.28	1.31	528,180	5.70%	35	18	\$8,000,000	\$8,000,000	18	35	5.70%	\$528,180	1.31	21.4%
City of Houston		1.28	1.31		1.00%	0	0	\$15,000,000	\$15,000,000	0	0	1.00%		1.31	40.2%
CASH FLOW DEBT / GRANTS															
City of Houston		1.28	1.31		0.00%	0	0	\$500	\$500	0	0	0.00%		1.31	0.0%
				\$528,180	TOTAL DEBT / GRANT SOURCES			\$23,000,500	\$23,000,500	TOTAL DEBT SERVICE			\$528,180	1.31	61.6%
NET CASH FLOW		\$149,553	\$162,919			APPLICANT		NET OPERATING INCOME		\$691,099	\$162,920	NET CASH FLOW			

EQUITY SOURCES												
		APPLICANT'S PROPOSED EQUITY STRUCTURE				AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												Boston Financial Investment	LIHTC Equity	37.0%	$1,500,000	0.92	$13,797,240	$13,797,240	$0.92	$1,500,000	37.0%	$10,135	Applicant Request
MGroup Holdings, Inc.	Deferred Developer Fees	1.4%	(13% Deferred)		\$529,463	\$529,463	(13% Deferred)		1.4%	Total Developer Fee:	\$4,222,208	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		38.4%			\$14,326,703	\$14,326,703			38.4%			
TOTAL CAPITALIZATION					\$37,327,203	\$37,327,203					15-Yr Cash Flow after Deferred Fee:	\$2,419,376

DEVELOPMENT COST / ITEMIZED BASIS											
		APPLICANT COST / BASIS ITEMS				TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis		Total Costs		Total Costs		Eligible Basis		%	\$	
	Acquisition	New Const. Rehab					New Const. Rehab	Acquisition			
Land Acquisition			\$19,963 / Unit	\$2,954,570	\$2,954,570	\$19,963 / Unit			0.0%	\$0	
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0	
Site Work		\$2,436,000	\$17,405 / Unit	\$2,576,000	\$2,576,000	\$17,405 / Unit	\$2,436,000		0.0%	\$0	
Site Amenities		\$1,017,000	\$6,872 / Unit	\$1,017,000	\$1,017,000	\$6,872 / Unit	\$1,017,000		0.0%	\$0	
Structured Parking		\$2,897,000	\$19,574 / Unit	\$2,897,000	\$2,897,000	\$19,574 / Unit	\$2,897,000		0.0%	\$0	
Building Cost		\$7,669,162	\$118.59 /sf	\$100,432/Unit	\$14,864,000	\$14,309,273	\$96,684/Unit	\$114.16 /sf	3.9%	\$554,727	
Contingency		\$1,162,700	8.29%	5.44%	\$1,162,700	\$1,162,700	5.59%	7.00%	0.0%	\$0	
Contractor Fees		\$2,112,161	13.91%	13.94%	\$3,139,038	\$3,074,676	14.00%	14.00%	2.1%	\$64,362	
Soft Costs	\$0	\$2,032,500	\$13,733 / Unit	\$2,032,500	\$2,032,500	\$13,733 / Unit	\$2,032,500	\$0	0.0%	\$0	
Financing	\$0	\$1,492,337	\$11,059 / Unit	\$1,636,777	\$1,636,777	\$11,059 / Unit	\$1,492,337	\$0	0.0%	\$0	
Developer Fee	\$0	\$3,118,835	14.98%	15.00%	\$4,222,208	\$4,138,032	15.00%	15.00%	2.0%	\$84,176	
Reserves			7 Months	\$825,410	\$825,410	7 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$23,937,694	\$252,211 / Unit	\$37,327,203	\$36,623,938	\$247,459 / Unit	\$23,719,222	\$0	1.9%	\$703,265	
Acquisition Cost	\$0			\$0							
Contingency		(\$181,359)		\$0							
Contractor's Fee		(\$12,090)		\$0							
Financing Cost		\$0		\$0							
Developer Fee	\$0	(\$25,023)	15.00%	\$0							
Reserves				\$0							
ADJUSTED BASIS / COST	\$0	\$23,719,222	\$252,211/unit	\$37,327,203	\$36,623,938	\$247,459/unit	\$23,719,222	\$0	1.9%	\$703,265	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):				\$37,327,203							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Huntington at Bay Area, Houston, 9% HTC #21020

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$23,719,222	\$0	$23,719,222
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$23,719,222	\$0	\$23,719,222
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$30,834,989	\$0	\$30,834,989
Applicable Fraction	56.05%	56.05%	56%	56%
TOTAL QUALIFIED BASIS	\$0	\$17,282,748	\$0	\$17,282,748
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,555,447	\$0	\$1,555,447
CREDITS ON QUALIFIED BASIS		\$1,555,447		\$1,555,447

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.9198	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,555,447	\$14,307,253	----	----	----
Needed to Fill Gap	\$1,557,562	\$14,326,703	----	----	----
Applicant Request	\$1,500,000	\$13,797,240	\$1,500,000	\$0	\$0

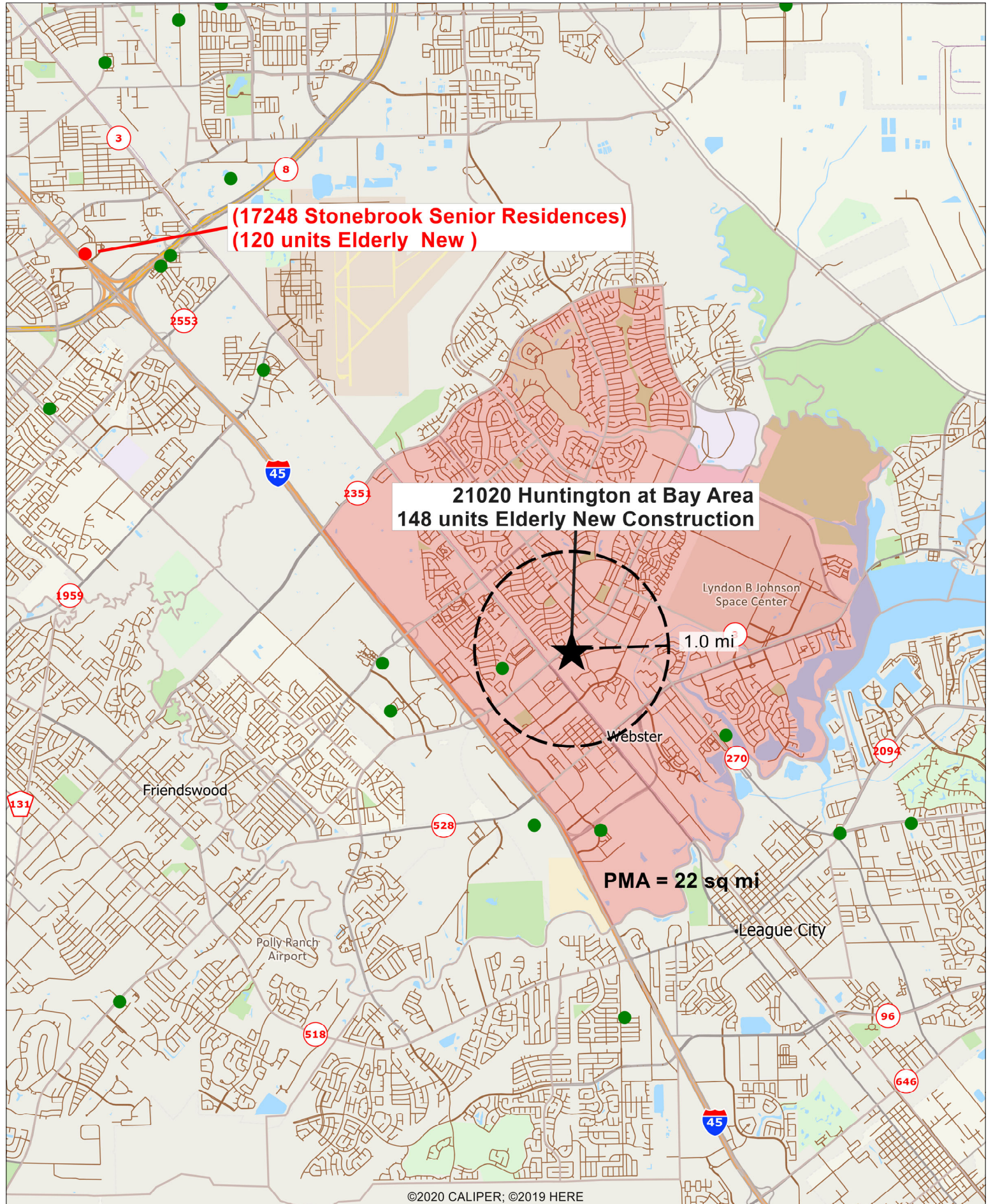
BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	125,340 SF	\$97.13	12,174,167
Adjustments				
Exterior Wall Finish	2.40%		2.33	\$292,180
Elderly	3.00%		2.91	365,225
9-Ft. Ceilings	3.30%		3.21	401,748
Roof Adjustment(s)			1.77	222,000
Subfloor			0.45	56,854
Floor Cover			2.56	320,870
Enclosed Corridors	\$88.68	5,395	3.82	478,424
Balconies	\$30.52	6,528	1.59	199,247
Plumbing Fixtures	\$1,080	144	1.24	155,520
Rough-ins	\$530	296	1.25	156,880
Built-In Appliances	\$1,830	148	2.16	270,840
Exterior Stairs	\$2,460	12	0.24	29,520
Heating/Cooling			2.34	293,296
Storage Space	\$88.68	451	0.32	39,994
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$90.96	7,099	5.15	645,696
Elevators	\$147,200	2	2.35	294,400
Other:			0.00	0
Fire Sprinklers	\$2.88	138,285	3.18	398,261
SUBTOTAL			133.99	16,794,921
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			133.99	\$16,794,921
Plans, specs, survey, bldg permits	3.30%		(4.42)	(\$554,232)
Contractor's OH & Profit	11.50%		(15.41)	(1,931,416)
NET BUILDING COSTS		\$96,684/unit	\$114.16/sf	\$14,309,273

Long-Term Pro Forma

Huntington at Bay Area, Houston, 9% HTC #21020

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,573,739	\$1,605,214	\$1,637,318	\$1,670,065	\$1,703,466	\$1,880,764	\$2,076,516	\$2,292,641	\$2,531,261	\$2,794,717	\$3,085,593
TOTAL EXPENSES	3.00%	\$882,640	\$908,565	\$935,257	\$962,738	\$991,032	\$1,145,567	\$1,324,370	\$1,531,272	\$1,770,708	\$2,047,815	\$2,368,547
NET OPERATING INCOME ("NOI")		\$691,099	\$696,649	\$702,062	\$707,327	\$712,434	\$735,198	\$752,146	\$761,369	\$760,553	\$746,901	\$717,046
EXPENSE/INCOME RATIO		56.1%	56.6%	57.1%	57.6%	58.2%	60.9%	63.8%	66.8%	70.0%	73.3%	76.8%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180	\$528,180
DEBT COVERAGE RATIO		1.31	1.32	1.33	1.34	1.35	1.39	1.42	1.44	1.44	1.41	1.36
ANNUAL CASH FLOW		\$162,920	\$168,469	\$173,882	\$179,147	\$184,255	\$207,018	\$223,966	\$233,190	\$232,374	\$218,721	\$188,866
Deferred Developer Fee Balance		\$366,543	\$198,074	\$24,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$154,955	\$339,210	\$1,330,762	\$2,419,376	\$3,570,397	\$4,738,434	\$5,865,108	\$6,876,384



21026 Vista at Park Place - Application Summary

PROPERTY IDENTIFICATION	
Application #	21026
Development	Vista at Park Place
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$21,739/Unit \$0.93

KEY PRINCIPALS / SPONSOR		
Abacus Development OCI Group Development LLC Kenneth Cohen Our Community Inc LLC (HUB)		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	2	3%
1	35	51%	30%	5	7%
2	34	49%	40%	-	0%
3	-	0%	50%	15	22%
4	-	0%	60%	40	58%
			70%	-	0%
			80%	-	0%
			MR	7	10%
TOTAL	69	100%	TOTAL	67	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	52.3%
Breakeven Occ.	86.7%	Breakeven Rent	\$768
Average Rent	\$820	B/E Rent Margin	\$53
Property Taxes	\$1,155/unit	Exemption/PILOT	0%
Total Expense	\$4,882/unit	Controllable	\$2,360/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	1.7%
Highest Unit Capture Rate	7% 1 BR/60% 20
Dominant Unit Cap. Rate	7% 1 BR/60% 20
Premiums (↑60% Rents)	Yes \$73/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

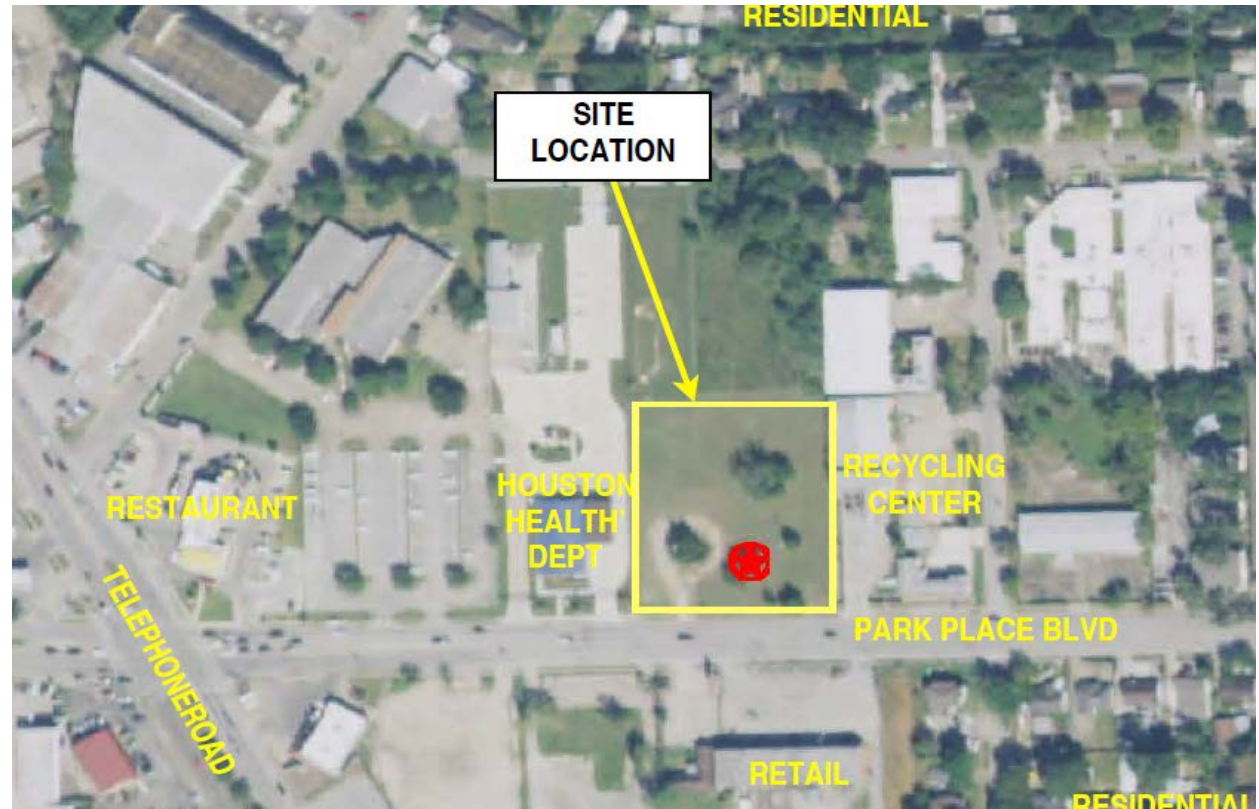
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	778 SF	Density	40.0/acre
Acquisition		\$36K/unit	\$2,500K
Building Cost	\$101.43/SF	\$79K/unit	\$5,442K
Hard Cost		\$121K/unit	\$8,318K
Total Cost		\$280K/unit	\$19,351K
Developer Fee	\$2,017K	(39% Deferred)	Paid Year: 14
Contractor Fee	\$1,165K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Truist Bank	15/35	4.62%	\$4,620,000	1.15	City of Houston Grant	0/0	0.00%	\$500	1.15	Truist Community Capital	\$13,948,605
										Vista at Park Place Development LLC	\$782,083
TOTAL DEBT (Must Pay)			\$4,620,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,730,688
										TOTAL DEBT SOURCES	\$4,620,500
										TOTAL CAPITALIZATION	\$19,351,188

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Proximity to jobs, freeways, services and public
- Low capture rates.
- Low controllable expenses
- Market premiums possible on 7 units

WEAKNESSES/RISKS

Interest rate risk
Low 15 year cash flow

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21026 Program(s): 9% HTC

Vista at Park Place

Address/Location: 7435 Park Place Blvd

City: Houston County: Harris Zip: 77087

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
20% of AMI	20% of AMI	2
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	15
60% of AMI	60% of AMI	40

DEVELOPMENT SUMMARY

Vista at Park Place is designed as one structure separated into three distinct buildings by 2-hour area separation walls. The structure is 4 story wood framed with surface parking and will have shared breezeways and amenity space. The Project is located in Houston near Hobby Airport and the University of Houston.

Applicant has elected income averaging; property income average is 54%

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Proximity to jobs, freeways, services and public transportation
▫	Low capture rates.
▫	Low controllable expenses
▫	Market premiums possible on 7 units

WEAKNESSES/RISKS	
	Interest rate risk
	Low 15 year cash flow

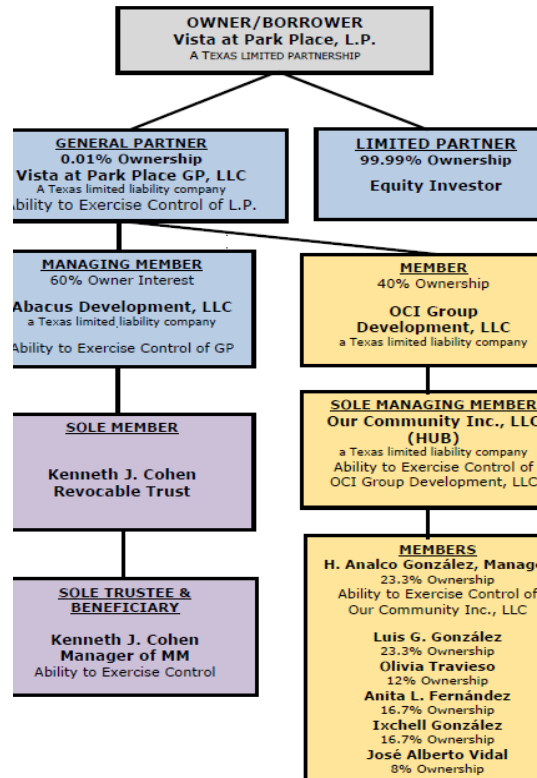
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Dan Wilson
 Phone: (305) 357-4733
 Relationship: Developer

Name: Carine Yhap
 Phone: (305) 357-4724
 Relationship: Developer

OWNERSHIP STRUCTURE



- Abacus Development LLC's principal, Kenneth J Cohen, is the Chief Financial Officer of Atlantic Pacific Companies and has completed seven properties in Texas since 2014. More information can be found at www.apcompanies.com

OCI Group Development LLC is a Texas HUB with direct experience with development of affordable housing. They have served as co-developers on two LIHTC properties in Texas.

DEVELOPMENT SUMMARY

SITE PLAN



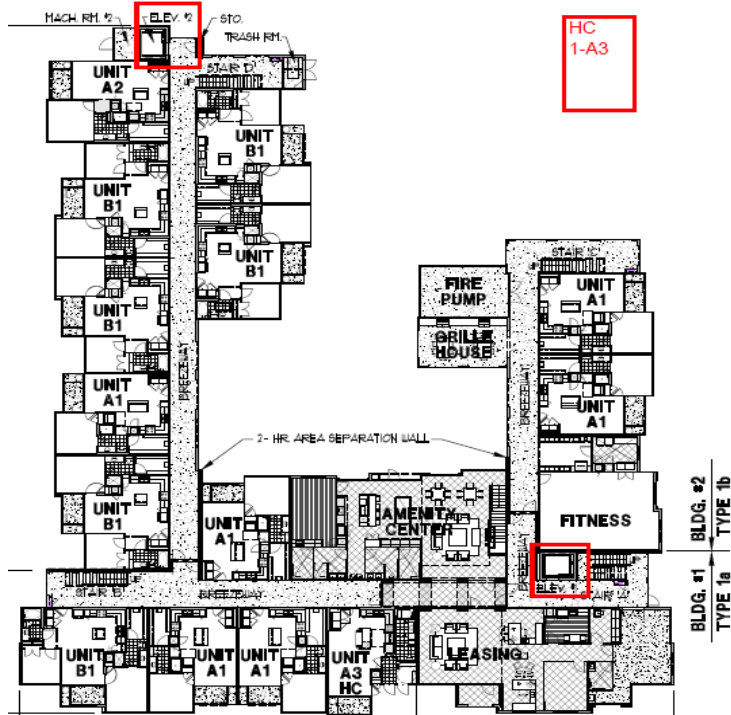
Comments:

Stormwater detention will be provided underground within parking area.

Comments:

Code requires 104 parking spaces; 104 spaces are provided.

BUILDING PLAN (Typical)



Comments:

First floor houses management offices, club room, kitchen, business center and bathrooms. The second floor has a fitness room (756 sf), laundry room, and mail room. Units have a large walk in closet off bathroom, island in kitchen, and a patio with storage.

BUILDING ELEVATION



Comments:

Applicant mixed up exterior features such as roof pitches, exterior materials, and window sizes to provide a more unique and aesthetic rather than boxy plain design.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental Date: 2/12/2021

Recognized Environmental Conditions (RECs) and Other Concerns:
 ▪ None

MARKET ANALYSIS

Provider: Apartment Market Data Date: 3/29/2021
 Contact: Darrell Jack Phone: (210) 530-0040

Primary Market Area (PMA): 9 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
20% AMGI	Min	\$8,850	\$8,850	\$10,650	\$10,650	---	---	---
	Max	\$11,040	\$12,620	\$14,200	\$15,760	---	---	---
30% AMGI	Min	\$13,290	\$13,290	\$15,960	\$15,960	---	---	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	---	---	---
50% AMGI	Min	\$22,170	\$22,170	\$26,610	\$26,610	---	---	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	---	---	---
60% AMGI	Min	\$26,610	\$26,610	\$31,950	\$31,950	---	---	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
Other Affordable Developments in PMA since 2016						
18138	Lancaster Senior Village		New	Elderly Limitation	n/a	144
19077	Telephone Road Elderly		New	Elderly	n/a	200
Stabilized Affordable Developments in PMA					Total Units	344
					Total Developments	2
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

#21132 Ost Lofts is a 2021 9% HTC that is outside the PMA and does not share any census tracts with this Project.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	15,863			
Potential Demand from the Primary Market Area	3,371			
10% External Demand	337			
GROSS DEMAND	3,708			
Subject Affordable Units	62			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	62			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE				
	1.7%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND						
	Market Analyst					
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	
20% AMGI	446	45	2		0%	
30% AMGI	842	84	5		1%	
50% AMGI	507	51	15		3%	
60% AMGI	1,576	158	40		2%	

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE						
	Market Analyst					
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	
1 BR/20%	133	13	1		1%	
1 BR/30%	161	16	3		2%	
1 BR/50%	160	16	8		5%	
1 BR/60%	278	28	20		7%	
2 BR/20%	162	16	1		1%	
2 BR/30%	263	26	2		1%	
2 BR/50%	212	21	7		3%	
2 BR/60%	461	46	20		4%	

Market Analyst Comments:

This site is located in an area in which the demand for affordable housing is strong. The site has excellent linkages and demand generators. There is sufficient "income qualified" population to support the proforma rents of the project. (p 16)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$306,795	Avg. Rent:	\$820	Expense Ratio:	52.3%
Debt Service:	\$266,509	B/E Rent:	\$768	Controllable Expenses:	\$2,360
Net Cash Flow:	\$40,286	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,155
Aggregate DCR:	1.15	B/E Occupancy:	86.7%	Program Rent Year:	2020

HTC restricted units are expected to achieve full program rents. There are 7 market rate units (10% of all units) assumed at gross 60% HTC rents as required by Underwriting rules. Underwritten market rents are \$100-\$172 below Market Analyst determined market rents.

Breakeven occupancy occurs with 10 units vacant (underwritten at 5).

The project is underwritten with \$782,083 of deferred developer fee paying off in Year 14. A 10 basis point increase in rate would result in additional deferred developer fee. If rates increased by 25 basis points, no additional fee could be deferred to increase DCR and this deal would be infeasible.

Tenant paid water and sewer.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$1,447,681/ac	\$36,232/unit	\$2,500,000	Contractor Fee	\$1,164,555
Off-site + Site Work		\$33,799/unit	\$2,332,108	Soft Cost + Financing	\$5,018,533
Building Cost	\$101.43/sf	\$78,869/unit	\$5,441,960	Developer Fee	\$2,017,445
Contingency	7.00%	\$7,887/unit	\$544,185	Reserves	\$332,402
Total Development Cost	\$280,452/unit	\$19,351,188	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH				

Off-site:

\$25k includes water line and tie into 12" line as well as tie into 10" sewer line and outfall.

Site Work:

\$922k in underground detention, \$412k in onsite pavement and \$284k in onsite utilities. Total on-site costs of \$24k/unit were certified as potentially eligible by a CPA. Detention will be under the parking lot.

Building Cost:

TDHCA's typical cost methodology using Marshall & Swift's (M&S) average construction values results in a total building estimate of \$5.8M (\$108/sf) which is 6% more than Applicant's building cost estimate.

Units have 9 foot ceilings served by 2 elevators.

Reserves:

Sponsor's capital reserves as required by limited partner represent approximately 7 months of operating expenses and debt service.

Comments:

Applicant limited eligible building costs to \$84/sf for scoring purposes. Eligible building costs are actually \$961K higher.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$19,351,188	\$14,365,493	\$1,504,482

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Truist Bank	Conventional Loan	\$15,000,000	4.80%	78%
Truist Community Capital	HTC	\$4,184,582	\$0.93	22%
		\$19,185,082	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Truist Bank	\$4,620,000	4.62%	35	15	\$4,620,000	4.62%	35	15	24%
City of Houston Grant	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
Total	\$4,620,500				\$4,620,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Truist Community Capital	\$13,948,605	\$0.93		\$13,948,605	\$0.93	72%	
Vista at Park Place Development LLC	\$782,083		39%	\$782,083		4%	39%
Total	\$14,730,688			\$14,730,688			
				\$19,351,188	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.982	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.921	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$19,351,188
Permanent Sources (debt + non-HTC equity)	\$4,620,500
Gap in Permanent Financing	\$14,730,688

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,990,280	\$1,504,482
Needed to Balance Sources & Uses	\$14,730,688	\$1,584,103
Requested by Applicant	\$13,948,605	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,948,605	\$1,500,000

Deferred Developer Fee	\$782,083	(39% deferred)
Repayable in	14 years	

Comments:

Underwriter recommends Applicant request for \$1.5M in annual 9% Housing Tax Credits as requested by Applicant.

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Vista at Park Place, Houston, 9% HTC #21026

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	35	50.7%	0	0
2	34	49.3%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	69	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	89.51%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	778 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	2	5	-	15	40	-	-	7	69
Income	% Total	2.9%	7.2%	0.0%	21.7%	58.0%	0.0%	0.0%	10.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 20%	\$295	1	1	1	654	\$295	\$69	\$226	\$0	\$0.35	\$226	\$226	\$226	\$226	\$0	\$0	\$887	\$1.36	\$986
TC 30%	\$443	2	1	1	654	\$443	\$69	\$374	\$0	\$0.57	\$374	\$748	\$748	\$374	\$1	\$0	\$887	\$1.36	\$986
TC 50%	\$739	6	1	1	654	\$739	\$69	\$670	\$0	\$1.02	\$670	\$4,020	\$4,020	\$670	\$1	\$0	\$887	\$1.36	\$986
TC 60%	\$887	16	1	1	654	\$887	\$69	\$818	\$0	\$1.25	\$818	\$13,088	\$13,088	\$818	\$1	\$0	\$887	\$1.36	\$986
MR		2	1	1	654	\$0	\$69		NA	\$1.36	\$887	\$1,774	\$1,774	\$887	\$1	NA	\$887	\$1.36	\$986
TC 30%	\$443	1	1	1	716	\$443	\$69	\$374	\$0	\$0.52	\$374	\$374	\$374	\$374	\$1	\$0	\$887	\$1.24	\$1,028
TC 50%	\$739	2	1	1	716	\$739	\$69	\$670	\$0	\$0.94	\$670	\$1,340	\$1,340	\$670	\$1	\$0	\$887	\$1.24	\$1,028
TC 60%	\$887	4	1	1	716	\$887	\$69	\$818	\$0	\$1.14	\$818	\$3,272	\$3,272	\$818	\$1	\$0	\$887	\$1.24	\$1,028
MR		1	1	1	716	\$0	\$69		NA	\$1.24	\$887	\$887	\$887	\$887	\$1	NA	\$887	\$1.24	\$1,028
TC 20%	\$355	1	2	2	875	\$355	\$77	\$278	\$0	\$0.32	\$278	\$278	\$278	\$278	\$0	\$0	\$1,065	\$1.22	\$1,170
TC 30%	\$532	1	2	2	875	\$532	\$77	\$455	\$0	\$0.52	\$455	\$455	\$455	\$455	\$1	\$0	\$1,065	\$1.22	\$1,170
TC 50%	\$887	6	2	2	875	\$887	\$77	\$810	\$0	\$0.93	\$810	\$4,860	\$4,860	\$810	\$1	\$0	\$1,065	\$1.22	\$1,170
TC 60%	\$1,065	18	2	2	875	\$1,065	\$77	\$988	\$0	\$1.13	\$988	\$17,784	\$17,784	\$988	\$1	\$0	\$1,065	\$1.22	\$1,170
MR		3	2	2	875	\$0	\$77		NA	\$1.22	\$1,065	\$3,195	\$3,195	\$1,065	\$1	NA	\$1,065	\$1.22	\$1,170
TC 30%	\$532	1	2	2	978	\$532	\$77	\$455	\$0	\$0.47	\$455	\$455	\$455	\$455	\$0	\$0	\$1,065	\$1.09	\$1,237
TC 50%	\$887	1	2	2	978	\$887	\$77	\$810	\$0	\$0.83	\$810	\$810	\$810	\$810	\$1	\$0	\$1,065	\$1.09	\$1,237
TC 60%	\$1,065	2	2	2	978	\$1,065	\$77	\$988	\$0	\$1.01	\$988	\$1,976	\$1,976	\$988	\$1	\$0	\$1,065	\$1.09	\$1,237
MR		1	2	2	978	\$0	\$77		NA	\$1.09	\$1,065	\$1,065	\$1,065	\$1,065	\$1	NA	\$1,065	\$1.09	\$1,237
TOTALS/AVERAGES:		69			53,651				\$0	\$1.06	\$820	\$56,607	\$56,607	\$820	\$1.06	\$0	\$975	\$1.25	\$1,086

ANNUAL POTENTIAL GROSS RENT:	\$679,284	\$679,284
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STABILIZED PRO FORMA

Vista at Park Place, Houston, 9% HTC #21026

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.06	\$820	\$679,284	\$679,284	\$820	\$1.06			0.0%	\$0
Laundry, App Fees, Cable, Pet Fees					\$20.00	\$16,560						
Total Secondary Income					\$20.00	\$16,560	\$20.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$695,844	\$695,844				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(52,188)	(52,188)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$643,656	\$643,656				0.0%	\$0

General & Administrative	\$33,904	\$491/Unit	\$24,570	\$356	4.29%	\$0.51	\$400	\$27,600	\$24,570	\$356	\$0.46	3.82%	12.3%	3,030
Management	\$33,696	5.4% EGI	\$34,820	\$505	5.00%	\$0.60	\$466	\$32,183	\$32,183	\$466	\$0.60	5.00%	0.0%	-
Payroll & Payroll Tax	\$72,824	\$1,055/Unit	\$106,273	\$1,540	12.43%	\$1.49	\$1,160	\$80,020	\$80,020	\$1,160	\$1.49	12.43%	0.0%	-
Repairs & Maintenance	\$52,780	\$765/Unit	\$61,524	\$892	4.29%	\$0.51	\$400	\$27,600	\$44,850	\$650	\$0.84	6.97%	-38.5%	(17,250)
Electric/Gas	\$18,776	\$272/Unit	\$9,137	\$132	1.87%	\$0.22	\$175	\$12,050	\$9,137	\$132	\$0.17	1.42%	31.9%	2,913
Water, Sewer, & Trash Tenant Pays: WS	\$45,367	\$657/Unit	\$22,321	\$323	2.42%	\$0.29	\$225	\$15,550	\$22,321	\$323	\$0.42	3.47%	-30.3%	(6,771)
Property Insurance	\$30,083	\$0.56 /sf	\$33,326	\$483	4.09%	\$0.49	\$381	\$26,310	\$26,310	\$381	\$0.49	4.09%	0.0%	-
Property Tax (@ 100%) 2.5973	\$36,589	\$530/Unit	\$59,093	\$856	12.38%	\$1.48	\$1,155	\$79,668	\$76,011	\$1,102	\$1.42	11.81%	4.8%	3,657
Reserve for Replacements					3.22%	\$0.39	\$300	\$20,700	\$20,700	\$300	\$0.39	3.22%	0.0%	-
Supportive Services					1.93%	\$0.23	\$180	\$12,420	\$12,420	\$180	\$0.23	1.93%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.43%	\$0.05	\$40	\$2,760	\$2,480	\$36	\$0.05	0.39%	11.3%	280
TOTAL EXPENSES					52.34%	\$6.28	\$4,882	\$336,861	\$351,003	\$5,087	\$6.54	54.53%	-4.0%	\$ (14,142)
NET OPERATING INCOME ("NOI")					47.66%	\$5.72	\$4,446	\$306,795	\$292,653	\$4,241	\$5.45	45.47%	4.8%	\$ 14,142

CONTROLLABLE EXPENSES							\$2,360/Unit				\$2,622/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Vista at Park Place, Houston, 9% HTC #21026

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Truist Bank		1.10	1.15	266,509	4.62%	35	15	\$4,620,000	\$4,620,000	15	35	4.62%	\$266,509	1.15	23.9%
CASH FLOW DEBT / GRANTS															
City of Houston Grant		1.10	1.15		0.00%	0	0	\$500	\$500	0	0	0.00%		1.15	0.0%
				\$266,509	TOTAL DEBT / GRANT SOURCES			\$4,620,500	\$4,620,500	TOTAL DEBT SERVICE			\$266,509	1.15	23.9%
NET CASH FLOW		\$26,144	\$40,286					APPLICANT	NET OPERATING INCOME			\$306,795	\$40,286	NET CASH FLOW	

EQUITY SOURCES													
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
EQUITY / DEFERRED FEES													
Truist Community Capital		LIHTC Equity	72.1%	\$1,500,000	0.93	\$13,948,605	\$13,948,605	\$0.93	\$1,500,000	72.1%	\$21,739	Applicant Request	
Vista at Park Place Development LLC		Deferred Developer Fees	4.0%	(39% Deferred)		\$782,083	\$782,083	(39% Deferred)		4.0%	Total Developer Fee:	\$2,017,445	
TOTAL EQUITY SOURCES			76.1%			\$14,730,688	\$14,730,688			76.1%			
TOTAL CAPITALIZATION							\$19,351,188	\$19,351,188				15-Yr Cash Flow after Deferred Fee:	\$128,062

DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
		Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition				\$36,232 / Unit	\$2,500,000	\$2,500,000	\$36,232 / Unit					0.0%	\$0
Off-Sites				\$362 / Unit	\$25,000	\$25,000	\$362 / Unit					0.0%	\$0
Site Work				\$1,715,808	\$25,610 / Unit	\$1,767,108	\$1,767,108	\$25,610 / Unit	\$1,715,808			0.0%	\$0
Site Amenities				\$540,000	\$7,826 / Unit	\$540,000	\$540,000	\$7,826 / Unit	\$540,000			0.0%	\$0
Building Cost				\$4,525,462	\$101.43 /sf	\$78,869/Unit	\$5,441,960	\$5,790,749	\$83,924/Unit	\$107.93 /sf	\$4,525,462	-6.0%	(\$348,789)
Contingency				\$474,689	7.00%	7.00%	\$544,185	\$544,185	6.70%	7.00%	\$474,689	0.0%	\$0
Contractor Fees				\$1,015,834	14.00%	14.00%	\$1,164,555	\$1,164,555	13.44%	14.00%	\$1,015,834	0.0%	\$0
Soft Costs		\$0	\$2,366,006	\$34,698 / Unit	\$2,394,162	\$2,394,162	\$34,698 / Unit		\$2,366,006	\$0		0.0%	\$0
Financing		\$0	\$1,855,020	\$38,034 / Unit	\$2,624,372	\$2,624,372	\$38,034 / Unit		\$1,855,020	\$0		0.0%	\$0
Developer Fee		\$0	\$1,872,674	14.99%	14.88%	\$2,017,445	\$2,017,445	14.51%	14.99%	\$1,872,674	\$0	0.0%	\$0
Reserves				7 Months	\$332,402	\$308,756	6 Months					7.7%	\$23,646
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$14,365,493	\$280,452 / Unit	\$19,351,188	\$19,676,331	\$285,164 / Unit	\$14,365,493	\$0			-1.7%	(\$325,143)
Acquisition Cost		\$0				\$0							
Contingency			\$0			\$0							
Contractor's Fee			\$0			\$0							
Financing Cost			\$0			\$0							
Developer Fee		\$0	\$0			\$0							
Reserves						\$0							
ADJUSTED BASIS / COST		\$0	\$14,365,493	\$280,452/unit	\$19,351,188	\$19,676,331	\$285,164/unit	\$14,365,493	\$0			-1.7%	(\$325,143)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$19,351,188							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Vista at Park Place, Houston, 9% HTC #21026

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$14,365,493	\$0	\$14,365,493
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$14,365,493	\$0	\$14,365,493
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$18,675,141	\$0	\$18,675,141
Applicable Fraction	89.51%	89.51%	90%	90%
TOTAL QUALIFIED BASIS	\$0	\$16,716,463	\$0	\$16,716,463
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,504,482	\$0	\$1,504,482
CREDITS ON QUALIFIED BASIS	\$1,504,482		\$1,504,482	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.9299	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,504,482	\$13,990,280	----	----	----
Needed to Fill Gap	\$1,584,103	\$14,730,688	----	----	----
Applicant Request	\$1,500,000	\$13,948,605	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	53,651 SF	\$73.01	3,916,800
Adjustments				
Exterior Wall Finish	2.40%		1.75	\$94,003
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		2.41	129,254
Roof Adjustment(s)			1.93	103,500
Subfloor			0.22	11,937
Floor Cover			2.56	137,347
Breezeways	\$30.57	16,554	9.43	506,014
Balconies	\$30.50	3,524	2.00	107,481
Plumbing Fixtures	\$1,080	102	2.05	110,160
Rough-ins	\$530	138	1.36	73,140
Built-In Appliances	\$1,830	69	2.35	126,270
Exterior Stairs	\$2,460	12	0.55	29,520
Heating/Cooling			2.34	125,543
Storage Space	\$30.57	2,964	1.69	90,602
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$93.55	5,703	9.94	533,529
Elevators	\$237,200	2	8.84	474,400
Other:			0.00	0
Fire Sprinklers	\$2.88	78,872	4.23	227,151
SUBTOTAL			126.68	6,796,653
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			126.68	\$6,796,653
Plans, specs, survey, bldg permits	3.30%		(4.18)	(\$224,290)
Contractor's OH & Profit	11.50%		(14.57)	(781,615)
NET BUILDING COSTS		\$83,924/unit	\$107.93/sf	\$5,790,749

Long-Term Pro Forma

Vista at Park Place, Houston, 9% HTC #21026

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$643,656	\$656,529	\$669,659	\$683,053	\$696,714	\$769,228	\$849,290	\$937,685	\$1,035,280	\$1,143,033	\$1,262,000
TOTAL EXPENSES	3.00%	\$336,861	\$346,645	\$356,716	\$367,083	\$377,753	\$435,997	\$503,317	\$581,139	\$671,112	\$775,145	\$895,452
NET OPERATING INCOME ("NOI")		\$306,795	\$309,884	\$312,944	\$315,970	\$318,960	\$333,231	\$345,973	\$356,546	\$364,168	\$367,887	\$366,549
EXPENSE/INCOME RATIO		52.3%	52.8%	53.3%	53.7%	54.2%	56.7%	59.3%	62.0%	64.8%	67.8%	71.0%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509	\$266,509
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.19	1.20	1.25	1.30	1.34	1.37	1.38	1.38
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$40,286	\$43,375	\$46,435	\$49,461	\$52,451	\$66,722	\$79,464	\$90,037	\$97,659	\$101,379	\$100,040
Deferred Developer Fee Balance		\$741,797	\$698,422	\$651,987	\$602,525	\$550,074	\$244,504	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$128,062	\$558,114	\$1,032,524	\$1,533,754	\$2,038,914

21026 Vista at Park Place PMA Map

21132 OST Lofts
130 units General New Construction

21026 Vista at Park Place
69 units General New Construction

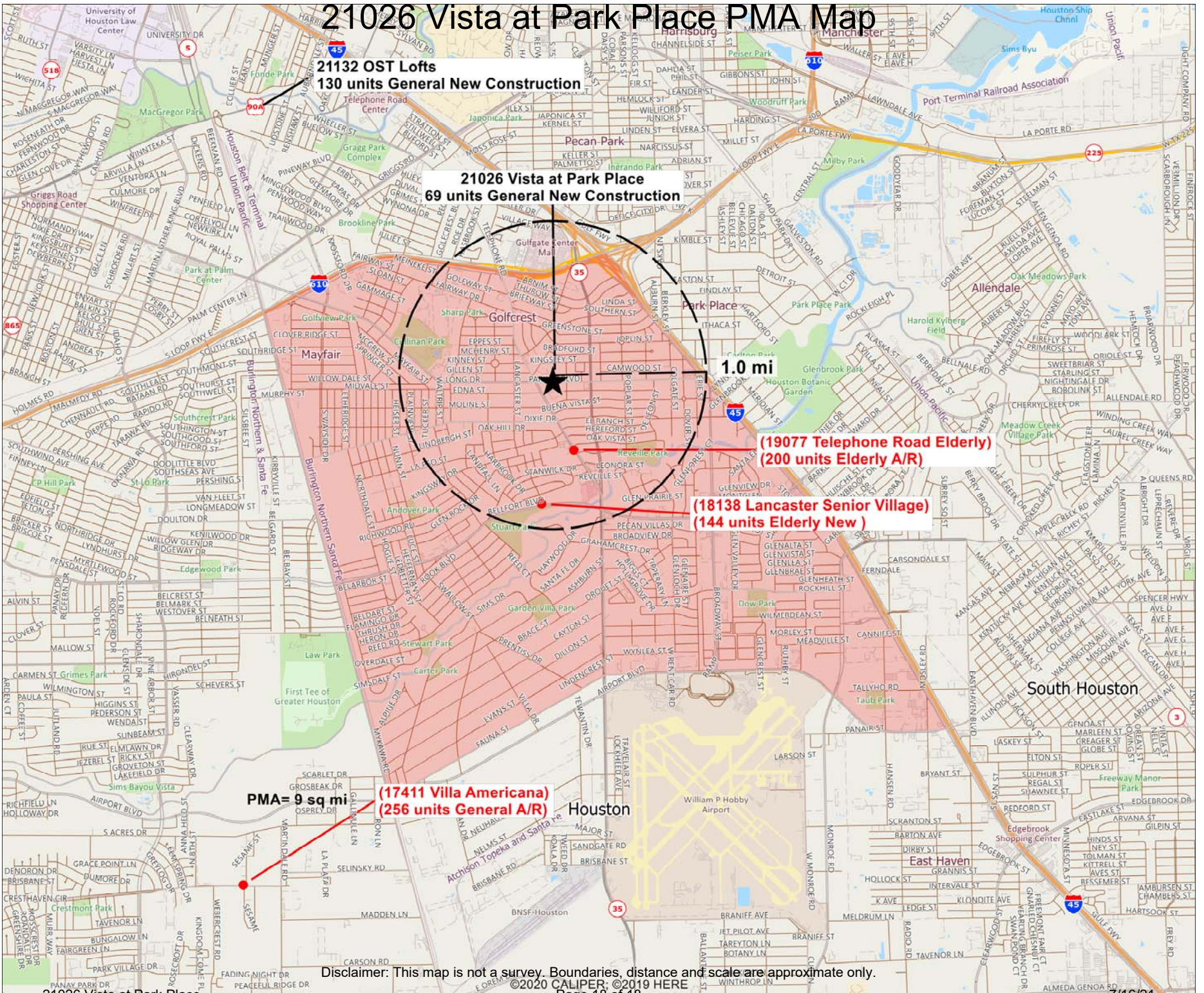
(1977 Telephone Road Elderly)
(200 units Elderly A/R)

(18138 Lancaster Senior Village)
(144 units Elderly New)

PMA = 9 sq mi
(17411 Villa Americana)
(256 units General A/R)

Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

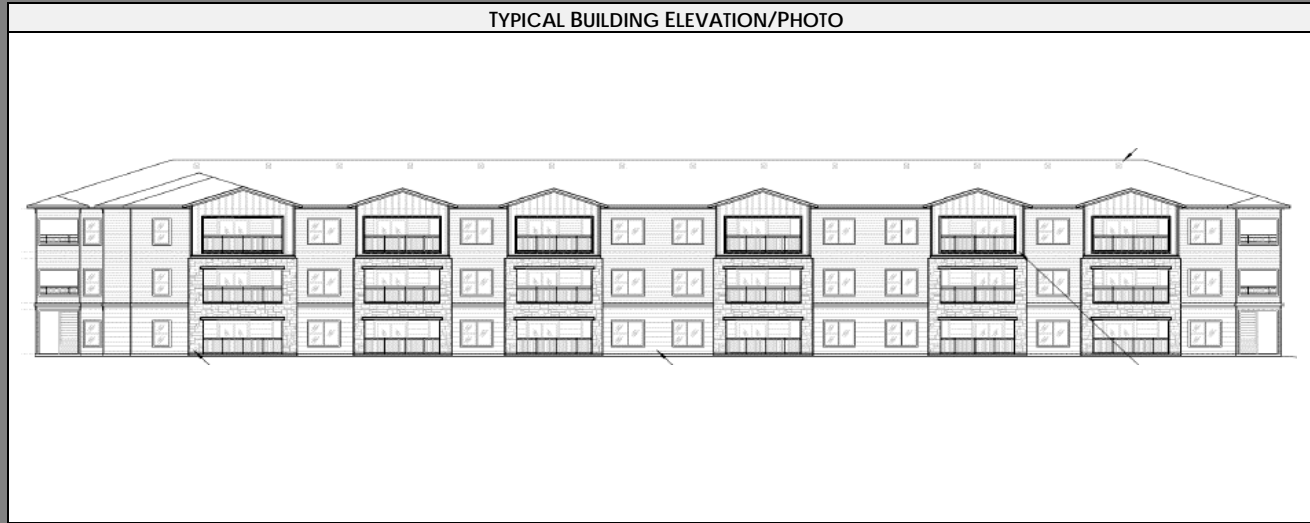
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21032 Royal Gardens Lufkin - Application Summary

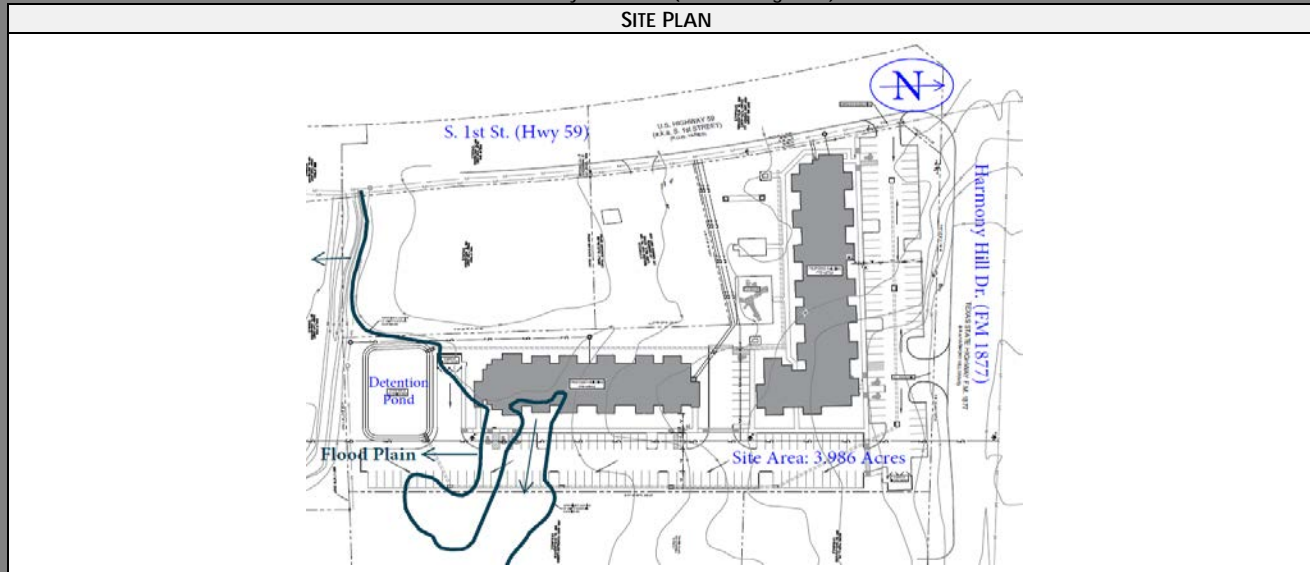
PROPERTY IDENTIFICATION		RECOMMENDATION					
Application #	21032	TDHCA Program		Request		Recommended	
Development	Royal Gardens Lufkin	LIHTC (9% Credit)	\$1,069,042	\$1,069,042	\$13,363/Unit	\$0.88	
City / County	Lufkin / Angelina						
Region/Area	5 / Rural						
Population	General						
Set-Aside	General						
Activity	New Construction						

KEY PRINCIPALS / SPONSOR		
Noor & Khairunissa Jooma / Target Builders, LLC		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	36	45%	30%	6	8%
2	38	48%	40%	-	0%
3	6	8%	50%	15	19%
4	-	0%	60%	51	64%
			70%	-	0%
			80%	-	0%
			MR	8	10%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	62.1%
Breakeven Occ.	87.4%	Breakeven Rent	\$599
Average Rent	\$635	B/E Rent Margin	\$36
Property Taxes	\$400/unit	Exemption/PILOT	0%
Total Expense	\$4,476/unit	Controllable	\$2,989/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			1.9%
Highest Unit Capture Rate	7%	1 BR/60%	24
Dominant Unit Cap. Rate	5%	2 BR/60%	25
Premiums (↑60% Rents)	Yes		\$72/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	817 SF	Density	20.5/acre
Acquisition	\$08K/unit		\$630K
Building Cost	\$93.52/SF		\$6,110K
Hard Cost	\$99K/unit		\$7,909K
Total Cost	\$165K/unit		\$13,187K
Developer Fee	\$1,560K	(24% Deferred)	Paid Year: 11
Contractor Fee	\$1,107K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions	15/35	4.25%	\$3,400,000	1.17	City of Lufkin	0/0	0.00%	\$250	1.17	Regions	\$9,406,629
TOTAL DEBT (Must Pay)			\$3,400,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$9,786,990
										TOTAL DEBT SOURCES	\$3,400,250
										TOTAL CAPITALIZATION	\$13,187,240

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by 10% test:
 - a: As recommended in the ESA, evidence that further investigation including soil, groundwater and vapor sampling and analysis was performed to determine the likely impact to the subject property from potential undocumented hazardous material and /or petroleum product releases associated with the historical filling station and automotive repair operations previously conducted at the subject and west adjoining property, and certification that all recommendations for mitigation are incorporated into the development plans.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.
 - b: Certification that any recommended mitigation measures were fully implemented with respect to the soil, groundwater and vapor analysis performed as specified above (by 10% Test).
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

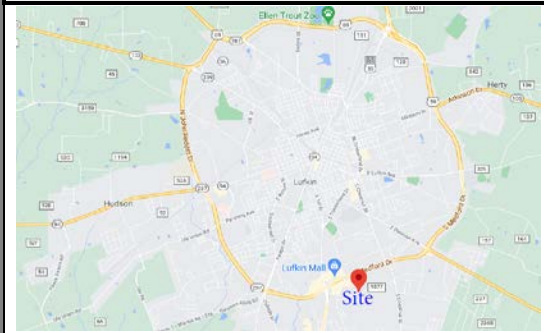
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 1.9% with unit capture rates ranging from 0.6% (3BR/60%) to 7.2% (1BR/60%)
- Affordable projects in PMA are 96% occupied
- New construction and attractive design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- Feasibility relies on management fee being limited to 4%
- High expense ratio (62%)
- Interest rate sensitivity

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21032** Program(s): **9% HTC**

Royal Gardens Lufkin

Address/Location: Approximately 110 Harmony Hill Drive

City: Lufkin County: Angelina Zip: 75901

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 5

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,069,042				\$1,069,042				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by 10% test:
 - a: As recommended in the ESA, evidence that further investigation including soil, groundwater and vapor sampling and analysis was performed to determine the likely impact to the subject property from potential undocumented hazardous material and /or petroleum product releases associated with the historical filling station and automotive repair operations previously conducted at the subject and west adjoining property, and certification that all recommendations for mitigation are incorporated into the development plans.
 - b: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.

3 Receipt and acceptance by Cost Certification:

- a: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

- b: Certification that any recommended mitigation measures were fully implemented with respect to the soil, groundwater and vapor analysis performed as specified above (by 10% Test).
- c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	15
60% of AMI	60% of AMI	51

PROJECT SUMMARY

New construction of 80 general family units. Mix to be comprised of 72 HTC units (90%) and 8 market rate units (10%). Units will be housed in 2 walk-up, garden style buildings, each having 3-stories.

Located approximately 115 miles northeast of Houston, the City of Lufkin encompasses 34 square miles and has a reported population of 34,801 (as of 2021). It is the largest city in Angelina County and is also the County Seat. Subject is situated just south of Loop 287, approximately 2 miles south of Downtown.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Gross capture rate of 1.9% with unit capture rates ranging from 0.6% (3BR/60%) to 7.2% (1BR/60%)
▫	Affordable projects in PMA are 96% occupied
▫	New construction and attractive design should enhance leasing
▫	Developer experience

WEAKNESSES/RISKS	
▫	Feasibility relies on management fee being limited to 4%
▫	High expense ratio (62%)
▫	Interest rate sensitivity
▫	

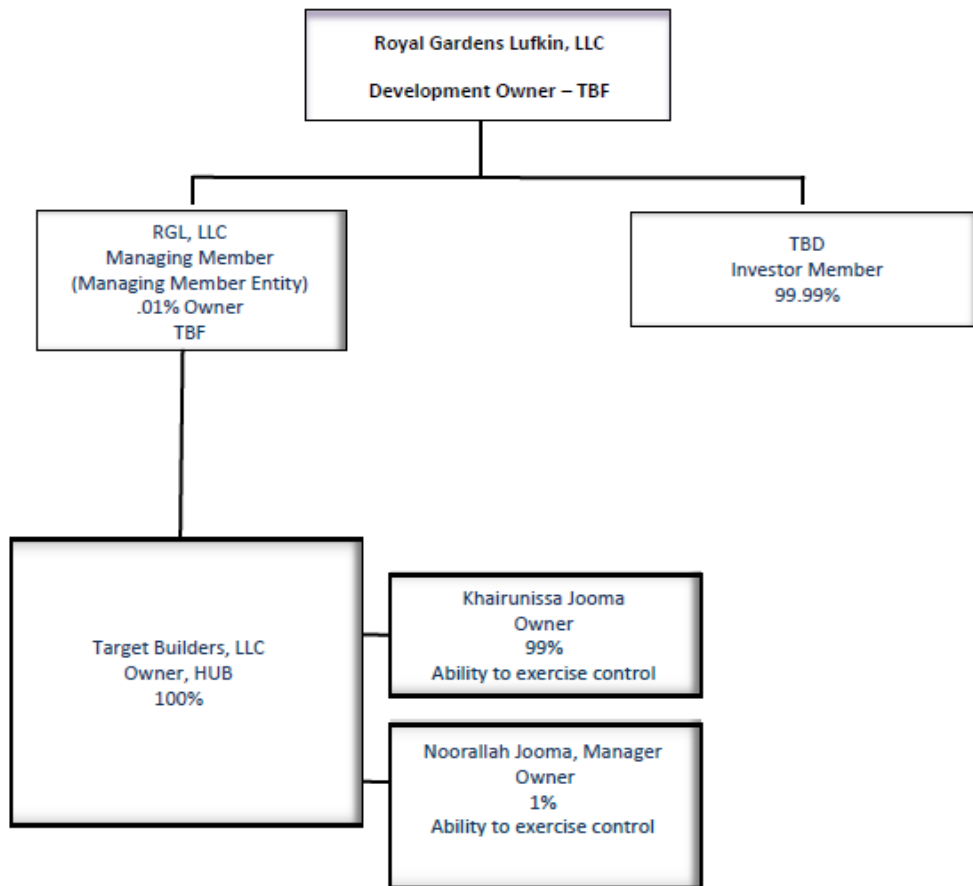
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Noor Jooma
 Phone: (469) 855-6662
 Relationship: Applicant/Developer

Name: Lora Myrick
 Phone: (512) 785-3710
 Relationship: Consultant

OWNERSHIP STRUCTURE



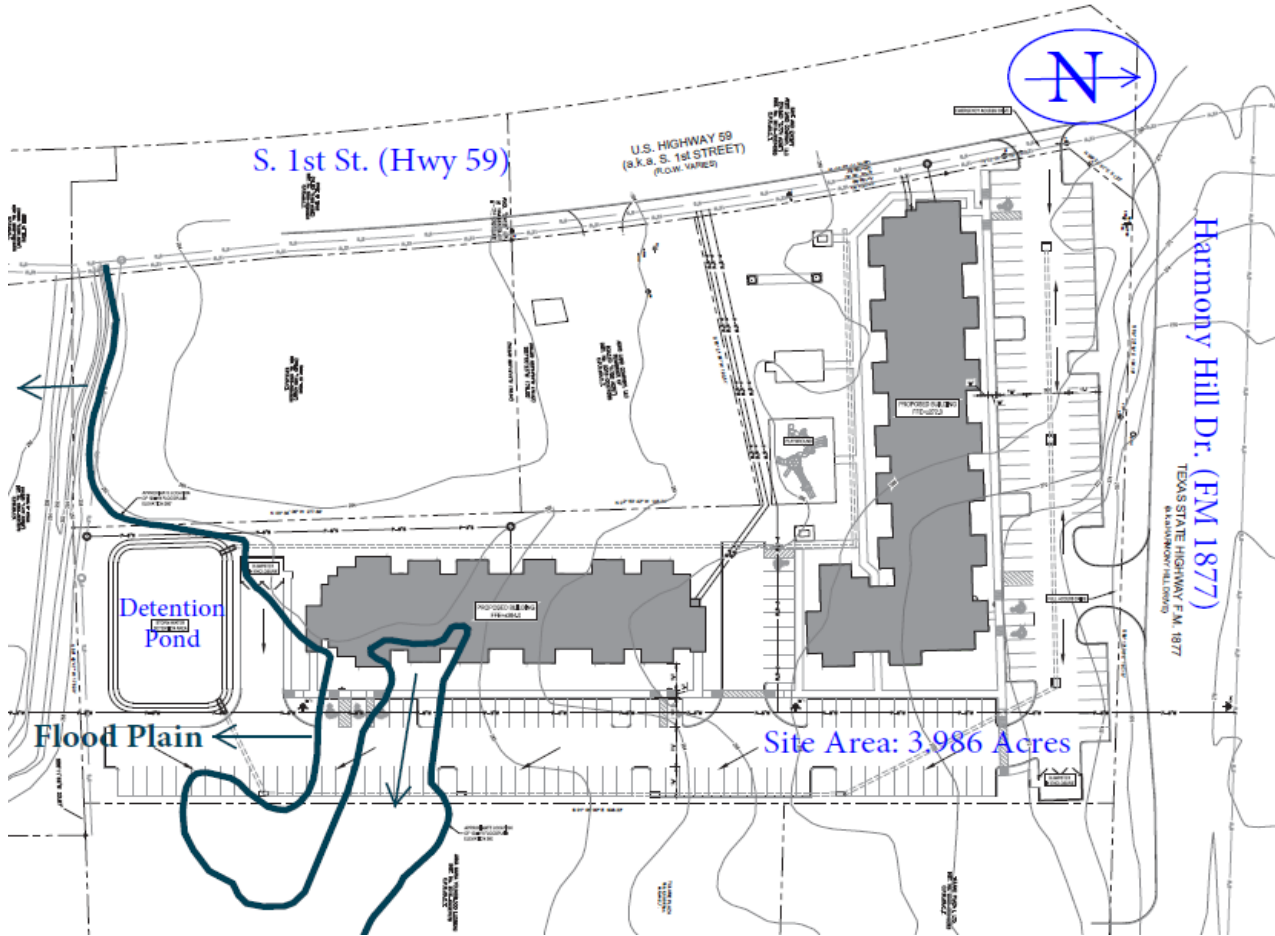
- Sponsor, Developer and Cost Estimator are related entities.
- Noorallah ("Noor") Jooma is the founder of Accent Development, LLC based in Dallas. He has over 23 years experience as a developer and manager of both tax credit and market rate multifamily projects. Khairunissa Jooma owns and manages Target Builders, LLC which is the developer for this project. To date, they have been involved with the development of over 12 HTC projects in Texas.

DEVELOPMENT SUMMARY

AERIAL



SITE PLAN



Comments:

Site is relative flat, heavily wooded grassland with a general surface downgradient south. Required on-site detention is planned on the southeast corner of the property. Storm runoff will be handled with surface drains and a subterranean piping system with City approved outlets. A portion of the southern end of the site lies within the 100-year flood plain, which will require mitigation. Site plan states, "all finished ground floor elevations are at least one foot above the floodplain" in accordance with TDHCA rules.

Primary access will be off of Harmony Hill Dr. with emergency only access on the northwest corner of the site off of S. 1st St. (Hwy 59).

Linear lot runs in front of the buildings to provide close-in parking. No fee, open surface parking meets City Code of 2/unit (160 spaces).

SITE CONTROL INFO

Site Acreage: Development Site: 3.900 acres Density: 20.5 units/acre
Site Control: 4.012 **Site Plan:** 3.9 **Appraisal:** N/A **ESA:** ~4.013
Feasibility Report Survey: 3.986 **Feasibility Report Engineer's Plan:** 3.986

Control Type: Commercial Contracts - Unimproved Property

Tract 1:	<u>1.213</u> acres	Cost:	<u>\$264,192</u>	Seller:	<u>Michael D. Beaver Irrevocable Trust and Linda Y. Beaver Irrevocable Trust</u>
Tract 2:	<u>2.799</u> acres	Cost:	<u>\$366,000</u>	Seller:	<u>Kenneth W. Smith - Gutierrez Family Investments</u>

Development Site: 4.012 acres Cost: \$630,192 \$7,877 per unit

Buyer: Target Builders, LLC its successors and/or assigns

Assignee: Royal Gardens Lufkin, LLC (Pending)

Related-Party Seller/Identity of Interest: No

Comments:
 Tracts are contiguous. Site of 3.9 acres stated on the architectural site plan.

SITE INFORMATION

Flood Zone:	<u>X & AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>C-Commercial</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Vacant land.

Surrounding Uses:
North - Harmony Hill Dr., a motel and retail strip center.
South - A retention pond, vacant land, restaurant and motel.
East - Two (2) multi-tenant office buildings and vacant land.
West - A retention pond, vacant land and S. 1st St. (US Hwy 59).

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/15/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- A portion of the subject property and a west adjoining property were once one property that was operated as a service station (B&T Truck Stop, L&H Mini Mart 1 and Wayne's Muffler Center). Two (2) 4,000 gallon underground storage tanks (UST's) and two (2) 6,000 gallon UST's were removed in January 1995. No documentation was available from TCEQ regarding the condition of the tanks or any release activities at the time of decommissioning. The lack of documentation led Phase Engineering to conclude that the subject property has likely been impacted as a result of undocumented hazardous substance / petroleum product releases, thereby constituting a REC.
- Projected Day/Night Noise Level (DNL) was calculated at 69 decibels, attributed mainly to subject's proximity to S. 1st St. (US Hwy 59).
- Mitigation is required if development activity will take place on the southern end of the site that lies within the flood plain.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/11/2021
 Contact: Darrell Jack Phone: (210) 530-0040

Primary Market Area (PMA): 120 sq. miles 6 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Angelina County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$9,930	\$9,930	\$11,940	\$11,940	\$13,770	\$13,770	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	\$19,110	\$20,520	---
50% AMGI	Min	\$16,590	\$16,590	\$19,890	\$19,890	\$22,980	\$22,980	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	---
60% AMGI	Min	\$19,890	\$19,890	\$23,880	\$23,880	\$27,570	\$27,570	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	\$38,220	\$41,040	---

AFFORDABLE HOUSING INVENTORY								
Competitive Supply (Proposed, Under Construction, and Unstabilized)								
File #	Development			In PMA?	Type	Target Population	Comp Units	Total Units
	None							
Other Affordable Developments in PMA since 2016								
19364	The Villas at Cedar Grove				New	Elderly	n/a	68
19707	Providence at Ted Trout Drive (originally 17736)				New	Elderly Limitation	n/a	76
Stabilized Affordable Developments in PMA						Total Units		767
						Total Developments		10
						Average Occupancy		96%

Proposed, Under Construction, and Unstabilized Competitive Supply:

The Market Analyst reflects that there are no competitive units in the PMA since all of the most recent developments have been elderly projects. These include 19364 Villas at Cedar Grove (68 units Elderly New) and 19707 Providence at Ted Trout Drive (76 units Elderly New). Not mentioned in the Market Study is another 2021 application, 21056 Reserve at Lufkin, but it is also an elderly project (72 units Elderly New Construction). Furthermore, there are no competitive projects close to, but outside of the PMA.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	19,403			
Potential Demand from the Primary Market Area	3,514			
10% External Demand	351			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,865			
Subject Affordable Units	72			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	72			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE				
	1.9%			

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	782	78	6	0	0.7%
50% AMGI	862	86	15	0	2%
60% AMGI	1,870	187	51	0	2%

Demand Analysis:

Per TDHCA rules, the Gross Capture Rate is limited at 30%, not 10%, since the subject is a general population development in a Rural Area.

Underwriter could not identify any additional competitive units within or close to the PMA. Therefore, Market Analyst's capture rates are being used for the analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	169	17	2	0	1.1%
1 BR/50%	207	21	7	0	3.1%
1 BR/60%	304	30	24	0	7.2%
2 BR/30%	128	13	3	0	2.1%
2 BR/50%	234	23	7	0	2.7%
2 BR/60%	491	49	25	0	4.6%
3 BR/30%	131	13	1	0	0.7%
3 BR/50%	137	14	1	0	0.7%
3 BR/60%	291	29	2	0	0.6%

Market Analyst Comments:

"The overall occupancy reported in the market is 94.9%." (p. 49 of PGF). "Affordable projects are 96% occupied." (p. 51 of PDF)

"Calculated absorption since 2010 for all unit types has been 88 units per year." (p. 49 of PDF) "...the PMA could immediately absorb 165 units without falling below a stabilized occupancy of 93%." (p. 51 of PDF)

"The most recently constructed affordable family project in the PMA is Hudson Green (TDHCA #10279). Hudson Green has 80 units built in 2012 and is currently 100% occupied." (p.50 of PDF)

Table on page 88 of PDF shows the median 2021 estimated home price in the PMA to be \$105K, with a total monthly housing cost of \$1,019 which includes the estimated loan payment, taxes, insurance and maintenance. Subject's 60% 3BR rent is \$829, which is a rent to own discount of \$190/month.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$218,728	Avg. Rent:	\$635	Expense Ratio:	62.1%
Debt Service:	\$186,821	B/E Rent:	\$599	Controllable Expenses:	\$2,989
Net Cash Flow:	\$31,907	UW Occupancy:	92.5%	Property Taxes/Unit:	\$400
Aggregate DCR:	1.17	B/E Occupancy:	87.4%	Program Rent Year:	2020

Tax credit restricted units are expected to achieve full program rents. Market rate units comprise only 10% of the unit mix and are therefore budgeted at gross 60% rents.

Applicant is only projecting \$15/unit in secondary income. Their past projects have typically been underwritten at the TDHCA standard of \$20/unit. If \$20/unit is assumed, it would result in an additional \$4,800 in income, resulting in a 1.19 DCR.

Applicant's management fee is specifically limited to 4.00% in their equity provider's term sheet. All else equal, using TDHCA's standard assumption of 5.00% would result in a projected DCR of 1.14, thereby indicating that the project would be infeasible. However, Applicant is paying a 4.00% management fee on their other 80 unit family project in Angelina County, 10283 Pioneer Crossing Lufkin, and the management company is Alpha Barnes who is also who they intend to use on this project.

Applicant's property taxes without any anticipated exemptions are budgeted at \$32K (\$400/unit) while TDHCA's underwritten taxes are \$46K (\$574/unit), a variance of 31%. TDHCA's estimate is calculated using a higher than typical capitalization rate of 11.5%. The Angelina CAD website indicates cap rates for low income housing ranging from 8% to 10.5%. However, Applicant's budgeted number is essentially based on what they are paying on 10283 Pioneer Crossing Lufkin, which was \$35K (\$438/unit) for 2019 based on an NOI of \$225K (vs. \$219K budgeted for this project).

The Lender signed a long-term pro forma that includes a \$8,000 annual expense for Supportive Services. Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

Average rent with 1 month concession on both 60% and market rate units is \$6 below break-even, but concessions are likely unnecessary with subject offering a combined 32% overall discount to market rents.

Breakeven occupancy occurs with 10 units vacant (underwritten at 6).

Pro Forma exhibits feasibility for 22 years at a permanent loan rate of 4.25% fixed. However, all else equal, rate could only increase by 13 basis points (to 4.38%) before first year DCR would drop below the minimum 1.15 threshold.

As underwritten, 15 year residual cash flow is \$163K after repayment of deferred developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$161,588/ac	\$7,877/unit	\$630,192	Contractor Fee	\$1,107,322
Off-site + Site Work		\$16,025/unit	\$1,282,000	Soft Cost + Financing	\$1,707,845
Building Cost	\$93.52/sf	\$76,375/unit	\$6,110,000	Developer Fee	\$1,560,000
Contingency	7.00%	\$6,468/unit	\$517,440	Reserves	\$272,441
Total Development Cost	\$164,841/unit		\$13,187,240	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	Rural [9% only]				

Acquisition:

\$630K acquisition cost is the combined purchase price for 2 contiguous tracts (\$264K for 1.2 acres & \$366K for 2.8 acres).

Off-site:

None.

Site Work:

Certified cost of \$1.1M (\$14K/unit), with \$750K for typical grading, concrete and paving, \$350K for on-site utilities, and \$7K for bumpstops, striping & signage. The cost for grading, concrete and paving includes the detention pond on the southern part of the site.

Amenity cost of \$175K (\$2.2K/unit) was not included in certification, but is comprised of \$75K for landscaping and \$100K for fencing.

Building Cost:

Three-story, walk-up, garden development is comprised of 2 buildings. Non-rectangular units and multi-gabled roof line attractive exterior building articulation. All units have 9 foot ceilings and walk-in closets. Full-length corridors require multiple plumbing runs and additional structural costs. Composition shingle, multi-gabled roofs have a 4/12 pitch. Exteriors feature an average combination of 30% stone, 65% cement fiber siding and 5% board and batten.

Underwriter's cost is based on Marshal & Swift's ("M&S") average quality construction values (adjusted for the small number of units. Underwriter's building cost estimate of \$95.43/sf comes in at just 2% more than Applicant's estimate of \$93.52/sf .

For scoring purposes, Applicant limited their eligible building cost to \$78.73/sf (vs. \$93.52/sf budgeted actual cost).

Soft Costs:

At \$4.4K/unit, A&E costs fall within the typical range of what we have underwritten, as do total soft costs at \$10.3K/unit (6%).

Reserves:

Applicant's total capital reserves represent 6 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by 1%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$13,187,240	\$10,731,338	\$1,118,799

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Regions	Conventional Loan	\$3,400,000	4.00%	26%
Regions	Bridge Loan	\$6,960,000	4.00%	54%
Regions	HTC	\$940,663	\$0.88	7%
City of Lufkin	\$11.9(d)(2)LPS Contribution	\$250		0%
Target Builders, LLC	Deferred Developer Fee	\$1,560,000		12%
\$12,860,913			Total Sources	

Comments:

Contribution of \$250 from the City of Lufkin was obtained for scoring purposes and represents the minimum amount required for a rural development.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Regions	\$3,400,000	4.25%	35	15	\$3,400,000	4.25%	35	15	26%
City of Lufkin	\$250		0	0	\$250		0	0	0%
Total	\$3,400,250				\$3,400,250				

Comments:

After pay down of the interim loan from equity funding, permanent loan only represents 26% of the capital structure.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Regions	\$9,406,629	\$0.88		\$9,406,629	\$0.88	71%	
Target Builders, LLC	\$380,361		24%	\$380,361		3%	24%
Total	\$9,786,990			\$9,786,990			
				\$13,187,240	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.915	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.865	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$13,187,240
Permanent Sources (debt + non-HTC equity)	\$3,400,250
Gap in Permanent Financing	\$9,786,990

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$9,844,444	\$1,118,799
Needed to Balance Sources & Uses	\$9,786,990	\$1,112,269
Requested by Applicant	\$9,406,629	\$1,069,042

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$9,406,629	\$1,069,042

Deferred Developer Fee	\$380,361	(24% deferred)
Repayable in	11 years	

Comments:

Credit recommendation is limited to \$1,069,042 as requested by Applicant.

Underwriter:	<u>Gregg Kazak</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE
Royal Gardens Lufkin, Lufkin, 9% HTC #21032

LOCATION DATA	
CITY:	Lufkin
COUNTY:	Angelina
Area Median Income	\$57,500
PROGRAM REGION:	5
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	36	45.0%	0	0
2	38	47.5%	0	0
3	6	7.5%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	80	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	89.11%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	817 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	15	51	-	-	8	80
Income	% Total	0.0%	7.5%	0.0%	18.8%	63.8%	0.0%	0.0%	10.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																				
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mkt Analyst		
TC 30%	\$331	2	1	1	652	\$331	\$55	\$276	\$0	\$0.42	\$276	\$552	\$552	\$276	\$0.42	\$0	\$663	\$1.02	\$820	
TC 50%	\$553	6	1	1	652	\$553	\$55	\$498	\$0	\$0.76	\$498	\$2,988	\$2,988	\$498	\$0.76	\$0	\$663	\$1.02	\$820	
TC 60%	\$663	23	1	1	652	\$663	\$55	\$608	\$0	\$0.93	\$608	\$13,984	\$13,984	\$608	\$0.93	\$0	\$663	\$1.02	\$820	
MR		3	1	1	652	\$0	\$55		NA	\$1.02	\$663	\$1,989	\$1,989	\$663	\$1.02	NA	\$663	\$1.02	\$820	
TC 50%	\$553	1	1	1	664	\$553	\$55	\$498	\$0	\$0.75	\$498	\$498	\$498	\$498	\$0.75	\$0	\$663	\$1.00	\$831	
TC 60%	\$663	1	1	1	664	\$663	\$55	\$608	\$0	\$0.92	\$608	\$608	\$608	\$608	\$0.92	\$0	\$663	\$1.00	\$831	
TC 30%	\$398	2	2	2	907	\$398	\$72	\$326	\$0	\$0.36	\$326	\$652	\$652	\$326	\$0.36	\$0	\$796	\$0.88	\$994	
TC 50%	\$663	6	2	2	907	\$663	\$72	\$591	\$0	\$0.65	\$591	\$3,546	\$3,546	\$591	\$0.65	\$0	\$796	\$0.88	\$994	
TC 60%	\$796	25	2	2	907	\$796	\$72	\$724	\$0	\$0.80	\$724	\$18,100	\$18,100	\$724	\$0.80	\$0	\$796	\$0.88	\$994	
MR		3	2	2	907	\$0	\$72		NA	\$0.88	\$796	\$2,388	\$2,388	\$796	\$0.88	NA	\$796	\$0.88	\$994	
TC 30%	\$398	1	2	2	929	\$398	\$72	\$326	\$0	\$0.35	\$326	\$326	\$326	\$326	\$0.35	\$0	\$796	\$0.86	\$1,013	
TC 50%	\$663	1	2	2	929	\$663	\$72	\$591	\$0	\$0.64	\$591	\$591	\$591	\$591	\$0.64	\$0	\$796	\$0.86	\$1,013	
TC 30%	\$459	1	3	2	1,220	\$459	\$90	\$369	\$0	\$0.30	\$369	\$369	\$369	\$369	\$0.30	\$0	\$919	\$0.75	\$1,285	
TC 50%	\$766	1	3	2	1,220	\$766	\$90	\$676	\$0	\$0.55	\$676	\$676	\$676	\$676	\$0.55	\$0	\$919	\$0.75	\$1,285	
TC 60%	\$919	1	3	2	1,220	\$919	\$90	\$829	\$0	\$0.68	\$829	\$829	\$829	\$829	\$0.68	\$0	\$919	\$0.75	\$1,285	
MR		2	3	2	1,220	\$0	\$90		NA	\$0.75	\$919	\$1,838	\$1,838	\$919	\$0.75	NA	\$919	\$0.75	\$1,285	
TC 60%	\$919	1	3	2	1,230	\$919	\$90	\$829	\$0	\$0.67	\$829	\$829	\$829	\$829	\$0.67	\$0	\$919	\$0.75	\$1,285	
TOTALS/AVERAGES:		80			65,336				\$0	\$0.78	\$635	\$50,763	\$50,763	\$635	\$0.78	\$0	\$745	\$0.91	\$938	

ANNUAL POTENTIAL GROSS RENT:		\$609,156	\$609,156
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STABILIZED PRO FORMA

Royal Gardens Lufkin, Lufkin, 9% HTC #21032

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Expense Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.78	\$635	\$609,156	\$609,156	\$635	\$0.78		0.0%	\$0
Application Fees, NSF Fees					\$15.00	\$14,400						
Total Secondary Income					\$15.00		\$14,400	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$623,556	\$623,556				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(46,767)	(46,767)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$576,789	\$576,789				0.0%	\$0

General & Administrative	\$38,610	\$483/Unit	\$29,248		5.37%	\$0.47	\$388	\$31,000	\$29,248	\$366	\$0.45	5.07%	6.0%	1,752
Management	\$29,237	5.0% EGI	\$28,391		4.00%	\$0.35	\$288	\$23,072	\$23,072	\$288	\$0.35	4.00%	0.0%	-
Payroll & Payroll Tax	\$91,594	\$1,145/Unit	\$100,303		15.43%	\$1.36	\$1,113	\$89,000	\$91,594	\$1,145	\$1.40	15.88%	-2.8%	(2,594)
Repairs & Maintenance	\$64,362	\$805/Unit	\$60,950		9.73%	\$0.86	\$701	\$56,110	\$52,000	\$650	\$0.80	9.02%	7.9%	4,110
Electric/Gas	\$15,811	\$198/Unit	\$17,884		2.77%	\$0.24	\$200	\$16,000	\$17,884	\$224	\$0.27	3.10%	-10.5%	(1,884)
Water, Sewer, & Trash	\$51,522	\$644/Unit	\$45,945		8.15%	\$0.72	\$588	\$47,000	\$45,945	\$574	\$0.70	7.97%	2.3%	1,055
Property Insurance	\$36,668	\$0.56/sf	\$31,227		5.72%	\$0.51	\$413	\$33,000	\$31,227	\$390	\$0.48	5.41%	5.7%	1,773
Property Tax (@ 100%) 2.463313	\$36,709	\$459/Unit	\$26,192		5.55%	\$0.49	\$400	\$32,000	\$44,975	\$562	\$0.69	7.80%	-28.8%	(12,975)
Reserve for Replacements					3.47%	\$0.31	\$250	\$20,000	\$20,000	\$250	\$0.31	3.47%	0.0%	-
Supportive Services					1.39%	\$0.12	\$100	\$8,000	\$8,000	\$100	\$0.12	1.39%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.50%	\$0.04	\$36	\$2,880	\$2,880	\$36	\$0.04	0.50%	0.0%	-
TOTAL EXPENSES					62.08%	\$5.48	\$4,476	\$ 358,062	\$366,824	\$4,585	\$5.61	63.60%	-2.4%	\$ (8,763)
NET OPERATING INCOME ("NOI")					37.92%	\$3.35	\$2,734	\$218,728	\$209,965	\$2,625	\$3.21	36.40%	4.2%	\$ 8,763

CONTROLLABLE EXPENSES		\$2,989/Unit		\$2,958/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Royal Gardens Lufkin, Lufkin, 9% HTC #21032

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Regions		1.12	1.17	186,821	4.25%	35	15	\$3,400,000	\$3,400,000	15	35	4.25%	\$186,821	1.17	25.8%
CASH FLOW DEBT / GRANTS															
City of Lufkin		1.12	1.17		0.00%	0	0	\$250	\$250	0	0	0.00%		1.17	0.0%
				\$186,821	TOTAL DEBT / GRANT SOURCES			\$3,400,250	\$3,400,250	TOTAL DEBT SERVICE			\$186,821	1.17	25.8%

NET CASH FLOW	\$23,144	\$31,907	APPLICANT NET OPERATING INCOME				\$218,728	\$31,907	NET CASH FLOW
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EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Regions	LIHTC Equity	71.3%	\$1,069,042	0.88	\$9,406,629	\$9,406,629	\$0.88	\$1,069,042	71.3%	\$13,363	Applicant Request	
Target Builders, LLC	Deferred Developer Fees	2.9%	(24% Deferred)		\$380,361	\$380,361	(24% Deferred)		2.9%	Total Developer Fee: \$1,560,000		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		74.2%			\$9,786,990	\$9,786,990			74.2%			

TOTAL CAPITALIZATION	\$13,187,240	\$13,187,240	15-Yr Cash Flow after Deferred Fee:				\$162,549
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DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$7,877 / Unit	\$630,192	\$630,192	\$7,877 / Unit					0.0%	\$0
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit		\$0			0.0%	\$0
Site Work	\$1,037,000		\$13,838 / Unit	\$1,107,000	\$1,107,000	\$13,838 / Unit		\$1,037,000			0.0%	\$0
Site Amenities	\$175,000		\$2,188 / Unit	\$175,000	\$175,000	\$2,188 / Unit		\$175,000			0.0%	\$0
Building Cost	\$5,143,890	\$93.52 /sf	\$76,375/Unit	\$6,110,000	\$6,234,694	\$77,934/Unit	\$95.43 /sf	\$5,143,890			-2.0%	(\$124,694)
Contingency	\$444,912	7.00%	7.00%	\$517,440	\$517,440	6.88%	7.00%	\$444,912			0.0%	\$0
Contractor Fees	\$952,112	14.00%	14.00%	\$1,107,322	\$1,107,322	13.78%	14.00%	952112.3539			0.0%	\$0
Soft Costs	0	\$827,084	\$10,339 / Unit	\$827,084	\$827,084	\$10,339 / Unit		\$827,084		\$0	0.0%	\$0
Financing	0	\$751,600	\$11,010 / Unit	\$880,762	\$880,762	\$11,010 / Unit		\$751,600		\$0	0.0%	\$0
Developer Fee	\$0	\$1,400,000	15.003%	14.94%	\$1,560,000	\$1,560,000	14.77%	15.00%	\$1,399,740	\$0	0.0%	\$0
Reserves			6 Months	\$272,441	\$272,441	6 Months					0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$10,731,599	\$164,841 / Unit	\$13,187,240	\$13,311,934	\$166,399 / Unit		\$10,731,338	\$0	-0.9%	(\$124,694)	
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		\$0		\$0								
Financing Cost		\$0		\$0								
Developer Fee	\$0	(\$260)	15.00%	\$0	\$0							
Reserves				\$0								
ADJUSTED BASIS / COST	\$0	\$10,731,338	\$164,841/unit	\$13,187,240	\$13,311,934	\$166,399/unit		\$10,731,338	\$0	-0.9%	(\$124,694)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$13,187,240							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Royal Gardens Lufkin, Lufkin, 9% HTC #21032

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$10,731,338	\$0	\$10,731,338
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$10,731,338	\$0	\$10,731,338
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$13,950,740	\$0	\$13,950,740
Applicable Fraction	89.11%	89.11%	89%	89%
TOTAL QUALIFIED BASIS	\$0	\$12,431,097	\$0	\$12,431,097
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,118,799	\$0	\$1,118,799
CREDITS ON QUALIFIED BASIS	\$1,118,799		\$1,118,799	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8799	Credits	Proceeds
Eligible Basis	\$1,118,799	\$9,844,444	----	----	----
Needed to Fill Gap	\$1,112,269	\$9,786,990	----	----	----
Applicant Request	\$1,069,042	\$9,406,629	\$1,069,042	\$0	\$0

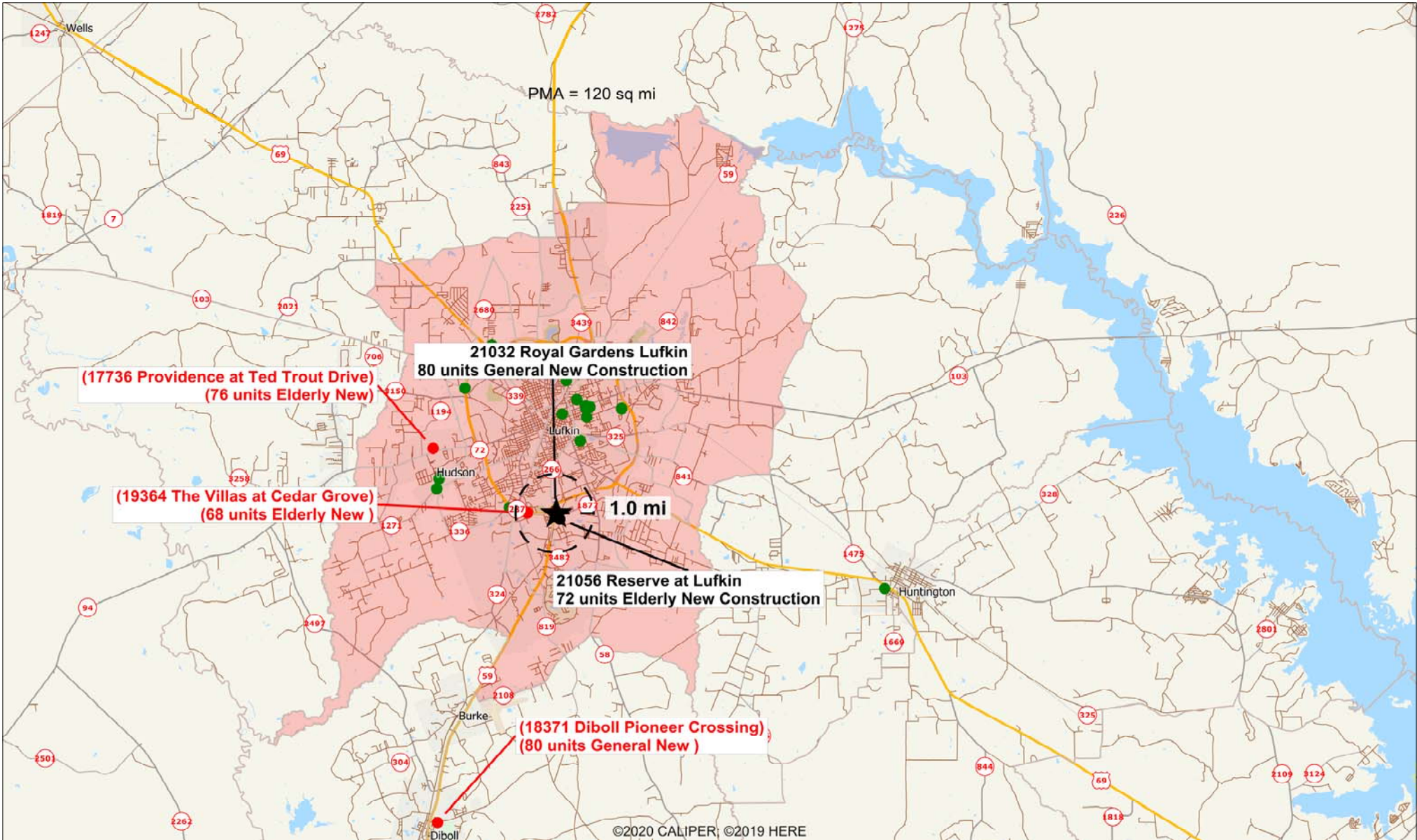
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	65,336 SF	\$78.70	5,142,101
Adjustments				
Exterior Wall Finish	2.40%		1.89	\$123,410
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		2.60	169,689
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(10,454)
Floor Cover			2.56	167,260
Breezeways	\$30.13	11,277	5.20	339,817
Balconies	\$30.21	9,748	4.51	294,449
Plumbing Fixtures	\$1,080	132	2.18	142,560
Rough-ins	\$530	160	1.30	84,800
Built-In Appliances	\$1,830	80	2.24	146,400
Exterior Stairs	\$2,460	9	0.34	22,140
Heating/Cooling			2.34	152,886
Storage Space	\$30.13	2,437	1.12	73,436
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$92.91	2,077	2.95	192,979
Elevators	\$0	0	0.00	0
Other: Laundry, Mail, Mech., et al.	\$30.13	1,952	0.90	58,821
Fire Sprinklers	\$2.68	81,127	3.33	217,420
SUBTOTAL			112.00	7,317,715
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			112.00	\$7,317,715
Plans, specs, survey, bldg permits	3.30%		(3.70)	(\$241,485)
Contractor's OH & Profit	11.50%		(12.88)	(841,537)
NET BUILDING COSTS		\$77,934/unit	\$95.43/sf	\$6,234,694

Long-Term Pro Forma

Royal Gardens Lufkin, Lufkin, 9% HTC #21032

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$576,789	\$588,325	\$600,092	\$612,093	\$624,335	\$689,317	\$761,061	\$840,273	\$927,729	\$1,024,288	\$1,130,897
TOTAL EXPENSES	3.00%	\$358,062	\$368,573	\$379,395	\$390,536	\$402,008	\$464,659	\$537,145	\$621,018	\$718,075	\$830,397	\$960,397
NET OPERATING INCOME ("NOI")		\$218,728	\$219,752	\$220,697	\$221,557	\$222,328	\$224,658	\$223,916	\$219,255	\$209,655	\$193,891	\$170,500
EXPENSE/INCOME RATIO		62.1%	62.6%	63.2%	63.8%	64.4%	67.4%	70.6%	73.9%	77.4%	81.1%	84.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821	\$186,821
DEBT COVERAGE RATIO		1.17	1.18	1.18	1.19	1.19	1.20	1.20	1.17	1.12	1.04	0.91
ANNUAL CASH FLOW		\$31,907	\$32,932	\$33,876	\$34,736	\$35,507	\$37,837	\$37,096	\$32,434	\$22,834	\$7,070	(\$16,321)
Deferred Developer Fee Balance		\$348,454	\$315,523	\$281,646	\$246,910	\$211,403	\$25,799	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$162,549	\$335,801	\$471,376	\$540,992	\$509,548

21032 Royal Gardens Lufkin PMA Map

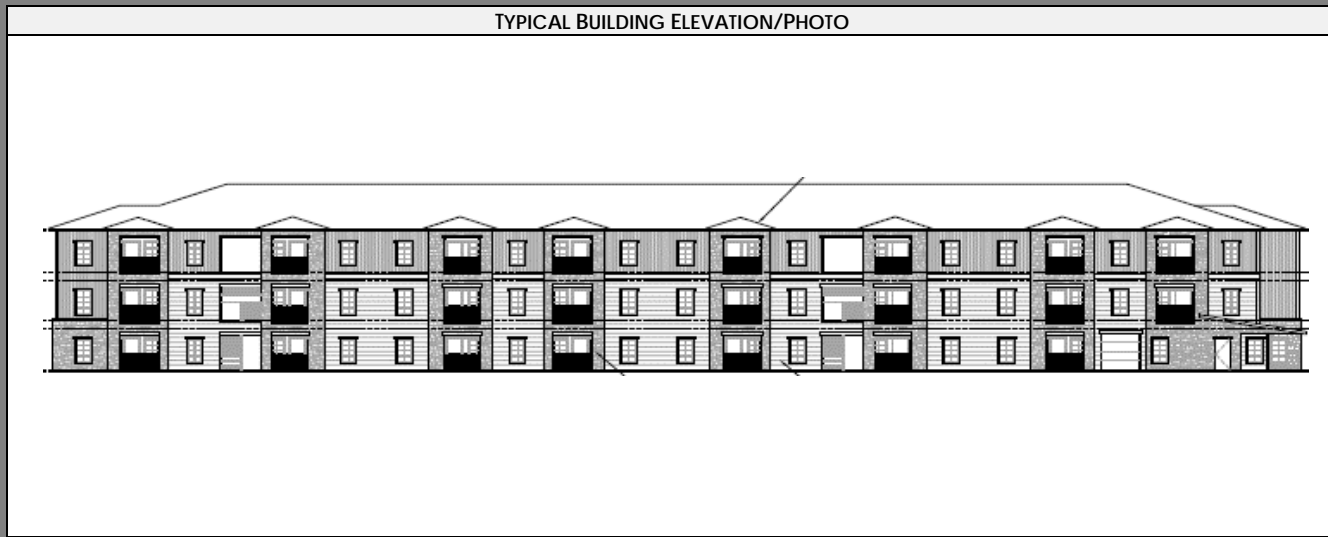


Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21033 Beaumont Pioneer Crossing - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21033	TDHCA Program		Request	
Development	Beaumont Pioneer Crossing	LIHTC (9% Credit)	\$984,000	\$984,000	\$12,000/Unit
City / County	Beaumont / Jefferson				\$0.88
Region/Area	5 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

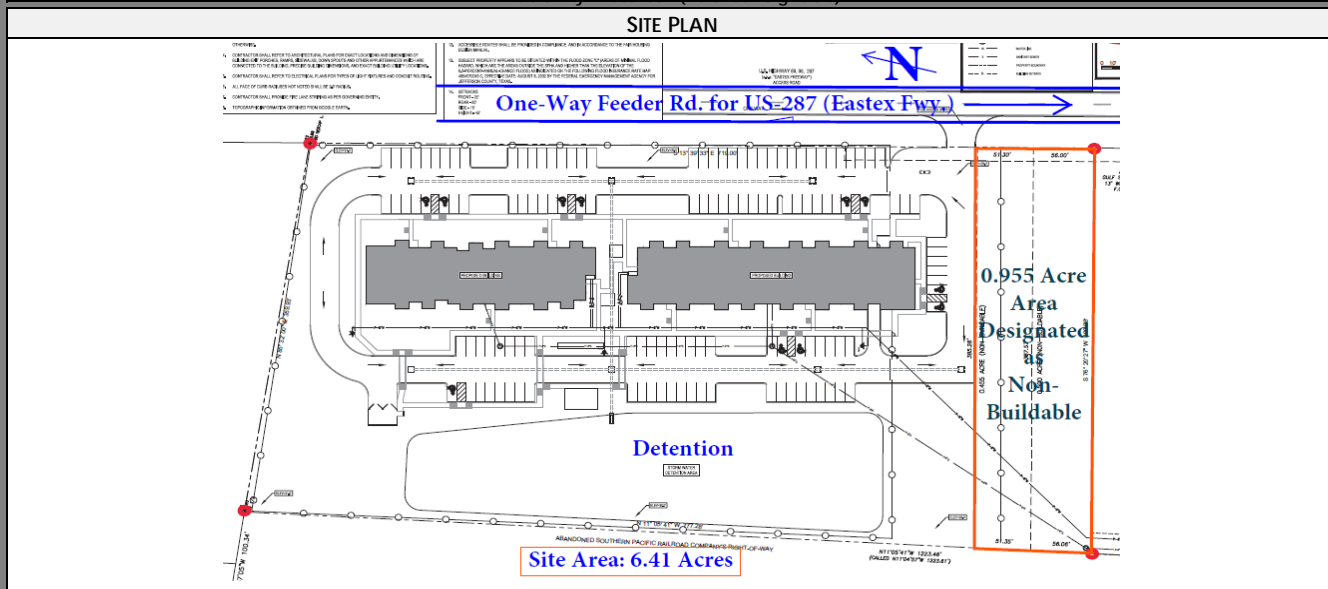
KEY PRINCIPALS / SPONSOR		
Noor & Khairunissa Jooma / Target Builders, LLC		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	36	44%	30%	8	10%
2	40	49%	40%	-	0%
3	6	7%	50%	15	18%
4	-	0%	60%	49	60%
			70%	-	0%
			80%	-	0%
			MR	10	12%
TOTAL	82	100%	TOTAL	82	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	53.8%
Breakeven Occ.	85.5%	Breakeven Rent	\$678
Average Rent	\$735	B/E Rent Margin	\$57
Property Taxes	\$427/unit	Exemption/PILOT	0%
Total Expense	\$4,477/unit	Controllable	\$2,932/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	0.8%
Highest Unit Capture Rate	5% (1 BR/60%) = 23
Dominant Unit Cap. Rate	3% (2 BR/60%) = 25
Premiums (↑60% Rents)	Yes (\$62/Avg.)
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	798 SF	Density	12.8/acre
Acquisition	\$10K/unit		\$780K
Building Cost	\$93.65/SF		\$6,125K
Hard Cost	\$99K/unit		\$8,145K
Total Cost	\$167K/unit		\$13,713K
Developer Fee	\$1,607K (16% Deferred)		Paid Year: 5
Contractor Fee	\$1,140K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Regions	15/35	4.25%	\$4,800,000	1.20						Regions	\$8,658,334
										Target Builders, LLC	\$254,296
TOTAL DEBT (Must Pay)			\$4,800,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$8,912,630
										TOTAL DEBT SOURCES	\$4,800,000
										TOTAL CAPITALIZATION	\$13,712,630

CONDITIONS

- Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

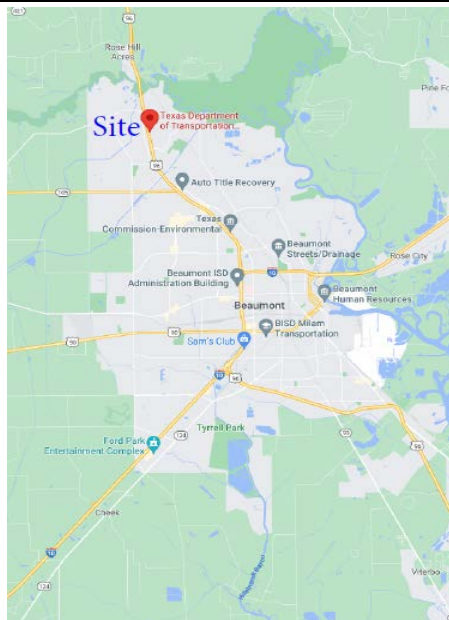
STRENGTHS/MITIGATING FACTORS

- Gross capture rate of 0.8% with unit capture rates ranging from 0.2% (3BR/60%) to 5.2% (1BR/60%)
- Affordable projects in PMA are 98.5% occupied
- New construction and attractive design should enhance leasing

WEAKNESSES/RISKS

- Interest rate sensitivity
- Single point of ingress/egress off of a one-way feeder road

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21033** Program(s): **9% HTC**

Beaumont Pioneer Crossing

Address/Location: Approx. 9449 US-287 South

City: Beaumont County: Jefferson Zip: 77708

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 5

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$984,000				\$984,000				

CONDITIONS

- Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	15
60% of AMI	60% of AMI	49

DEVELOPMENT SUMMARY

New construction of 82 general family units. Mix to be comprised of 72 HTC units (88%) and 10 market rate units (12%). Units will be housed in 2 walk-up, garden style buildings, each having 3-stories.

Located approximately 8.5 miles east of Houston, the City of Beaumont encompasses 83 square miles and has a reported population of 115,141 (as of 2020). Subject is situated in the northwest part of town along the west side of US-287 (Eastex Fwy.), approximately 8 miles northwest of Downtown.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Gross capture rate of 0.8% with unit capture rates ranging from 0.2% (3BR/60%) to 5.2% (1BR/60%)
▫	Affordable projects in PMA are 98.5% occupied
▫	New construction and attractive design should enhance leasing
▫	Developer experience

WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	Single point of ingress/egress off of a one-way feeder road
▫	
▫	

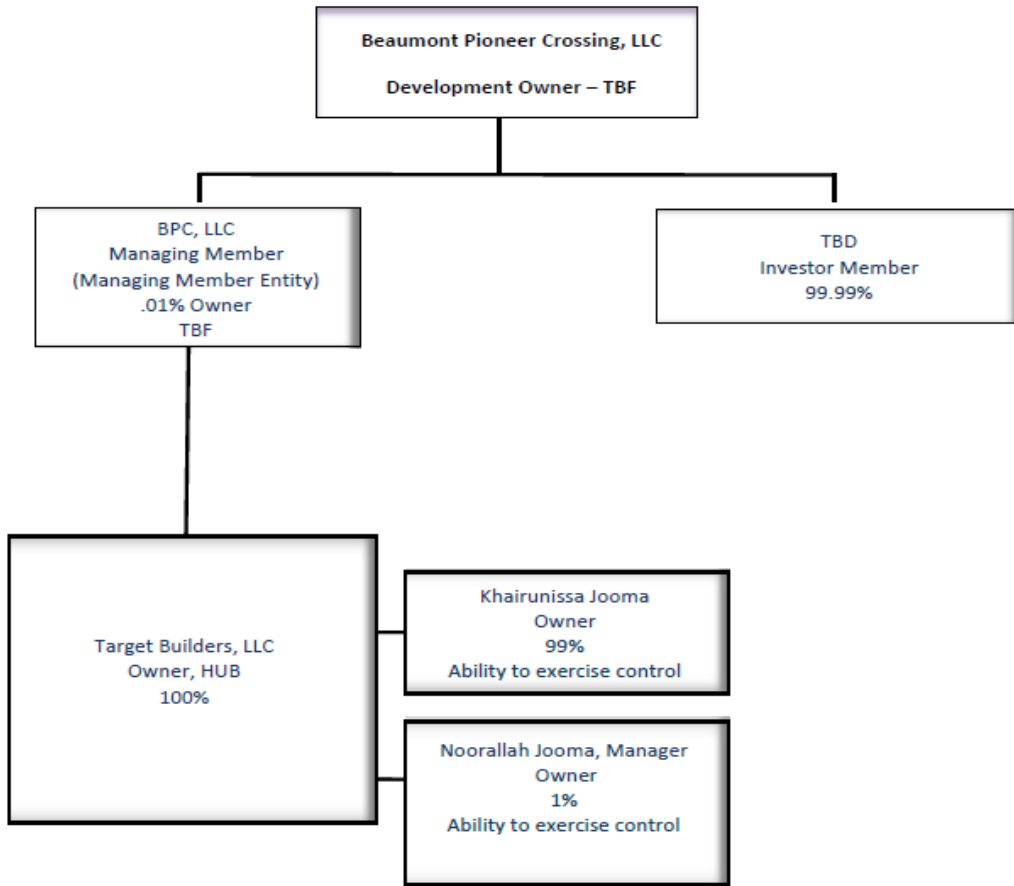
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Noor Jooma
 Phone: (469) 855-6662
 Relationship: Applicant/Developer

Name: Lora Myrick
 Phone: (512) 785-3710
 Relationship: Consultant

OWNERSHIP STRUCTURE



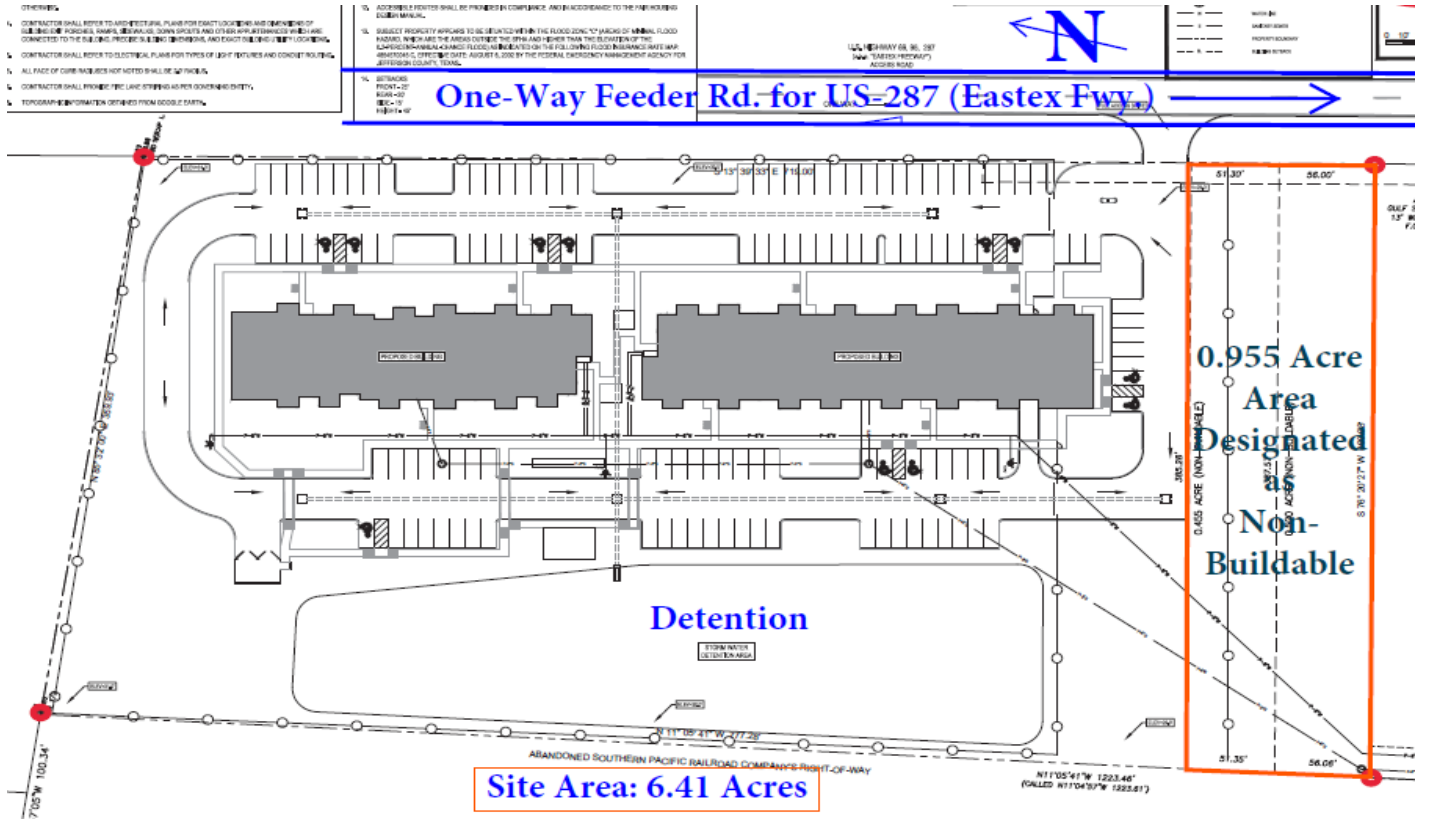
- Sponsor, Developer and Cost Estimator are related entities.
- Noorallah ("Noor") Jooma is the founder of Accent Development, LLC based in Dallas. He has over 23 years experience as a developer and manager of both tax credit and market rate multifamily projects. Khairunissa Jooma owns and manages Target Builders, LLC which is the developer for this project. To date, they have been involved with the development of over 12 HTC projects in Texas.

DEVELOPMENT SUMMARY

AERIAL



SITE PLAN



Comments:

Site is relative flat, heavily wooded grassland with a general surface downgradient east. On-site detention is planned on the west side of the development. Storm runoff will be handled with surface drains and a subterranean piping system with City approved outlets. The 0.955 acre area on the south end of the site is designated as non-buildable to create separation distance from a pipeline utility easement south of the site.

Single point of ingress/egress that meets local Fire Code will be on the southwest end of the site. Access will be off of the service road for US-287 (Eastex Fwy.) that runs one-way south.

Lot encircles building to provide close-in open surface parking at no charge to the residents. Parking meets City Code of 1.5 spaces/unit. 123 spaces are required and 132 (1.6/unit) are provided.

SITE CONTROL INFO

Site Acreage: Development Site: 6.41 acres Density: 12.8 units/acre
Site Control: 6.41 **Site Plan:** 6.41 **Appraisal:** N/A **ESA:** 6.41
Feasibility Report Survey: 6.409 **Feasibility Report Engineer's Plan:** 6.41

Control Type: Real Estate Sales Contract
 Development Site: 6.41 acres Cost: \$780,258 \$9,515 per unit
 Seller: Enterprise Intrastate LLC
 Buyer: Target Builders, LLC
 Assignee: Beaumont Pioneer Crossing, LLC (Pending)
 Related-Party Seller/Identity of Interest: No

Comments:
 Per the sellers requirement as part of the purchase and sale contract, a 0.955 acre area along the south end of the site is designated as non-buildable to create separation distance from a pipeline utility easement south of the site. However, the full 6.41 acres can be encumbered by the LURA.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>GC-MD</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>n/a</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Vacant land.

Surrounding Uses:
North: Triumph Church and vacant land.
South: Vacant land.
East: US-287 and the Texas Department of Public Safety.
West: Single-family residences and vacant land.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/24/2021

- Recognized Environmental Conditions (RECs) and Other Concerns:
- No REC's were reported.
 - The National Wetland Inventory maps for the area indicate mapped wetlands at the subject property. An on-site wetlands determination assessment is recommended to determine if all characteristics for a wetland are present at the subject property.
 - A noise study is recommended due to the proximity to US-287.

MARKET ANALYSIS

Provider: Novogradac
 Contact: Lawson Short

Date: 3/24/2021
 Phone: (214) 236-0750

Primary Market Area (PMA): 61 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Jefferson County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,370	\$11,370	\$13,680	\$13,680	\$15,780	\$15,780	---
	Max	\$14,190	\$16,200	\$18,240	\$20,250	\$21,870	\$23,490	---
50% AMGI	Min	\$18,990	\$18,990	\$22,800	\$22,800	\$26,310	\$26,310	---
	Max	\$23,650	\$27,000	\$30,400	\$33,750	\$36,450	\$39,150	---
60% AMGI	Min	\$22,770	\$22,770	\$27,360	\$27,360	\$31,590	\$31,590	---
	Max	\$28,380	\$32,400	\$36,480	\$40,500	\$43,740	\$46,980	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None.					
Other Affordable Developments in PMA since 2016						
20232	Beaumont Trails		New	Elderly	n/a	60
19094	Laurel Vista		New	Elderly	n/a	69
18095	Retreat West Beaumont		New	Elderly Limitation	n/a	98
17004	Old Dowlen Cottages		New	Elderly Limitation	n/a	72
Stabilized Affordable Developments in PMA					Total Units	1,782
					Total Developments	14
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

The Market Analyst reflects that there are no competitive units in the PMA since all of the most recent developments have been elderly projects. Not mentioned in the Market Study is another 2021 application, 21416 Virginia Flats (110 units), but it is an acquisition/rehab project and is therefore not competitive. Furthermore, there are no other competitive projects close to, but outside of the PMA.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	38,985			
Potential Demand from the Primary Market Area	8,132			
10% External Demand	813			
Potential Demand from Other Sources	0			
GROSS DEMAND	8,945			
Subject Affordable Units	72			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	72			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	0.8%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,896	190	8	0	0.4%
50% AMGI	1,668	167	15	0	0.8%
60% AMGI	4,568	457	49	0	1.0%

Demand Analysis:

Underwriter could not identify any additional competitive units within or close to the PMA. Therefore, Market Analyst's capture rates are being used for the analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	386	39	2	0	0.5%
1 BR/50%	524	52	6	0	1.0%
1 BR/60%	402	40	23	0	5.2%
2 BR/30%	326	33	4	0	1.1%
2 BR/50%	347	35	7	0	1.8%
2 BR/60%	705	71	25	0	3.2%
3 BR/30%	261	26	2	0	0.7%
3 BR/50%	242	24	2	0	0.8%
3 BR/60%	462	46	1	0	0.2%

Market Analyst Comments:

Stabilized LIHTC developments in PMA are 98.5% occupied. (p. 9 of PDF) Table on page 52 of PDF reflects that market rate occupancy in the PMA is 95.7%.

"The LIHTC comparables reported absorption rates between seven and 20 units per month, with an average of 12 units per month, while the market rate property reported an absorption rate of 14 units per month. Given the absorption rates reported by the comparables, coupled with the waiting lists at the affordable comparables, we anticipate the Subject would reach a stabilized occupancy rate of 95 percent within six to seven months, which equates to an absorption rate of approximately 12 units per month." (p. 94 of PDF)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$315,184	Avg. Rent:	\$735	Expense Ratio:	53.8%
Debt Service:	\$263,747	B/E Rent:	\$678	Controllable Expenses:	\$2,932
Net Cash Flow:	\$51,437	UW Occupancy:	92.5%	Property Taxes/Unit:	\$427
Aggregate DCR:	1.20	B/E Occupancy:	85.5%	Program Rent Year:	2020

Tax credit restricted units are expected to achieve full program rents. Market rate units comprise only 12% of the unit mix and are therefore budgeted at gross 60% rents.

Applicant is only projecting \$15/unit in secondary income. Their past projects have typically been underwritten at the TDHCA standard of \$20/unit. If \$20/unit is assumed, it would result in an additional \$4,920 in income, resulting in a 1.21 DCR.

Applicant's management fee is specifically limited to 4.00% in their equity provider's term sheet. All else equal, using TDHCA's standard assumption of 5.00% would result in a projected DCR of 1.17, which would not affect the feasibility conclusion. Furthermore, the proposed management company is Alpha Barnes, who is managing some of Applicant's other projects for a 4% fee.

The Lender signed a long-term pro forma that includes a \$8,000 annual expense for Supportive Services. Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

Average rent with 1 month concession on both 60% and market rate units is only \$9 above break-even, but concessions are likely unnecessary with subject offering a combined 33% overall discount to market rents.

Breakeven occupancy occurs with 12 units vacant (underwritten at 6).

Pro Forma exhibits feasibility for over 35 years at a permanent loan rate of 4.25% fixed. However, all else equal, rate could increase by 29 basis points (to 4.54%) before first year DCR would drop below the minimum 1.15 threshold.

As underwritten, 15 year residual cash flow is \$796K after repayment of deferred developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$121,744/ac	\$9,515/unit	\$780,258	Contractor Fee	\$1,140,278
Off-site + Site Work		\$18,134/unit	\$1,487,000	Soft Cost + Financing	\$1,724,820
Building Cost	\$93.65/sf	\$74,695/unit	\$6,125,000	Developer Fee	\$1,607,000
Contingency	7.00%	\$6,498/unit	\$532,840	Reserves	\$315,435
Total Development Cost	\$167,227/unit		\$13,712,630	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

Certified off-site costs of \$35K include \$17K for fire hydrants and \$18K for sewer laterals. Applicant is not including these in eligible basis.

Site Work:

Certified cost of \$1.3M (\$16K/unit), with \$150K for detention, \$770K for typical grading and paving, \$350K for on-site utilities, and \$7K for bumpstops, striping & signage.

Amenity cost of \$175K (\$2.1K/unit) was not included in certification, but is comprised of \$75K for landscaping and \$100K for fencing.

Building Cost:

Three-story, walk-up, garden development is comprised of 2 buildings. Non-rectangular units and multi-gabled roof line attractive exterior building articulation. All units have 9 foot ceilings, walk-in closets and wet island kitchens. Composition shingle, multi-gabled roofs have a 4/12 pitch. Exteriors feature an average combination of 30% stone and 70% cement fiber siding.

Underwriter's cost is based on Marshal & Swift's ("M&S") average quality construction values adjusted for the small number of units and for the small average unit size (798 sf). Underwriter's building cost estimate of \$94.20/sf comes in at less than 1% more than Applicant's estimate of \$93.65/sf .

For scoring purposes, Applicant limited their eligible building cost to \$84.35/sf (vs. \$93.65/sf budgeted actual cost).

Soft Costs:

At \$4.3K/unit, A&E costs fall within the typical range of what we have underwritten, as do total soft costs at \$9.5K/unit (6%).

Reserves:

Applicant's total capital reserves represent 6 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by less than 1%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$13,712,630	\$11,482,683	\$1,179,636

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Regions	Conventional Loan	\$4,800,000	4.00%	36%
Regions	Bridge Loan	\$6,000,000	4.00%	45%
Regions	HTC	\$865,833	\$0.88	7%
Target Builders, LLC	Deferred Developer Fee	\$1,607,000		12%
		\$13,272,833	Total Sources	

Comments:

Bridge loan gets repaid from full equity funding.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Regions	\$4,800,000	4.25%	35	15	\$4,800,000	4.25%	35	15	35%
Total	\$4,800,000				\$4,800,000				

Comments:

Permanent loan only represents 35% of the capital structure.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Regions	\$8,658,334	\$0.88		\$8,658,334	\$0.88	63%	
Target Builders, LLC	\$254,296		16%	\$254,296		2%	16%
Total	\$8,912,630			\$8,912,630			
				\$13,712,630	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.906	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.799	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$13,712,630
Permanent Sources (debt + non-HTC equity)	\$4,800,000
Gap in Permanent Financing	\$8,912,630

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$10,379,755	\$1,179,636
Needed to Balance Sources & Uses	\$8,912,630	\$1,012,900
Requested by Applicant	\$8,658,334	\$984,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,658,334	\$984,000

Deferred Developer Fee	\$254,296	(16% deferred)
Repayable in	5 years	

Comments:

Credit recommendation is limited to \$984,000 as requested by Applicant.

Underwriter: Gregg Kazak

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Beaumont Pioneer Crossing, Beaumont, 9% HTC #21033

LOCATION DATA	
CITY:	Beaumont
COUNTY:	Jefferson
Area Median Income	\$67,500
PROGRAM REGION:	5
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	36	43.9%	0	0
2	40	48.8%	0	0
3	6	7.3%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	82	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	87.80%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	798 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	15	49	-	-	10	82
Income	% Total	0.0%	9.8%	0.0%	18.3%	59.8%	0.0%	0.0%	12.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mkt Analyst	
TC 30%	\$379	2	1	1	650	\$379	\$47	\$332	\$0	\$0.51	\$332	\$664	\$664	\$332	\$1	\$0	\$759	\$1.17	\$950
TC 50%	\$633	6	1	1	650	\$633	\$47	\$586	\$0	\$0.90	\$586	\$3,516	\$3,516	\$586	\$1	\$0	\$759	\$1.17	\$950
TC 60%	\$759	23	1	1	650	\$759	\$47	\$712	\$0	\$1.10	\$712	\$16,376	\$16,376	\$712	\$1	\$0	\$759	\$1.17	\$950
MR		5	1	1	650	\$0	\$47		NA	\$1.17	\$759	\$3,795	\$3,795	\$759	\$1	NA	\$759	\$1.17	\$950
TC 30%	\$456	2	2	2	850	\$456	\$61	\$395	\$0	\$0.46	\$395	\$790	\$790	\$395	\$0	\$0	\$912	\$1.07	\$1,125
TC 50%	\$760	2	2	2	850	\$760	\$61	\$699	\$0	\$0.82	\$699	\$1,398	\$1,398	\$699	\$1	\$0	\$912	\$1.07	\$1,125
TC 60%	\$912	4	2	2	850	\$912	\$61	\$851	\$0	\$1.00	\$851	\$3,404	\$3,404	\$851	\$1	\$0	\$912	\$1.07	\$1,125
MR		1	2	2	850	\$0	\$61		NA	\$1.07	\$912	\$912	\$912	\$912	\$1	NA	\$912	\$1.07	\$1,125
TC 30%	\$456	1	2	2	903	\$456	\$61	\$395	\$0	\$0.44	\$395	\$395	\$395	\$395	\$0	\$0	\$912	\$1.01	\$1,175
TC 50%	\$760	4	2	2	903	\$760	\$61	\$699	\$0	\$0.77	\$699	\$2,796	\$2,796	\$699	\$1	\$0	\$912	\$1.01	\$1,175
TC 60%	\$912	21	2	2	903	\$912	\$61	\$851	\$0	\$0.94	\$851	\$17,871	\$17,871	\$851	\$1	\$0	\$912	\$1.01	\$1,175
MR		3	2	2	903	\$0	\$61		NA	\$1.01	\$912	\$2,736	\$2,736	\$912	\$1	NA	\$912	\$1.01	\$1,175
TC 30%	\$456	1	2	2	932	\$456	\$61	\$395	\$0	\$0.42	\$395	\$395	\$395	\$395	\$0	\$0	\$912	\$0.98	\$1,225
TC 50%	\$760	1	2	2	932	\$760	\$61	\$699	\$0	\$0.75	\$699	\$699	\$699	\$699	\$1	\$0	\$912	\$0.98	\$1,225
TC 30%	\$526	2	3	2	1,050	\$526	\$78	\$448	\$0	\$0.43	\$448	\$896	\$896	\$448	\$0.43	\$0	\$1,053	\$1.00	\$1,475
TC 50%	\$877	2	3	2	1,050	\$877	\$78	\$799	\$0	\$0.76	\$799	\$1,598	\$1,598	\$799	\$0.76	\$0	\$1,053	\$1.00	\$1,475
TC 60%	\$1,053	1	3	2	1,050	\$1,053	\$78	\$975	\$0	\$0.93	\$975	\$975	\$975	\$975	\$0.93	\$0	\$1,053	\$1.00	\$1,475
MR		1	3	2	1,050	\$0	\$78		NA	\$1.00	\$1,053	\$1,053	\$1,053	\$1,053	\$1.00	NA	\$1,053	\$1.00	\$1,475
TOTALS/AVERAGES:		82			65,401				\$0	\$0.92	\$735	\$60,269	\$60,269	\$735	\$0.92	\$0	\$855	\$1.07	\$1,094

ANNUAL POTENTIAL GROSS RENT:		\$723,228	\$723,228
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STABILIZED PRO FORMA

Beaumont Pioneer Crossing, Beaumont, 9% HTC #21033

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Expense Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.92	\$735	\$723,228	\$723,228	\$735	\$0.92		0.0%	\$0
Applicatin Fees					\$14.63	\$14,400						
Total Secondary Income					\$14.63		\$14,400	\$14.63			0.0%	\$0
POTENTIAL GROSS INCOME						\$737,628	\$737,628				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(55,322)	(55,322)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$682,306	\$682,306				0.0%	\$0

General & Administrative	\$39,131	\$477/Unit	\$29,521	\$360	4.25%	\$0.44	\$354	\$29,000	\$29,521	\$360	\$0.45	4.33%	-1.8%	(521)
Management	\$29,629	5.0% EGI	\$31,750	\$387	4.00%	\$0.42	\$333	\$27,292	\$27,292	\$333	\$0.42	4.00%	0.0%	-
Payroll & Payroll Tax	\$93,884	\$1,145/Unit	\$88,848	\$1,084	12.75%	\$1.33	\$1,061	\$87,000	\$88,848	\$1,084	\$1.36	13.02%	-2.1%	(1,848)
Repairs & Maintenance	\$65,971	\$805/Unit	\$101,121	\$1,233	8.42%	\$0.88	\$701	\$57,450	\$53,300	\$650	\$0.81	7.81%	7.8%	4,150
Electric/Gas	\$16,021	\$195/Unit	\$13,339	\$163	2.34%	\$0.24	\$195	\$16,000	\$13,339	\$163	\$0.20	1.96%	19.9%	2,661
Water, Sewer, & Trash	\$52,810	\$644/Unit	\$62,695	\$765	7.47%	\$0.78	\$622	\$51,000	\$52,810	\$644	\$0.81	7.74%	-3.4%	(1,810)
Property Insurance	\$37,585	\$0.57 /sf	\$36,134	\$441	4.84%	\$0.50	\$402	\$33,000	\$36,134	\$441	\$0.55	5.30%	-8.7%	(3,134)
Property Tax (@ 100%) 2.714982	\$37,200	\$454/Unit	\$46,965	\$573	5.13%	\$0.54	\$427	\$35,000	\$46,965	\$573	\$0.72	6.88%	-25.5%	(11,965)
Reserve for Replacements					3.00%	\$0.31	\$250	\$20,500	\$20,500	\$250	\$0.31	3.00%	0.0%	-
Supportive Services					1.17%	\$0.12	\$98	\$8,000	\$8,000	\$98	\$0.12	1.17%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.42%	\$0.04	\$35	\$2,880	\$2,880	\$35	\$0.04	0.42%	0.0%	-
TOTAL EXPENSES					53.81%	\$5.61	\$4,477	\$367,122	\$379,591	\$4,629	\$5.80	55.63%	-3.3%	\$ (12,468)
NET OPERATING INCOME ("NOI")					46.19%	\$4.82	\$3,844	\$315,184	\$302,715	\$3,692	\$4.63	44.37%	4.1%	\$ 12,468

CONTROLLABLE EXPENSES							\$2,932/Unit			\$2,900/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Beaumont Pioneer Crossing, Beaumont, 9% HTC #21033

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Regions		1.15	1.20	263,747	4.25%	35	15	\$4,800,000	\$4,800,000	15	35	4.25%	\$263,747	1.20	35.0%
				\$263,747	TOTAL DEBT / GRANT SOURCES			\$4,800,000	\$4,800,000	TOTAL DEBT SERVICE			\$263,747	1.20	35.0%
NET CASH FLOW		\$38,968	\$51,437					APPLICANT	NET OPERATING INCOME			\$315,184	\$51,437	NET CASH FLOW	

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												Regions	LIHTC Equity	63.1%	$984,000	$0.88	$8,658,334	$8,658,334	$0.88	$984,000	63.1%	$12,000	Applicant Request
Target Builders, LLC	Deferred Developer Fees	1.9%	(16% Deferred)		\$254,296	\$254,296	(16% Deferred)		1.9%	Total Developer Fee: \$1,607,000		
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		65.0%			\$8,912,630	\$8,912,630			65.0%			
TOTAL CAPITALIZATION						\$13,712,630	\$13,712,630				15-Yr Cash Flow after Deferred Fee:	\$796,455

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs		Total Costs	Eligible Basis		Total Costs		%	\$		
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition						
Land Acquisition			\$9,515 / Unit	\$780,258	\$780,258	\$9,515 / Unit		\$780,258		0.0%	\$0		
Off-Sites		\$0	\$427 / Unit	\$35,000	\$35,000	\$427 / Unit	\$0	\$35,000		0.0%	\$0		
Site Work		\$1,197,000	\$15,573 / Unit	\$1,277,000	\$1,277,000	\$15,573 / Unit	\$1,197,000	\$1,277,000		0.0%	\$0		
Site Amenities		\$175,000	\$2,134 / Unit	\$175,000	\$175,000	\$2,134 / Unit	\$175,000	\$175,000		0.0%	\$0		
Building Cost		\$5,516,574	\$93.65 /sf	\$74,695/Unit	\$6,125,000	\$6,161,046	\$75,135/Unit	\$94.20 /sf	\$5,516,574	-0.6%	(\$36,046)		
Contingency		\$482,200	7.00%	7.00%	\$532,840	\$532,840	6.97%	7.00%	\$482,200	0.0%	\$0		
Contractor Fees		\$1,031,908	14.00%	14.00%	\$1,140,278	\$1,140,278	13.94%	14.00%	\$1,031,908	0.0%	\$0		
Soft Costs	\$0	\$777,000	\$9,476 / Unit	\$777,000	\$777,000	\$9,476 / Unit	\$777,000	\$0	\$0	0.0%	\$0		
Financing	\$0	\$808,000	\$11,559 / Unit	\$947,820	\$947,820	\$11,559 / Unit	\$808,000	\$0	\$0	0.0%	\$0		
Developer Fee	\$0	\$1,495,000	14.97%	14.93%	\$1,607,000	\$1,607,000	14.88%	14.97%	\$1,495,000	0.0%	\$0		
Reserves			6 Months	\$315,435	\$315,435	6 Months				0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$11,482,683	\$167,227 / Unit	\$13,712,630	\$13,748,676	\$167,667 / Unit	\$11,482,683	\$0	\$0	-0.3%	(\$36,046)		
Acquisition Cost	\$0			\$0									
Contingency		\$0		\$0									
Contractor's Fee		\$0		\$0									
Financing Cost		\$0		\$0									
Developer Fee	\$0	\$0		\$0									
Reserves				\$0									
ADJUSTED BASIS / COST	\$0	\$11,482,683	\$167,227/unit	\$13,712,630	\$13,748,676	\$167,667/unit	\$11,482,683	\$0	\$0	-0.3%	(\$36,046)		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$13,712,630							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Beaumont Pioneer Crossing, Beaumont, 9% HTC #21033

CREDIT CALCULATION ON QUALIFIED BASIS				
Applicant		TDHCA		
Acquisition	Construction Rehabilitation	Acquisition	Construction	
ADJUSTED BASIS	\$0	\$11,482,683	\$0	\$11,482,683
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$11,482,683	\$0	\$11,482,683
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$14,927,488	\$0	\$14,927,488
Applicable Fraction	87.80%	87.80%	88%	88%
TOTAL QUALIFIED BASIS	\$0	\$13,107,063	\$0	\$13,107,063
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,179,636	\$0	\$1,179,636
CREDITS ON QUALIFIED BASIS	\$1,179,636		\$1,179,636	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8799	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,179,636	\$10,379,755	----	----	----
Needed to Fill Gap	\$1,012,900	\$8,912,630	----	----	----
Applicant Request	\$984,000	\$8,658,334	\$984,000	\$0	\$0

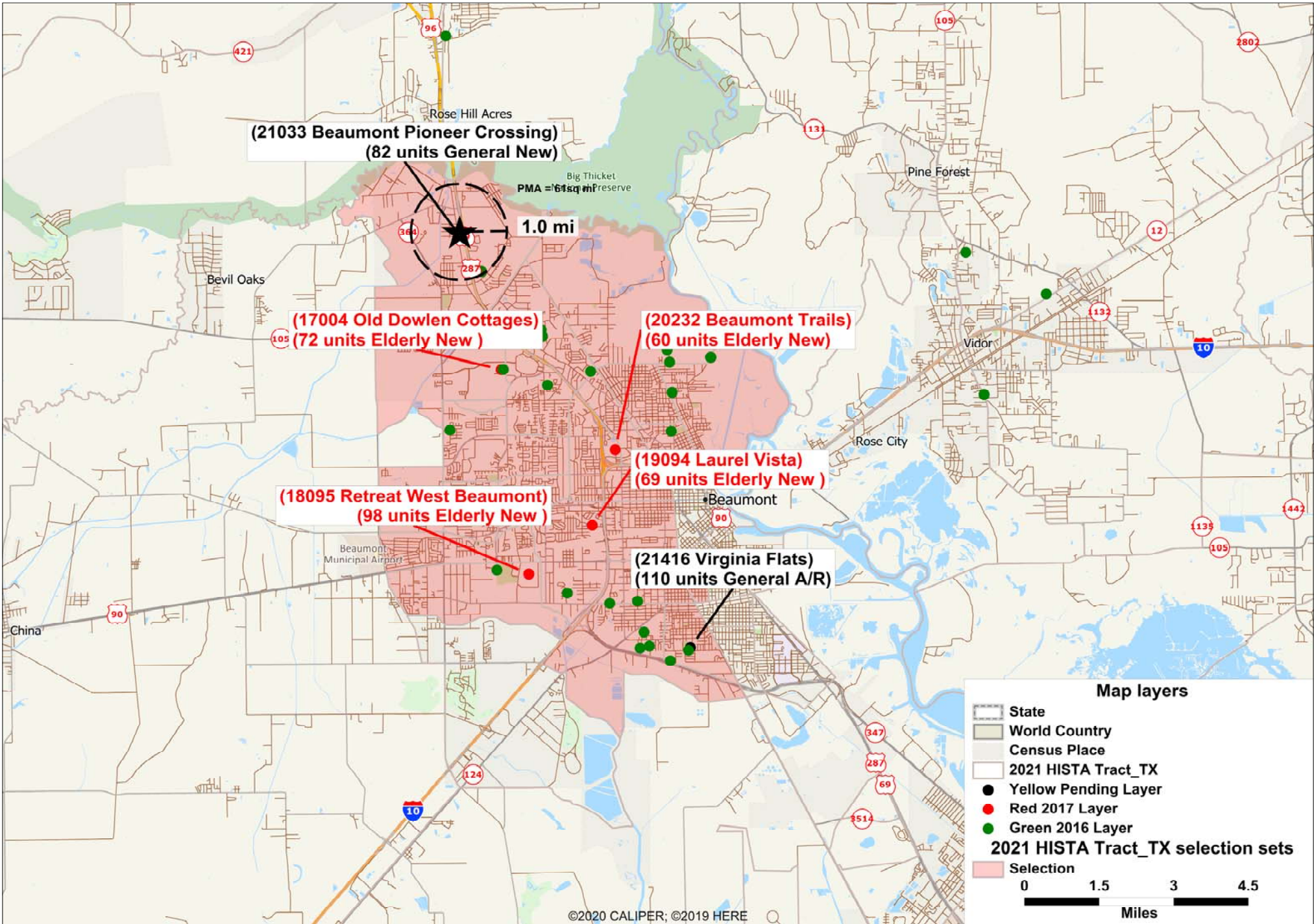
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	65,401 SF	\$81.93	5,358,468
Adjustments				
Exterior Wall Finish	2.40%		1.97	\$128,603
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		2.70	176,829
Roof Adjustment(s)			(0.25)	(16,350)
Subfloor			(0.16)	(10,464)
Floor Cover			2.56	167,427
Breezeways	\$30.22	6,042	2.79	182,609
Balconies	\$30.13	4,590	2.11	138,296
Plumbing Fixtures	\$1,080	138	2.28	149,040
Rough-ins	\$530	164	1.33	86,920
Built-In Appliances	\$1,830	82	2.29	150,060
Exterior Stairs	\$2,460	14	0.53	34,440
Heating/Cooling			2.34	153,038
Storage Space	\$30.22	1,389	0.64	41,980
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$95.88	2,328	3.41	223,209
Elevators		0	0.00	0
Other: Unit Mechanical, Fire Riser Closets, Air Gaps	\$30.13	1,683	0.78	50,708
Fire Sprinklers	\$2.88	75,160	3.31	216,461
SUBTOTAL			110.57	7,231,274
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			110.57	\$7,231,274
Plans, specs, survey, bldg permits	3.30%		(3.65)	(\$238,632)
Contractor's OH & Profit	11.50%		(12.72)	(831,597)
NET BUILDING COSTS		\$75,135/unit	\$94.20/sf	\$6,161,046

Long-Term Pro Forma

Beaumont Pioneer Crossing, Beaumont, 9% HTC #21033

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$682,306	\$695,952	\$709,871	\$724,068	\$738,550	\$815,419	\$900,288	\$993,991	\$1,097,446	\$1,211,669	\$1,337,781
TOTAL EXPENSES	3.00%	\$367,122	\$377,863	\$388,920	\$400,304	\$412,024	\$476,018	\$550,035	\$635,654	\$734,702	\$849,298	\$981,895
NET OPERATING INCOME ("NOI")		\$315,184	\$318,089	\$320,951	\$323,764	\$326,526	\$339,401	\$350,253	\$358,337	\$362,744	\$362,371	\$355,886
EXPENSE/INCOME RATIO		53.8%	54.3%	54.8%	55.3%	55.8%	58.4%	61.1%	63.9%	66.9%	70.1%	73.4%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747	\$263,747
DEBT COVERAGE RATIO		1.20	1.21	1.22	1.23	1.24	1.29	1.33	1.36	1.38	1.37	1.35
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$51,437	\$54,342	\$57,204	\$60,017	\$62,779	\$75,654	\$86,506	\$94,590	\$98,997	\$98,624	\$92,139
Deferred Developer Fee Balance		\$202,859	\$148,517	\$91,314	\$31,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$31,483	\$384,681	\$796,455	\$1,254,515	\$1,742,362	\$2,238,388	\$2,714,798

21033 Beaumont Pioneer Crossing PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

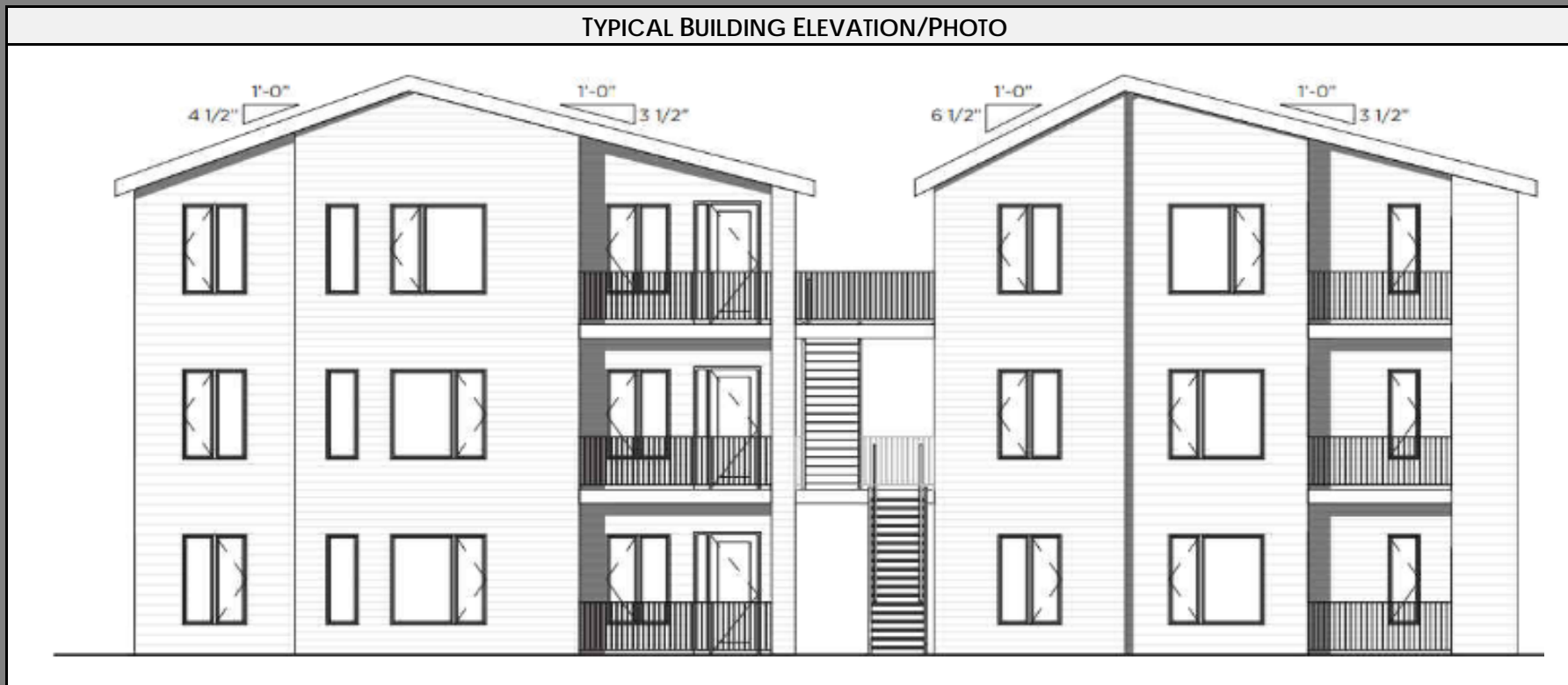
21035 Manson Place - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 17, 2021

PROPERTY IDENTIFICATION	
Application #	21035
Development	Manson Place
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

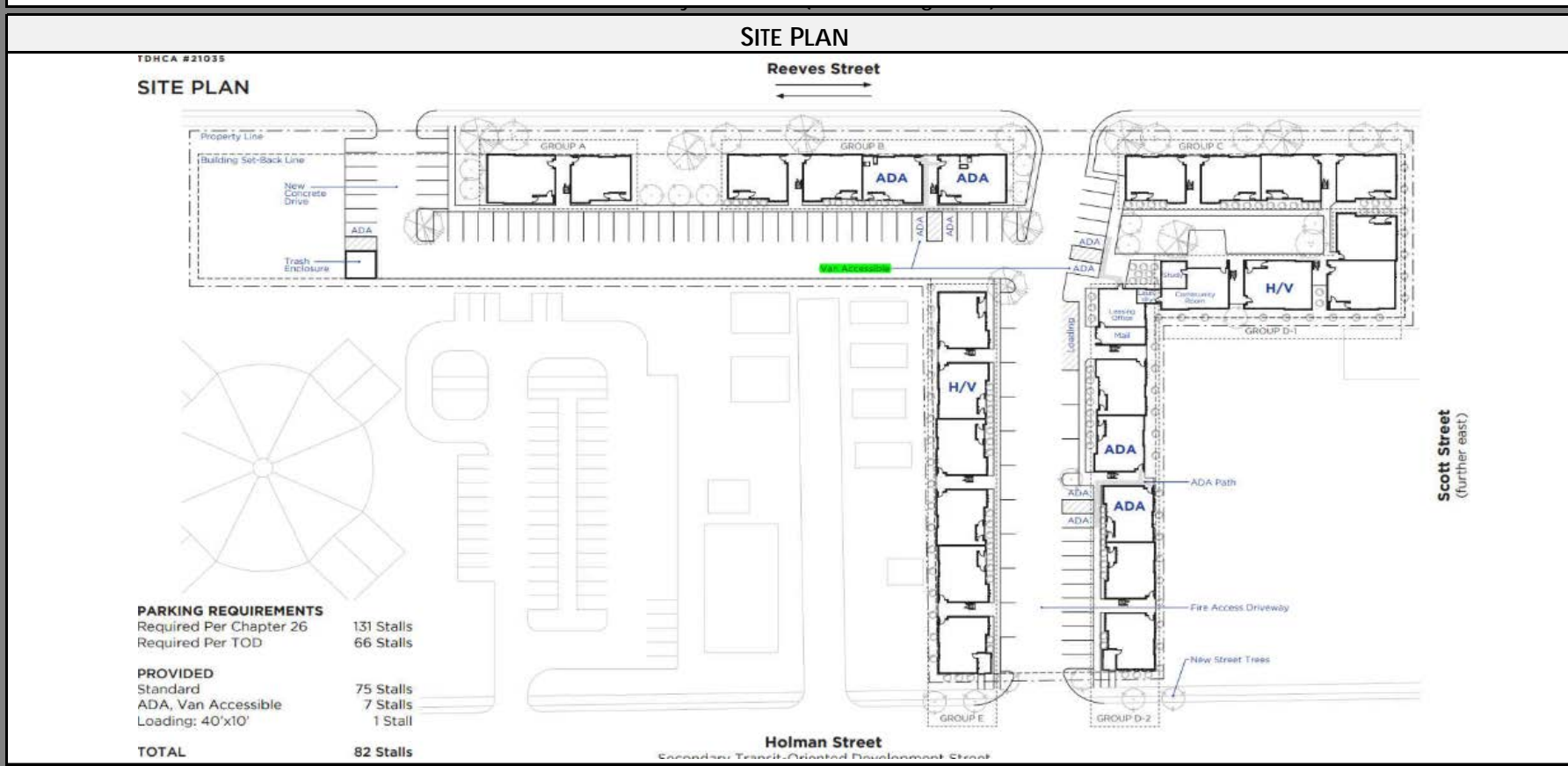
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$19,737/Unit	\$0.93	

KEY PRINCIPALS / SPONSOR		
Richard Sciortino - Principal & David Brint - Principal of Brinshore Development, LLC		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	8	11%
2	62	82%	40%	-	0%
3	14	18%	50%	30	39%
4	-	0%	60%	32	42%
			70%	-	0%
			80%	4	5%
			MR	2	3%
TOTAL	76	100%	TOTAL	76	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	57.2%
Breakeven Occ.	85.9%	Breakeven Rent	\$802
Average Rent	\$866	B/E Rent Margin	\$63
Property Taxes	\$1,308/unit	Exemption/PILOT	0%
Total Expense	\$5,625/unit	Controllable	\$3,057/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	2.3%		
Highest Unit Capture Rate	20%	2 BR/50%	29
Dominant Unit Cap. Rate	20%	2 BR/50%	29
Premiums (↑60% Rents)	Yes	\$119/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	961 SF	Density	29.3/acre
Acquisition	\$25K/unit	\$1,865K	
Building Cost	\$106.80/SF	\$7,803K	
Hard Cost	\$129K/unit	\$9,807K	
Total Cost	\$247K/unit	\$18,782K	
Developer Fee	\$2,038K (21% Deferred)	Paid Year: 8	
Contractor Fee	\$1,373K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Amegy Bank	18/35	5.00%	\$4,397,000	1.20	City of Houston	0/0	0.00%	\$500	1.20	Richman Group	\$13,948,605
TOTAL DEBT (Must Pay)			\$4,397,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,384,514
										TOTAL DEBT SOURCES	\$4,397,500
										TOTAL CAPITALIZATION	\$18,782,014

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Low Capture Rates
- Overall Feasibility Indicators
- Proximity to transit
- Proximity to employment opportunities
- Developer Experience

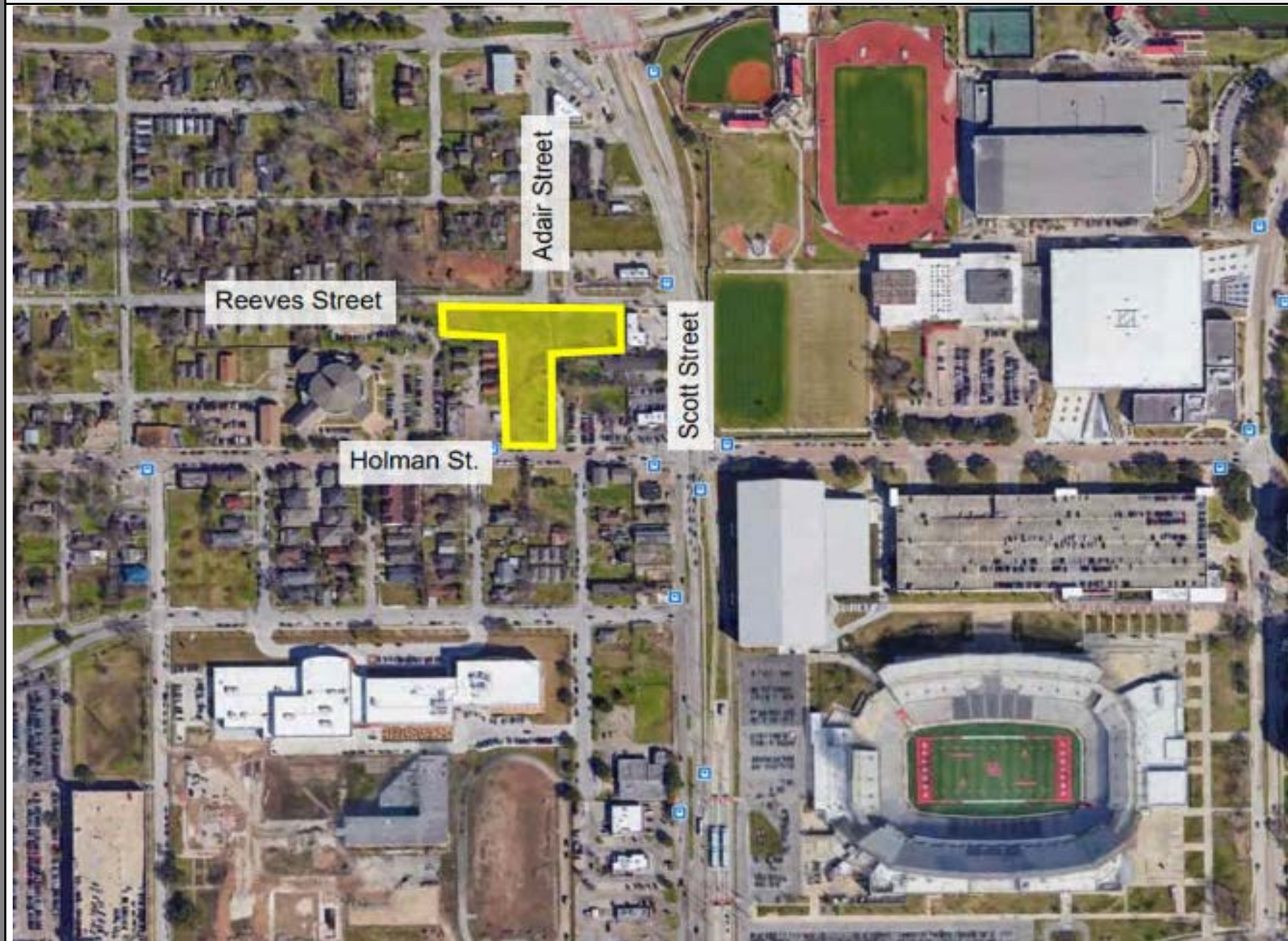
WEAKNESSES/RISKS

- Low visibility
- Potential for increased costs due to noise mitigation.
- Subsurface groundwater risks.
- 1.08 parking spaces per unit
- Applicant has not yet delivered LIHTC units in Texas.

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21035 Program(s): 9% HTC

Manson Place

Address/Location: SWQ of Reeves Steet & Scott Street

City: Houston County: Harris Zip: 77004

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is
 - a: compliant with HUD noise guidelines.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	30
60% of AMI	60% of AMI	32
80% of AMI	80% of AMI	4

DEVELOPMENT SUMMARY

Manson Place is a proposed 76 unit development located in Houston's Historic Third Ward. The development is located in one of Houston's Complete Communities where robust community revitalization is a primary objective including significant committed funding. The 2.595 acre site will house 76 families consisting of all 2 and 3 bedroom units. Manson Place will partner with Family Scholar House to provide the parent(s) resources to enable them to earn a college degree and provide a safe, nurturing environment for their children. The development site is conveniently located next to the University of Houston as well as a light rail stop. Due to the proximity to mass transit, the City of Houston permits a 50% parking reduction.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low Capture Rates
▫	Overall Feasibility Indicators
▫	Proximity to employment opportunities
▫	Proximity to transit
▫	Developer Experience

WEAKNESSES/RISKS	
▫	Low visibility
▫	Potential for increased costs due to noise mitigation.
▫	Subsurface groundwater risks.
▫	1.08 parking spaces per unit
▫	Applicant has not yet delivered LIHTC units in Texas.

DEVELOPMENT TEAM

PRIMARY CONTACTS

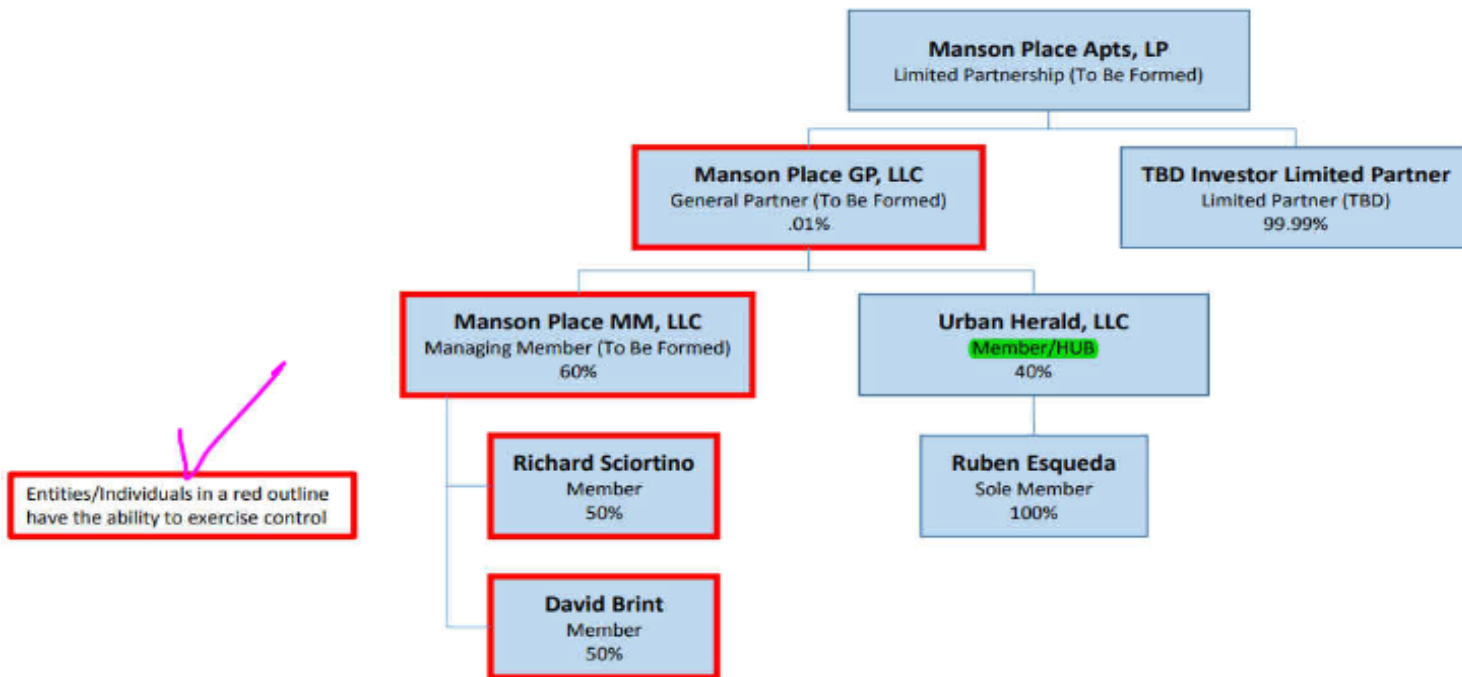
Name: Scott Puffer
Phone: (513) 603-0074
Relationship: Applicant Business Development

Name: Ruben Esqueda
Phone: (817) 329-8051
Relationship: Applicant Sr. Vice President

OWNERSHIP STRUCTURE

Manson Place Apartments

Ownership Organization Chart



- The managing members of Manson Place MM, LLC are principals of the applicant, Brinshore Development. Brinshore has successfully developed over 7,500 units in 15 cities nationally, and has recently begun development of one Bond development in Waco and two other 9% developments in Houston.

DEVELOPMENT SUMMARY

SITE PLAN

TDHCA #21035

SITE PLAN



PARKING REQUIREMENTS	
Required Per Chapter 26	131 Stalls
Required Per TOD	66 Stalls
PROVIDED	
Standard	75 Stalls
ADA, Van Accessible	7 Stalls
Loading: 40'x10'	1 Stall
TOTAL	82 Stalls

Comments:

Parking requirement is reduced 50% because the project is a Transit-Oriented Development (TOD). Seventy (70) parking spaces are provided (139 spaces required before 50% TOD bonus, 82 spaces provided). There is no remaining room for Site Amenities, and all amenities have been included in the Common Spaces. Similarly, there is no greenspace, but the developer will provide landscaping along Reeves St.

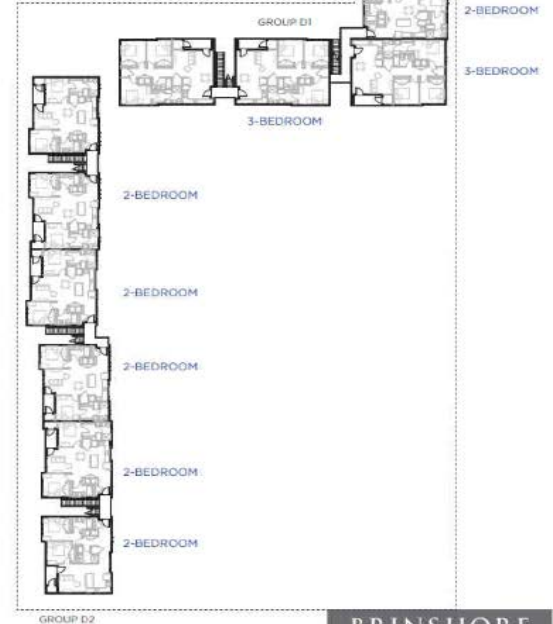
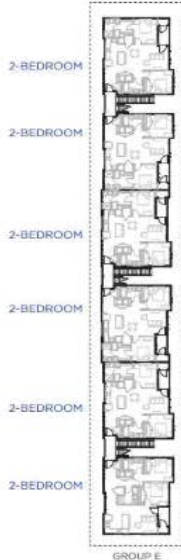
When parking, there's no room to turn around on-site and tenants may need to exit and reenter the site through any one of three places of ingress/egress.

BUILDING PLAN (Typical)

SECOND & THIRD FLOOR PLAN



UNIT MIX SECOND & THIRD FLOORS
 2-BEDROOM 21 UNITS
 3-BEDROOM 5 UNITS



	GROUP A	GROUP B	GROUP C	GROUP D1	GROUP D2	GROUP E
GROSS BUILDING	2,261 SF	4,300 SF	4,085 SF	4,734 SF	6,103 SF	6,148 SF
UTILITY*	27 SF	57 SF	52 SF	56 SF	75 SF	75 SF
BREEZEWAY	77 SF	136 SF	117 SF	232 SF	194 SF	176 SF
CORRIDOR	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
BALCONY*	105 SF	195 SF	189 SF	225 SF	225 SF	270 SF
PATIO*	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF

*SEE UNIT PLANS FOR DIMENSIONS AND SQUARE FOOTAGES FOR UTILITY, BALCONY, PATIO

1" = 40'-0"

BRINSHORE

Comments:

All units are 2-3 Bedroom, with large walk-in closets in the Master Bedroom leading to the Master Bathroom. All units have in-unit laundry, along with sizable balconies on the 2nd and 3rd floors. Minimal breezeways are necessary, as all units are accessed from exterior stairways.

BUILDING ELEVATION



Comments:

Roof pitches vary from 3.5/12 to 6.5/12, so a small adjuster has been added to account for the inconsistencies. Minimal ornamentation, with 100% of exterior materials either cementitious siding or glazing surrounding the windows.

BUILDING CONFIGURATION

Building Type	A	B	C	D1	D2	E														Total Buildings	
Floors/Stories	3	3	3	3	3	3															6
Number of Bldgs	1	1	1	1	1	1															6
Units per Bldg	6	12	12	11	17	18															
Total Units	6	12	12	11	17	18															76
Avg. Unit Size (SF)	961 sf		Total NRA (SF)			73,058			Common Area (SF)*			2,145									

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 2.595 acres Density: 29.3 units/acre
Site Control: 2.6 **Site Plan:** 2.595 **Appraisal:** 2.603 **ESA:** 2.603
Feasibility Report Survey: 2.595 **Feasibility Report Engineer's Plan:** 2.595

Control Type: Contract for Sale
 Development Site: 2.595 acres Cost: \$1,850,000 \$24,342 per unit
 Seller: Holman Street Baptist Church
 Buyer: Brinshore Development, LLC or assigns
 Related-Party Seller/Identity of Interest: No

APPRAISED VALUE

Appraiser: David L. Pallante & Associates, L.L.C. Date: 1/22/2021

Land as Vacant:	2.603 acres	<u>\$1,940,000</u>	Per Unit:	<u>\$25,526</u>
Total Development: (as-is)		<u>\$1,940,000</u>	Per Unit:	<u>\$25,526</u>

Comments:
Appraiser utilized a Sales Comparison Approach since the property is vacant land.

SITE INFORMATION

Flood Zone:	<u>Zone X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>None</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>0</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
Vacant, grass-covered land with a dirt road and a concrete driveway.

Surrounding Uses:
Mixed Residential and Commerical properties. Commercial property usage has included dry-cleaners, automobile repair shops, fueling stations, restaurants, banks, and convenience stores.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: EnSafe Inc. Date: 2/3/2021

- Recognized Environmental Conditions (RECs) and Other Concerns:
- Benzene and other petroleum-related chemicals of concern from an up-gradient LPST facility are likely to have migrated to and impacted soil, groundwater, and/or soil vapor at the subject property.
 - The subject property is near high-traffic roadways, outdoor sports stadiums, a non-commuter railway, and other potential noise considerations including William P. Hobby Airport.

MARKET ANALYSIS

Provider: Affordable Housing Analysts

Date: 3/23/2021

Contact: Bob Coe

Phone: 281-387-7552

Primary Market Area (PMA): 13 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$15,960	\$15,960	\$15,960	\$15,960	\$18,450	\$18,450	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	\$25,560	\$27,450	---
50% AMGI	Min	\$26,610	\$26,610	\$26,610	\$26,610	\$30,750	\$30,750	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	\$42,600	\$45,750	---
60% AMGI	Min	\$31,950	\$31,950	\$31,950	\$31,950	\$36,900	\$36,900	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	\$51,120	\$54,900	---
80% AMGI	Min	\$42,600	\$42,600	\$42,600	\$42,600	\$49,200	\$49,200	---
	Max	\$44,160	\$50,480	\$56,800	\$63,040	\$68,160	\$73,200	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21132	OST Lofts	Y	New	General	41	130
20097	Regency Lofts	Y	New	General	63	120
Other Affordable Developments in PMA since 2016						
18243	2222 Cleburne		New	Elderly Limitation	n/a	112
Stabilized Affordable Developments in PMA					Total Units	1,695
					Total Developments	9
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

21132 OST Lofts is proposed with 41 competitive HTC units a few miles away on the south side of Hwy 90.

20097 Regency Lofts is a few miles south of the subject currently under development with 63 competitive units.

21607 Caroline Lofts is a General New Construction development in an adjacent census tract to the subject, and 21026 Vista at Park Place is a New Construction development in an adjacent census tract to the subject PMA.

Market Analysts have defined the PMA's of all deals so they don't overlap and are non-competitive.

OVERALL DEMAND ANALYSIS				
	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	22,562		22,562	
Potential Demand from the Primary Market Area	6,966		6,966	
10% External Demand	697		697	
Potential Demand from Other Sources	0		0	
GROSS DEMAND	7,663		7,663	
Subject Affordable Units	74		74	
Unstabilized Competitive Units	112		104	
RELEVANT SUPPLY	186		178	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	2.4%		2.3%	

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
-------------	----------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	2,303	230	8	11	1%	2,303	230	8	10	1%
50% AMGI	1,785	179	30	44	4%	1,785	179	30	33	3%
60% AMGI	1,711	171	32	57	5%	1,711	171	32	60	5%
80% AMGI	1,166	117	4	0	0%	1,166	117	4	1	0%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

Underwriter's capture rates are based on Market Analyst's qualified demand but include a different number of identified comp units at the Market Analyst determined comp properties. Underwriter's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
2 BR/30%	460	46	7	8	3%	460	46	7	8	3%
2 BR/50%	265	27	29	35	22%	265	27	29	28	20%
2 BR/60%	572	57	23	48	11%	572	57	23	54	12%
2 BR/80%	380	38	2	0	0%	380	38	2	0	0%
3 BR/30%	557	56	1	3	1%	557	56	1	2	0%
3 BR/50%	303	30	1	9	3%	303	30	1	5	2%
3 BR/60%	738	74	9	9	2%	738	74	9	6	2%
3 BR/80%	478	48	2	0	0%	478	48	2	1	1%

Market Analyst Comments:

"Occupancies of the affordable housing projects are high, with some maintaining waiting lists. Therefore, the subject property need only achieve moderate penetration to be feasible." (p. 14)

"... a total of 227 units require absorption, of which 186 units will be rent-restricted. There are approximately 7,663 (HISTA) potential households (relevant to the rent restricted units) based on income eligibility, household size, and housing preference in the subject's primary market." (p. 14)

"Houston gained more residents between 2000 and 2010 than any of the nation's other 365 cities according to a new study by Kinder Institute for Urban Research at Rice University. During this period, the Greater Houston metropolitan area grew by 1.2 million people." (p. 22)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$319,584	Avg. Rent:	\$866	Expense Ratio:	57.2%
Debt Service:	\$266,293	B/E Rent:	\$802	Controllable Expenses:	\$3,057
Net Cash Flow:	\$53,291	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,308
Aggregate DCR:	1.20	B/E Occupancy:	85.9%	Program Rent Year:	2020

Applicant elects to use Income Averaging.

2 market rate units and 4 80% HTC units are underwritten at gross 60% HTC rents.

Average Rent is \$64 above Break-Even Rent.

Interest rate could only increase 30bps before DCR drops below 1.15 and assumed debt would be decreased, compensated by additional Deferred Developer Fee.

\$6k of supportive services are included and will be underwritten at cost certification, regardless if actually incurred.

Applicant Electric / Gas estimate is limited to Common Area only, with LED lighting and no conditioned corridors.

Applicant's Property Tax projection is based on an 8.5% cap rate, rather than the 10% provided by QAP rules.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$712,909/ac	\$24,539/unit	\$1,865,000	Contractor Fee	\$1,372,914
Off-site + Site Work		\$20,224/unit	\$1,537,000	Soft Cost + Financing	\$3,352,408
Building Cost	\$106.80/sf	\$102,665/unit	\$7,802,550	Developer Fee	\$2,038,279
Contingency	5.00%	\$6,144/unit	\$466,978	Reserves	\$346,886
Total Development Cost	\$247,132/unit		\$18,782,014	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Located in OCT with < 20% HTC units/HH			

Acquisition:

Land acquisition cost of \$24K per unit.
 A small legal fee regarding the acquisition was added to the Acquisition rather than as a soft cost.

Site Work:

Site Amenities \$435K (Landscaping / Fencing) and \$494K (on-site utilities) contribute to the Site Work of \$20.2K/unit when divided over the low number of units.

Building Cost:

Underwriter's Building Cost estimate (\$98.27 psf) based on Marshall & Swift "average" cost model adjusted for current market conditions. Applicant's \$106.80 cost is 8.7% higher than Underwriter's estimate.

Budget for Woods & Plastics account for nearly 1/3 of Total Building Costs.

Three roof pitches ranging from 3.5/12 to 6.5/12, and underwriter added a small premium for the variance.

Adjustment added due to the lower than average number of units.

Adder applied to account for current costs of lumber and steel.

Soft Costs:

Just over \$11K / unit for Architecture & Engineering

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,782,014	\$13,519,460	\$1,537,457

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Amegy Bank	Conventional Loan	\$12,100,000	4.50%	81%
Richman Group	HTC	\$2,789,721	\$0.93	19%
City of Houston	§11.9(d)(2)LPS Contribution	\$500		0%
\$14,890,221			Total Sources	

Comments:

Construction Loan through Amegy Bank will convert to a non-recourse loan when converted to Permanent.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Amegy Bank	\$4,397,000	5.00%	35	18	\$4,397,000	5.00%	35	18	23%
City of Houston	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
Total	\$4,397,500				\$4,397,500				

Comments:

Permanent interest rate fixed at 15 Year Swap plus 3%.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Richman Group	\$13,948,605	\$0.93		\$13,948,605	\$0.93	74%	
Manson Place Development, LLC	\$435,910		21%	\$435,909		2%	22%
Total	\$14,384,515			\$14,384,514			
				\$18,782,014	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.959	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.891	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Applicant's Deferred Developer Fee should be fully repaid in 8 years.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$18,782,014
Permanent Sources (debt + non-HTC equity)	\$4,397,500
Gap in Permanent Financing	\$14,384,514

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,296,922	\$1,537,457
Needed to Balance Sources & Uses	\$14,384,514	\$1,546,877
Requested by Applicant	\$13,948,605	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,948,605	\$1,500,000

Deferred Developer Fee	\$435,909	(22% deferred)
Repayable in	8 years	

Comments:

Underwriter recommends \$1,500,000 in annual tax credits as requested by Applicant.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Manson Place, Houston, 9% HTC #21035

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	-	0.0%	0	0
2	62	81.6%	0	0
3	14	18.4%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	76	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	97.20%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	961 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	30	32	-	4	2	76
Income	% Total	0.0%	10.5%	0.0%	39.5%	42.1%	0.0%	5.3%	2.6%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$532	7	2	2	925	\$532	\$107	\$425	\$0	\$0.46	\$425	\$2,975	\$2,975	\$425	\$0	\$0	\$1,065	\$1.15	\$1,340
TC 50%	\$887	29	2	2	925	\$887	\$107	\$780	\$0	\$0.84	\$780	\$22,620	\$22,620	\$780	\$1	\$0	\$1,065	\$1.15	\$1,340
TC 60%	\$1,065	23	2	2	925	\$1,065	\$107	\$958	\$0	\$1.04	\$958	\$22,034	\$22,034	\$958	\$1	\$0	\$1,065	\$1.15	\$1,340
TC 80%	\$1,420	2	2	2	925	\$1,420	\$107	\$1,313	(\$248)	\$1.15	\$1,065	\$2,130	\$2,130	\$1,065	\$1	(\$248)	\$1,065	\$1.15	\$1,340
MR		1	2	2	925	\$0	\$107		NA	\$1.15	\$1,065	\$1,065	\$1,065	\$1,065	\$1	NA	\$1,065	\$1.15	\$1,340
TC 30%	\$615	1	3	2	1,122	\$615	\$131	\$484	\$0	\$0.43	\$484	\$484	\$484	\$484	\$0	\$0	\$1,230	\$1.10	\$1,700
TC 50%	\$1,025	1	3	2	1,122	\$1,025	\$131	\$894	\$0	\$0.80	\$894	\$894	\$894	\$894	\$1	\$0	\$1,230	\$1.10	\$1,700
TC 60%	\$1,230	9	3	2	1,122	\$1,230	\$131	\$1,099	\$0	\$0.98	\$1,099	\$9,891	\$9,891	\$1,099	\$1	\$0	\$1,230	\$1.10	\$1,700
TC 80%	\$1,640	2	3	2	1,122	\$1,640	\$131	\$1,509	(\$279)	\$1.10	\$1,230	\$2,460	\$2,460	\$1,230	\$1	(\$279)	\$1,230	\$1.10	\$1,700
MR		1	3	2	1,122	\$0	\$131		NA	\$1.10	\$1,230	\$1,230	\$1,230	\$1,230	\$1	NA	\$1,230	\$1.10	\$1,700
TOTALS/AVERAGES:		76			73,058				(\$14)	\$0.90	\$866	\$65,783	\$65,783	\$866	\$0.90	(\$14)	\$1,095	\$1.14	\$1,406

ANNUAL POTENTIAL GROSS RENT:	\$789,396	\$789,396
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STABILIZED PRO FORMA

Manson Place, Houston, 9% HTC #21035

	STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Local 2020 Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$0.90	\$866	\$789,396	\$789,396	\$866	\$0.90		0.0%	\$0
Laundry, late fees, and pet fees						\$20.00	\$18,240						
Total Secondary Income						\$20.00		\$18,240	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$807,636	\$807,636				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(60,573)	(60,573)	7.5% PGI			0.0%	-
Rental Concessions							-	-				0.0%	-
EFFECTIVE GROSS INCOME							\$747,063	\$747,063				0.0%	\$0

General & Administrative	\$35,185	\$463/Unit	\$31,261	\$411	4.14%	\$0.42	\$407	\$30,940	\$31,261	\$411	\$0.43	4.18%	-1.0%	(321)
Management	\$35,962	4.4% EGI	\$25,638	\$337	5.00%	\$0.51	\$491	\$37,353	\$37,353	\$491	\$0.51	5.00%	0.0%	-
Payroll & Payroll Tax	\$105,369	\$1,386/Unit	\$113,758	\$1,497	13.73%	\$1.40	\$1,350	\$102,600	\$105,369	\$1,386	\$1.44	14.10%	-2.6%	(2,769)
Repairs & Maintenance	\$58,081	\$764/Unit	\$61,810	\$813	6.10%	\$0.62	\$600	\$45,600	\$49,400	\$650	\$0.68	6.61%	-7.7%	(3,800)
Electric/Gas	\$18,776	\$247/Unit	\$29,515	\$388	0.71%	\$0.07	\$70	\$5,320	\$18,776	\$247	\$0.26	2.51%	-71.7%	(13,456)
Water, Sewer, & Trash	\$53,034	\$698/Unit	\$52,982	\$697	6.41%	\$0.66	\$630	\$47,880	\$52,982	\$697	\$0.73	7.09%	-9.6%	(5,102)
Property Insurance	\$34,088	\$0.47 /sf	\$40,901	\$538	4.07%	\$0.42	\$400	\$30,400	\$34,088	\$449	\$0.47	4.56%	-10.8%	(3,688)
Property Tax (@ 100%) 2.5144	\$67,566	\$889/Unit	\$54,659	\$719	13.31%	\$1.36	\$1,308	\$99,426	\$78,334	\$1,031	\$1.07	10.49%	26.9%	21,092
Reserve for Replacements					2.54%	\$0.26	\$250	\$19,000	\$19,000	\$250	\$0.26	2.54%	0.0%	-
Supportive Services					0.80%	\$0.08	\$79	\$6,000	\$6,000	\$79	\$0.08	0.80%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.40%	\$0.04	\$39	\$2,960	\$2,960	\$39	\$0.04	0.40%	0.0%	-
TOTAL EXPENSES					57.22%	\$5.85	\$5,625	\$ 427,479	\$435,523	\$5,731	\$5.96	58.30%	-1.8%	\$ (8,044)
NET OPERATING INCOME ("NOI")					42.78%	\$4.37	\$4,205	\$319,584	\$311,540	\$4,099	\$4.26	41.70%	2.6%	\$ 8,044

CONTROLLABLE EXPENSES	\$3,057/Unit	\$3,392/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Manson Place, Houston, 9% HTC #21035

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Amegy Bank		1.17	1.20	266,293	5.00%	35	18	\$4,397,000	\$4,397,000	18	35	5.00%	\$266,293	1.20	23.4%
CASH FLOW DEBT / GRANTS															
City of Houston		1.17	1.20		0.00%	0	0	\$500	\$500	0	0	0.00%		1.20	0.0%
				\$266,293	TOTAL DEBT / GRANT SOURCES			\$4,397,500	\$4,397,500	TOTAL DEBT SERVICE			\$266,293	1.20	23.4%
NET CASH FLOW		\$45,247	\$53,291					APPLICANT	NET OPERATING INCOME			\$319,584	\$53,291	NET CASH FLOW	

EQUITY SOURCES													
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE							
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
Richman Group	LIHTC Equity	74.3%	\$1,500,000	0.929907	\$13,948,605	\$13,948,605	\$0.9299	\$1,500,000	74.3%	\$19,737	Applicant Request		
Manson Place Development, LLC	Deferred Developer Fees	2.3%	(21% Deferred)		\$435,910	\$435,909	(21% Deferred)		2.3%		Total Developer Fee:	\$2,038,279	
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%				
TOTAL EQUITY SOURCES		76.6%			\$14,384,515	\$14,384,514			76.6%				
TOTAL CAPITALIZATION						\$18,782,015	\$18,782,014					15-Yr Cash Flow after Deferred Fee:	\$587,083

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
	Eligible Basis		Total Costs		Total Costs	Eligible Basis			%	\$		
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition					
Land Acquisition			\$24,342 / Unit	\$1,850,000	\$1,850,000	\$24,342 / Unit			0.0%	\$0		
Acquisition Legal Fees				\$15,000	\$15,000				0.0%	\$0		
Site Work		\$1,102,000	\$14,500 / Unit	\$1,102,000	\$1,102,000	\$14,500 / Unit	\$1,102,000		0.0%	\$0		
Site Amenities		\$435,000	\$5,724 / Unit	\$435,000	\$435,000	\$5,724 / Unit	\$435,000		0.0%	\$0		
Building Cost		\$5,849,683	\$106.80 /sf	\$102,665/Unit	\$7,802,550	\$7,179,179	\$94,463/Unit	\$98.27 /sf	8.7%	\$623,371		
Contingency		\$466,978	6.32%	5.00%	\$466,978	\$466,978	5.36%	6.32%	0.0%	\$0		
Contractor Fees		\$1,099,513	14.00%	14.00%	\$1,372,915	\$1,285,642	14.00%	14.00%	6.8%	\$87,273		
Soft Costs	\$0	\$1,914,641	\$28,811 / Unit	\$2,189,641	\$2,189,641	\$28,811 / Unit	\$1,914,641	\$0	0.0%	\$0		
Financing	\$0	\$906,297	\$15,300 / Unit	\$1,162,767	\$1,162,767	\$15,300 / Unit	\$906,297	\$0	0.0%	\$0		
Developer Fee	\$0	\$1,745,349	14.82%	14.85%	\$2,038,279	\$1,965,541	15.00%	14.82%	3.7%	\$72,737		
Reserves			6 Months	\$346,886	\$346,886	6 Months			0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$13,519,460	\$247,132 / Unit	\$18,782,015	\$17,998,634	\$236,824 / Unit	\$13,519,460	\$0	4.4%	\$783,381	
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		(\$0)		(\$1)								
Financing Cost		\$0		\$0								
Developer Fee	\$0	\$0		\$0								
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$13,519,460	\$247,132/unit	\$18,782,014	\$17,998,634	\$236,824/unit	\$13,519,460	\$0	4.4%	\$783,380	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$18,782,014							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Manson Place, Houston, 9% HTC #21035

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$13,519,460	\$0	\$13,519,460
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$13,519,460	\$0	\$13,519,460
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$17,575,297	\$0	\$17,575,297
Applicable Fraction	97.20%	97.20%	97%	97%
TOTAL QUALIFIED BASIS	\$0	\$17,082,858	\$0	\$17,082,858
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,537,457	\$0	\$1,537,457
CREDITS ON QUALIFIED BASIS	\$1,537,457		\$1,537,457	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9299	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,537,457	\$14,296,922	----	----	----
Needed to Fill Gap	\$1,546,877	\$14,384,514	----	----	----
Applicant Request	\$1,500,000	\$13,948,605	\$1,500,000	\$0	\$0

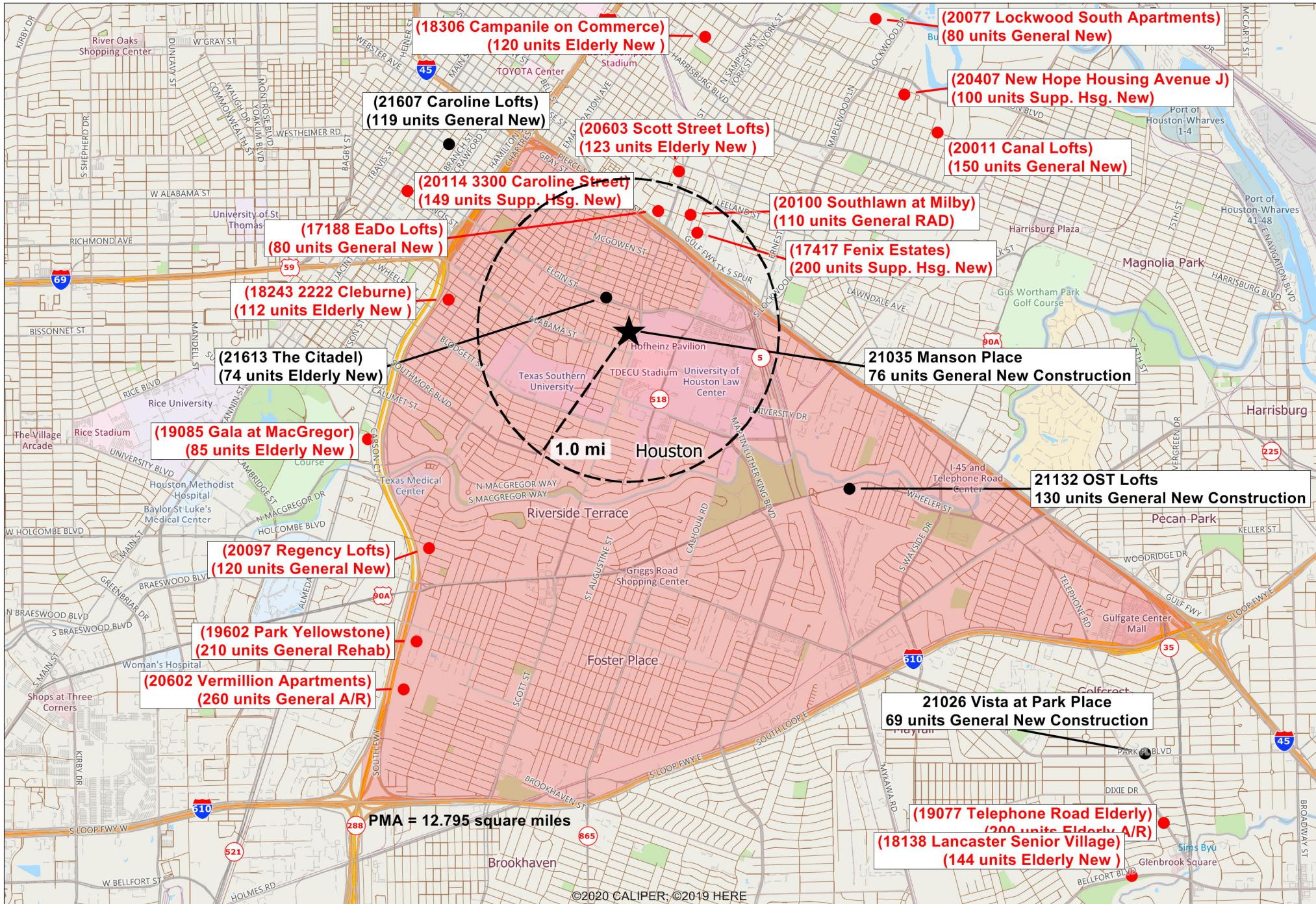
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	73,058 SF	\$89.25	6,520,404
Adjustments				
Exterior Wall Finish	0.00%		0.00	\$0
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.00%		2.68	195,612
Roof Adjustment(s)			1.04	76,000
Subfloor			(0.16)	(11,689)
Floor Cover			2.56	187,028
Breezeways	\$30.78	6,188	2.61	190,494
Balconies	\$30.30	4,688	1.94	142,061
Plumbing Fixtures	\$1,080	228	3.37	246,240
Rough-ins	\$530	152	1.10	80,560
Built-In Appliances	\$1,830	76	1.90	139,080
Exterior Stairs	\$2,460	26	0.88	63,960
Heating/Cooling			2.34	170,956
Storage Space	\$30.78	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$100.12	2,145	2.94	214,758
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	81,391	2.89	210,803
SUBTOTAL			115.34	8,426,267
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			115.34	\$8,426,267
Plans, specs, survey, bldg permits	3.30%		(3.81)	(\$278,067)
Contractor's OH & Profit	11.50%		(13.26)	(969,021)
NET BUILDING COSTS		\$94,463/unit	\$98.27/sf	\$7,179,179

Long-Term Pro Forma

Manson Place, Houston, 9% HTC #21035

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$747,063	\$762,005	\$777,245	\$792,790	\$808,645	\$892,810	\$985,734	\$1,088,330	\$1,201,604	\$1,326,668	\$1,464,749
TOTAL EXPENSES	3.00%	\$427,479	\$439,930	\$452,747	\$465,941	\$479,523	\$553,666	\$639,387	\$738,505	\$853,126	\$985,691	\$1,139,025
NET OPERATING INCOME ("NOI")		\$319,584	\$322,075	\$324,498	\$326,849	\$329,123	\$339,143	\$346,347	\$349,825	\$348,478	\$340,978	\$325,724
EXPENSE/INCOME RATIO		57.2%	57.7%	58.3%	58.8%	59.3%	62.0%	64.9%	67.9%	71.0%	74.3%	77.8%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293	\$266,293
DEBT COVERAGE RATIO		1.20	1.21	1.22	1.23	1.24	1.27	1.30	1.31	1.31	1.28	1.22
ANNUAL CASH FLOW												
		\$53,291	\$55,781	\$58,204	\$60,555	\$62,829	\$72,850	\$80,053	\$83,532	\$82,185	\$74,684	\$59,431
Deferred Developer Fee Balance		\$382,618	\$326,837	\$268,633	\$208,077	\$145,248	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$199,928	\$587,083	\$999,481	\$1,415,277	\$1,806,459	\$2,137,579

21035 Manson Place - PMA Map



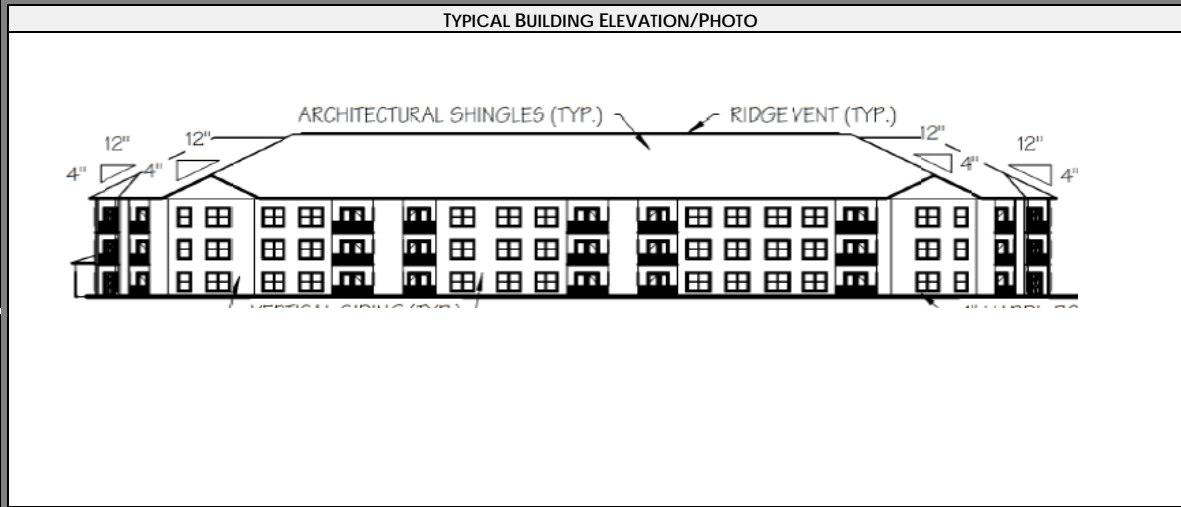
Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21048 Price Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 28, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21048	TDHCA Program	Request	Recommended	
Development	Price Lofts	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,045/Unit \$0.87
City / County	Brownsville / Cameron				
Region/Area	11 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

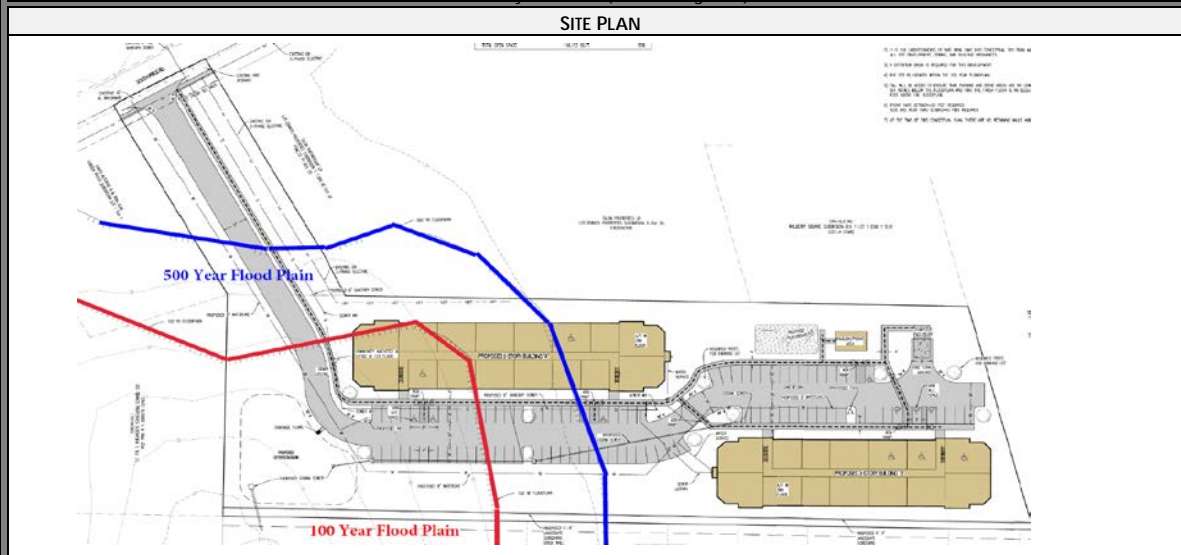
KEY PRINCIPALS / SPONSOR		
JCM Ventures: Jacob Mooney		
East 43rd St LLC: Sarah Andre		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	24	27%	30%	9	10%
2	42	48%	40%	-	0%
3	22	25%	50%	17	19%
4	-	0%	60%	55	63%
			70%	-	0%
			80%	-	0%
			MR	7	8%
TOTAL	88	100%	TOTAL	88	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	62.2%
Breakeven Occ.	86.5%	Breakeven Rent	\$585
Average Rent	\$628	B/E Rent Margin	\$42
Property Taxes	\$756/unit	Exemption/PILOT	0%
Total Expense	\$4,474/unit	Controllable	\$2,389/unit



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.0%
Highest Unit Capture Rate	13% 3 BR/50% 5
Dominant Unit Cap. Rate	7% 2 BR/60% 29
Premiums (↑60% Rents)	Yes \$50/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,020 SF	Density	19.6/acre
Acquisition	\$18K/unit		\$1,566K
Building Cost	\$90.27/SF		\$8,106K
Hard Cost			\$10,210K
Total Cost			\$16,771K
Developer Fee	\$1,699K (25% Deferred)		Paid Year: 10
Contractor Fee	\$1,230K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Cedar Rapids Bank and Trust	15/40	5.25%	\$3,300,000	1.21	City of Brownsville	0/0	0.00%	\$500	1.21	Raymond James	\$13,048,695
										JCM Ventures LLC	\$421,424
TOTAL DEBT (Must Pay)			\$3,300,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$13,470,119
										TOTAL DEBT SOURCES	\$3,300,500
										TOTAL CAPITALIZATION	\$16,770,619

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials is being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

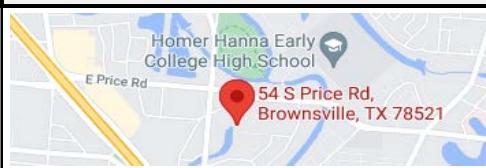
STRENGTHS/MITIGATING FACTORS

- Low gross capture rates
- Proximity to jobs, shopping, services
- Developer experience

WEAKNESSES/RISKS

- Interest Rate Sensitivity
- Close to coast. Increased wind requirements.
- Low residual cash flow

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21048 Program(s): 9% HTC

Price Lofts

Address/Location: 54 South Price Road

City: Brownsville County: Cameron Zip: 78521

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 11

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification of comprehensive testing for asbestos ; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials is being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	17
60% of AMI	60% of AMI	55

DEVELOPMENT SUMMARY

Price Lofts is a new construction development for the general population. There will be 88 units, with a mix of 1, 2 and 3 bedroom units in two 3-story buildings. The community amenities and office are located in the ground floor of one of these buildings. The property will have 7 market rate apartments (8%).

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rates
▫	Proximity to jobs, shopping, services
▫	Developer experience

WEAKNESSES/RISKS	
▫	Interest Rate Sensitivity
▫	Close to coast. Increased wind requirements.
▫	Low residual cash flow

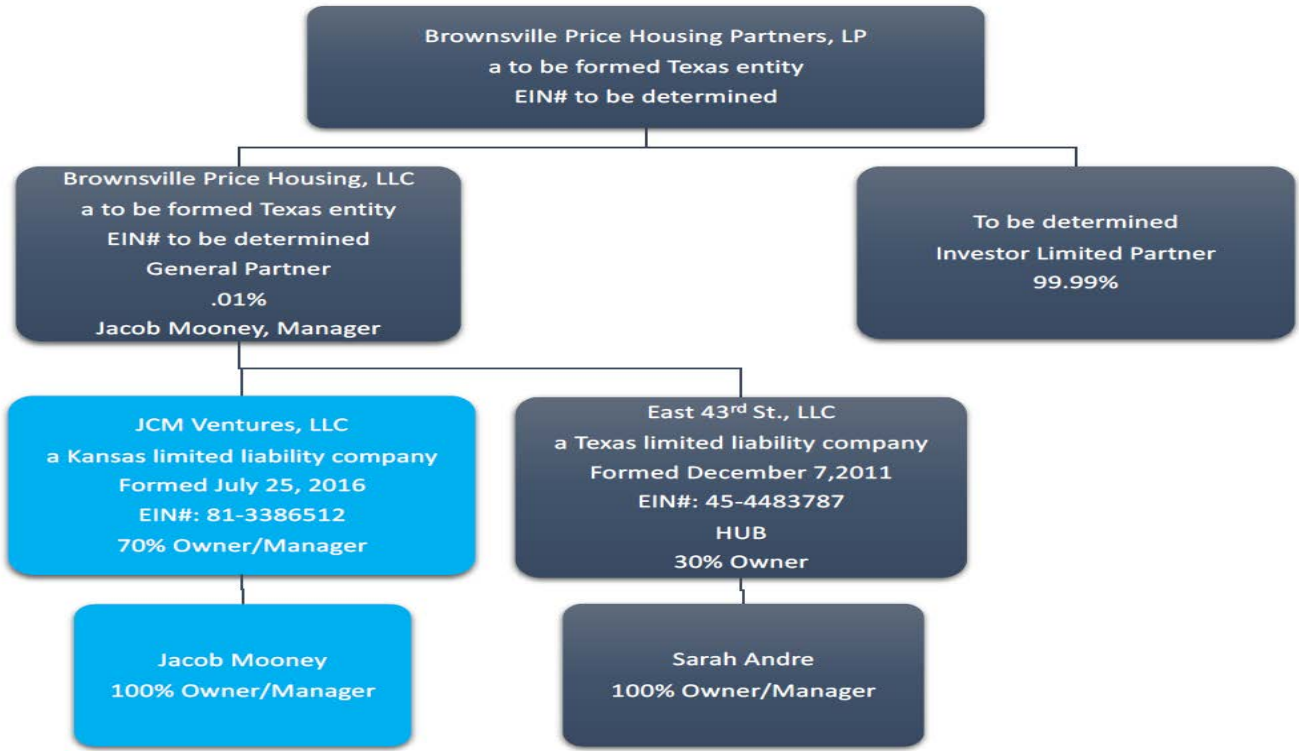
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Jake Mooney
Phone: (913) 638-2500
Relationship: Applicant

Name: Sarah Andre
Phone: (512) 698-3369
Relationship: Consultant

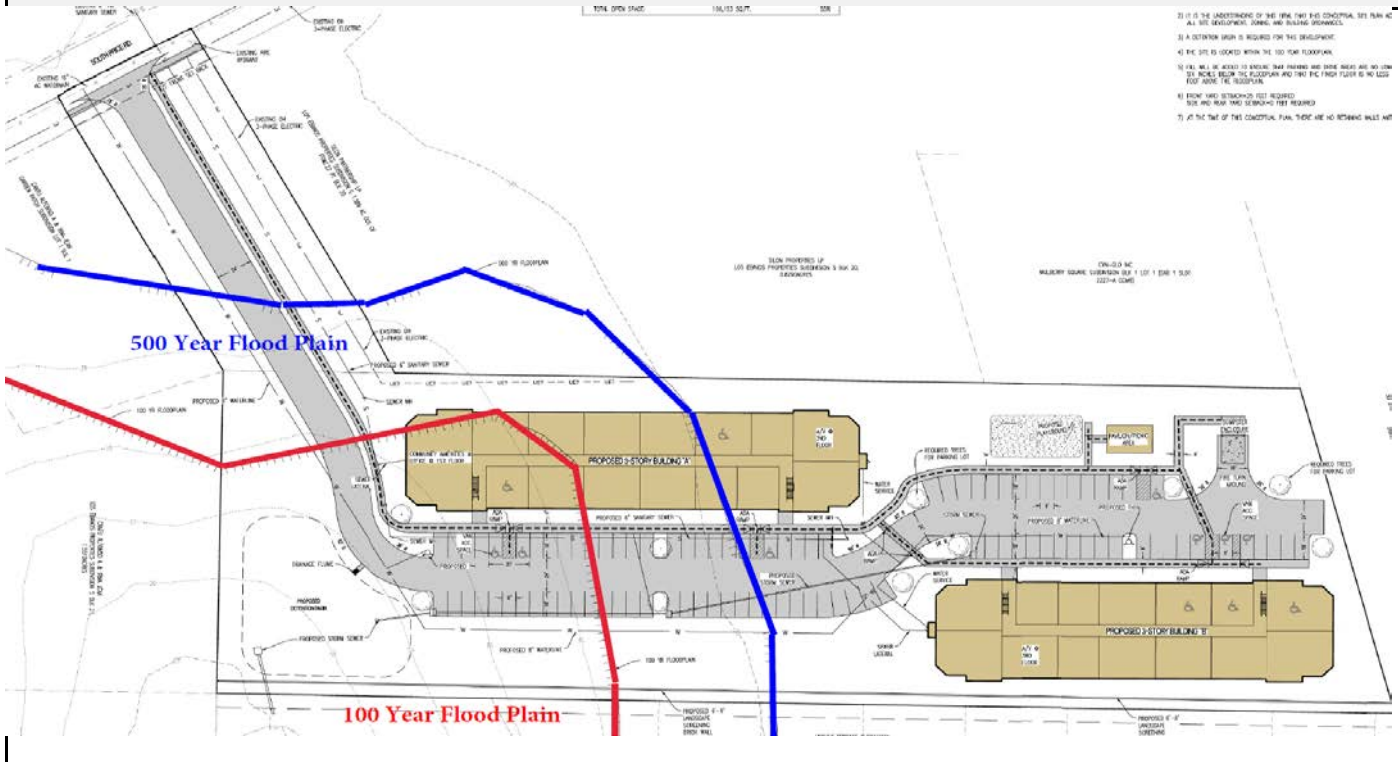
OWNERSHIP STRUCTURE



- JCM Ventures, LLC has completed 7 Texas HTC properties including 2 in the Rio Grande Valley since 2016.
- The Owner of East 43rd St, Sarah Andre, has worked in affordable housing since 1994 and has been involved in developing more than 13,000 units through Texas

DEVELOPMENT SUMMARY

SITE PLAN





Comments:

The subject property will be 88 units with a mix of 1,2, and 3 bedroom units. The development consists of two 3-story buildings and community amenities will be located on the ground floor of one of the buildings. The subject property has public ROW and access to an existing street on NW side.

Multifamily residential parking required is 88 (1 per space), however 96 spaces will be provided.

A portion in the SW corner of the site is in the floodplain. Local maps show this area being removed from the floodplain so Applicant will be requesting a Letter of Map Revision (LOMR) from FEMA. However, the Applicant understands that in the event they do not receive a LOMR, that all buildings must be constructed at least 1 foot above the floodplain and all parking and drive lane areas must be constructed no lower than six inches below the floodplain; and the Owner must provide flood insurance for tenants of buildings located in the floodplain.

SITE CONTROL INFO

Site Acreage: Development Site: 4.48 acres Density: 19.6 units/acre
Site Control: 5.26 **Site Plan:** 4.48 **Appraisal:** na **ESA:** 4.48
Feasibility Report Survey: 4.48 **Feasibility Report Engineer's Plan:** 4.48

Control Type: Purchase and Sale Agreement

Development Site: 4.48 acres Cost: \$1,520,000 \$17,273 per unit

Seller: Versailles, LLC

Buyer: Interstate Holdings LLC

Assignee: Brownsville Price Housing Partners, LP

Related-Party Seller/Identity of Interest: No

Comments:
 Purchase contract states 5.26 acres estimated by Seller. Survey indicates actual acreage is 4.48 acres.

SITE INFORMATION

Flood Zone: <u>X, A, AH</u>	Scattered Site? <u>No</u>
Zoning: <u>Commercial Corridor (CC) District</u>	Within 100-yr floodplain? <u>Yes</u>
Re-Zoning Required? <u>No</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>NA</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:
 The Site is currently developed with one vacant single story commercial building and a vacant detached outbuilding. Both structures were reportedly constructed in 2005 and were utilized as a catering service and event center. All will be demolished.

Surrounding Uses:
 Retail establishments along South Price Road and Paredes Line Road, Single family residential, church buildings and multifamily residential.

Other Observations:
 Two utility owned pad-mounted transformers were observed in the central portion of the property. There were no signs of rusting or leaking.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Progea Date: 2/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

- Use of asbestos in building materials was not common after the 1970s. The present-day commercial building was constructed in 2005. A visual inspection for friable and damaged non-friable suspect asbestos containing materials (ACMs) was conducted as part of this Phase I ESA in visible areas of the building. No friable or damaged materials were visually identified during the Site inspection. Regardless of the date of construction, an asbestos survey will be required prior to any renovations or demolition activities.

The southwestern portion of the Site is located within Zone AH. The remainder of the Site is located within Other Areas of Flood Hazard - Zone X and Other Areas - Zone X. Zone AH includes Special Flood Hazard Areas with Base Flood Elevation (BFE) determined (28 ft). Other Areas of Flood Hazard - Zone X includes 0.2% annual chance flood hazard. Other Areas - Zone X include areas of minimal Flood Hazard. This property was assessed for flood hazards using FEMA guidelines and standards for flood risk analysis in adherence to national Flood Insurance Program (NFIP) requirements and regulations. A small pond was observed in the southwest corner of the Site. Standing water was observed at the time of the Site inspection.

MARKET ANALYSIS

Provider: Gibson Consulting LLC Date: 3/20/2021
 Contact: Jim Howell Phone: (318) 524-0177

Primary Market Area (PMA): 28 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Cameron County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$9,930	\$9,930	\$11,940	\$11,940	\$13,770	\$13,770	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	\$19,110	\$20,520	---
50% AMGI	Min	\$16,590	\$16,590	\$19,890	\$19,890	\$22,980	\$22,980	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	---
60% AMGI	Min	\$19,890	\$19,890	\$23,880	\$23,880	\$27,570	\$27,570	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	\$38,220	\$41,040	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19028	Casitas Lantana	N	New	General	65	65
20093	Brownsville Lofts	Y	New	General	64	70

Other Affordable Developments in PMA since 2016

File #	Development	Type	Supportive Housing	Elderly Limitation	General	Total Units
19208	Trail Village	New	Supportive Housing	n/a		48
17042	Huntington at Paseo de la Resaca	New		Elderly Limitation	n/a	132
17094	Catalon at Paseo de la Resaca	New		General	n/a	128
18171	Pointsettia Gardens at Boca Chica	New		General	n/a	150

Stabilized Affordable Developments in PMA					Total Units	2,381
					Total Developments	17
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Market Analyst included #18171 Poinsettia Gardens in comp unit totals, but Underwriter did not since this property is 100% RAD and the demand for these units would not be deemed comparable. However, Underwriter and Market Analyst did include 65 competitive units at #19028 Casitas Lantana that are located outside the Subject PMA, but share some census tracts. After these adjustments, Underwriter's GCR is 3.0%. This is a worst case scenario as it includes the outside supply, but none of the additional demand from #19028 Casitas Lantana's PMA. #21228 El Jardin (100% RAD) and #21293 BCC Village (not likely to be competitive in the 9% round) are 2021 HTC applications and are not included in the GCR .

OVERALL DEMAND ANALYSIS

	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	29,628		29,628	
Potential Demand from the Primary Market Area	6,427		6,427	
10% External Demand	643		643	
GROSS DEMAND	7,070		7,070	
Subject Affordable Units	81		81	
Unstabilized Competitive Units	294		129	
RELEVANT SUPPLY	375		210	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	5.3%		3.0%	

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	3,331	333	9	29	1%	3,331	333	9	12	1%
50% AMGI	574	57	17	59	12%	574	57	17	27	7%
60% AMGI	2,522	252	55	206	9%	2,522	252	55	90	5%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds. The capture rates only reflect the demand for the 81 affordable units at the Subject property and do not include any of the 7 market units in the analysis.

Due to the difference in identification of competitive units, Underwriter's capture rates are used for analysis. Market Analysts unit qualifying demand are overstated, but due to the low capture rates, Underwriter did not ask for an updated market study to be completed.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	1,536	154	3	5	0%	1,536	154	3	2	0%
1 BR/50%	265	27	5	23	10%	265	27	5	5	3%
1 BR/60%	1,163	116	14	87	8%	1,163	116	14	15	2%
2 BR/30%	1,168	117	3	5	1%	1,168	117	3	5	1%
2 BR/50%	201	20	7	29	16%	201	20	7	11	8%
2 BR/60%	885	89	29	68	10%	885	89	29	36	7%
3 BR/30%	627	63	3	5	1%	627	63	3	5	1%
3 BR/50%	108	11	5	13	15%	108	11	5	11	13%
3 BR/60%	474	47	12	59	14%	474	47	12	39	10%

Market Analyst Comments:

Overall market vacancy rate for competitive housing in the market area is less than 3%. The reported occupancy rate for the HTC complexes is 98.2%. Demand for affordable housing remains strong. (p 52) Absorption rate is projected to be 8 units per month. In the Analyst's opinion construction of this project will not saturate the LIHTC rental housing market and it will meet a portion of the unmet demand. The proposed units will have no appreciable impact on the existing developments in the PMA.(p3)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$238,770	Avg. Rent:	\$628	Expense Ratio:	62.2%
Debt Service:	\$197,553	B/E Rent:	\$585	Controllable Expenses:	\$2,389
Net Cash Flow:	\$41,218	UW Occupancy:	92.5%	Property Taxes/Unit:	\$756
Aggregate DCR:	1.21	B/E Occupancy:	86.5%	Program Rent Year:	2020

Seven market rate units (8% of the total) are at applicant's proforma market rents of \$50 above 60% net rents. LIHTC units underwritten at HTC maximums.

Tenants will be paying water/sewer resulting in a lower projected WST controllable expense number than is typical.

An interest rate increase of 40 basis points (.40%) or more would cause first year DCR to drop below the minimum 1.15x DCR coverage resulting in a reduction in debt and more deferred developer's fee.

As underwritten, 15 year residual cash flow is \$280k after repayment of deferred developer fee in Year 10.

\$6,850 supportive services included in proforma; this amount will be underwritten at cost certification regardless if actually incurred.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$339,286/ac	\$17,791/unit	\$1,565,600	Contractor Fee	\$1,230,298
Off-site + Site Work		\$17,726/unit	\$1,559,879	Soft Cost + Financing	\$1,753,564
Building Cost	\$90.27/sf	\$92,109/unit	\$8,105,558	Developer Fee	\$1,698,933
Contingency	5.64%	\$6,191/unit	\$544,787	Reserves	\$312,000
Total Development Cost	\$190,575/unit		\$16,770,619	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Site Work:

Certified cost of \$1.3M (\$14k per unit) includes \$544k for detention and grading, \$388k for on-site utilities, and \$244k for concrete.

Building Cost:

Underwriter's estimate is based on Marshall & Swift Average Quality multifamily cost model. Project has minimal articulation, hardi-board siding on all elevations, 4/12 roof pitch and limited upgrades inside. Per General Contractor documentation, there are \$400k in additional costs to meet wind requirements for this area. To meet Inland I wind requirements an additional \$250k in doors and windows and \$150k in roof fasteners and tie downs are included.

Reserves:

Applicant's total capital reserves represent 6 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by 0.2%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$16,770,619	\$14,155,260	\$1,523,519

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Horizon Bank	Conventional Loan	\$10,000,000	4.00%	81%
Raymond James	HTC	\$1,957,304	\$0.00	16%
City of Brownsville	\$11.9(d)(2)LPS Contribution	\$500		0%
JCM Ventures LLC	Deferred Developr Fee	\$421,424		3%
		\$12,379,228	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Cedar Rapids Bank and Trust	\$3,300,000	5.25%	40	15	\$3,300,000	5.25%	40	15	20%
City of Brownsville	\$500				\$500				0%
Total	\$3,300,500				\$3,300,500				

Comments:

City of Brownsville is reducing permit fees by \$500.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Raymond James	\$13,048,695	\$0.87		\$13,048,695	\$0.87	78%	
JCM Ventures LLC	\$421,424		25%	\$421,424		3%	25%
Total	\$13,470,119			\$13,470,119			
				\$16,770,619	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.898	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.851	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$16,770,619
Permanent Sources (debt + non-HTC equity)	\$3,300,500
Gap in Permanent Financing	\$13,470,119

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,253,288	\$1,523,519
Needed to Balance Sources & Uses	\$13,470,119	\$1,548,444
Requested by Applicant	\$13,048,695	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,048,695	\$1,500,000

Deferred Developer Fee	\$421,424	(25% deferred)
Repayable in	10 years	

Comments:

Underwriter recommends awarding \$1,500,000 in annual 9% Housing Tax Credits.

Underwriter:	<i>Eric Weiner</i>
Reviewing Underwriter:	
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Price Lofts, Brownsville, 9% HTC #21048

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	\$47,800
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	24	27.3%	0	0
2	42	47.7%	0	0
3	22	25.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	88	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	91.99%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,020 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	9	-	17	55	-	-	7	88
Income	% Total	0.0%	10.2%	0.0%	19.3%	62.5%	0.0%	0.0%	8.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$331	3	1	1	752	\$331	\$84	\$247	\$0	\$0.33	\$247	\$741	\$741	\$247	\$0	\$0	\$629	\$0.84	\$850
TC 50%	\$553	5	1	1	752	\$553	\$84	\$469	\$0	\$0.62	\$469	\$2,345	\$2,345	\$469	\$1	\$0	\$629	\$0.84	\$850
TC 60%	\$663	14	1	1	752	\$663	\$84	\$579	\$0	\$0.77	\$579	\$8,106	\$8,106	\$579	\$1	\$0	\$629	\$0.84	\$850
MR		2	1	1	752	\$0	\$84		NA	\$0.84	\$629	\$1,258	\$1,258	\$629	\$1	NA	\$629	\$0.84	\$850
TC 30%	\$398	3	2	1	1,020	\$398	\$101	\$297	\$0	\$0.29	\$297	\$891	\$891	\$297	\$0	\$0	\$745	\$0.73	\$1,050
TC 50%	\$663	7	2	1	1,020	\$663	\$101	\$562	\$0	\$0.55	\$562	\$3,934	\$3,934	\$562	\$1	\$0	\$745	\$0.73	\$1,050
TC 60%	\$796	29	2	1	1,020	\$796	\$101	\$695	\$0	\$0.68	\$695	\$20,155	\$20,155	\$695	\$1	\$0	\$745	\$0.73	\$1,050
MR		3	2	1	1,020	\$0	\$101		NA	\$0.73	\$745	\$2,235	\$2,235	\$745	\$1	NA	\$745	\$0.73	\$1,050
TC 30%	\$459	3	3	2	1,314	\$459	\$119	\$340	\$0	\$0.26	\$340	\$1,020	\$1,020	\$340	\$0	\$0	\$850	\$0.65	\$1,250
TC 50%	\$766	5	3	2	1,314	\$766	\$119	\$647	\$0	\$0.49	\$647	\$3,235	\$3,235	\$647	\$0	\$0	\$850	\$0.65	\$1,250
TC 60%	\$919	12	3	2	1,314	\$919	\$119	\$800	\$0	\$0.61	\$800	\$9,600	\$9,600	\$800	\$1	\$0	\$850	\$0.65	\$1,250
MR		2	3	2	1,314	\$0	\$119		NA	\$0.65	\$850	\$1,700	\$1,700	\$850	\$1	NA	\$850	\$0.65	\$1,250
TOTALS/AVERAGES:		88			89,796				\$0	\$0.61	\$628	\$55,220	\$55,220	\$628	\$0.61	\$0	\$740	\$0.72	\$1,045

ANNUAL POTENTIAL GROSS RENT:	\$662,640	\$662,640
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STABILIZED PRO FORMA

Price Lofts, Brownsville, 9% HTC #21048

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Avg of 4 Properties	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.61	\$628	\$662,640	\$662,640	\$628	\$0.61		0.0%	\$0
Pet Deposits, Late Fees					\$20.00	\$21,120						
Total Secondary Income					\$20.00		\$21,120	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$683,760	\$683,760				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(51,282)	(51,282)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$632,478	\$632,478				0.0%	\$0

General & Administrative	\$31,315	\$356/Unit	\$27,827	\$316	4.13%	\$0.29	\$297	\$26,150	\$27,827	\$316	\$0.31	4.40%	-6.0%	(1,677)
Management	\$29,809	4.1% EGI	\$33,233	\$378	6.00%	\$0.42	\$431	\$37,949	\$37,949	\$431	\$0.42	6.00%	0.0%	-
Payroll & Payroll Tax	\$96,872	\$1,101/Unit	\$85,354	\$970	16.64%	\$1.17	\$1,196	\$105,260	\$96,872	\$1,101	\$1.08	15.32%	8.7%	8,388
Repairs & Maintenance	\$44,576	\$507/Unit	\$43,998	\$500	7.95%	\$0.56	\$572	\$50,300	\$57,200	\$650	\$0.64	9.04%	-12.1%	(6,900)
Electric/Gas	\$19,209	\$218/Unit	\$13,006	\$148	2.73%	\$0.19	\$196	\$17,260	\$13,006	\$148	\$0.14	2.06%	32.7%	4,254
Water, Sewer, & Trash Tenant Pays: WS	\$48,038	\$546/Unit	\$34,610	\$393	1.78%	\$0.13	\$128	\$11,280	\$34,610	\$393	\$0.39	5.47%	-67.4%	(23,330)
Property Insurance	\$37,001	\$0.41 /sf	\$46,244	\$526	7.42%	\$0.52	\$533	\$46,910	\$46,910	\$533	\$0.52	7.42%	0.0%	-
Property Tax (@ 100%) 2.5236	\$59,694	\$678/Unit	\$38,532	\$438	10.52%	\$0.74	\$756	\$66,509	\$57,634	\$655	\$0.64	9.11%	15.4%	8,875
Reserve for Replacements					3.48%	\$0.24	\$250	\$22,000	\$22,000	\$250	\$0.24	3.48%	0.0%	-
Supportive Services					1.08%	\$0.08	\$78	\$6,850	\$6,850	\$78	\$0.08	1.08%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.51%	\$0.04	\$37	\$3,240	\$3,240	\$37	\$0.04	0.51%	0.0%	-
TOTAL EXPENSES					62.25%	\$4.38	\$4,474	\$ 393,708	\$404,097	\$4,592	\$4.50	63.89%	-2.6%	\$ (10,389)
NET OPERATING INCOME ("NOI")					37.75%	\$2.66	\$2,713	\$238,770	\$228,381	\$2,595	\$2.54	36.11%	4.5%	\$ 10,389

CONTROLLABLE EXPENSES							\$2,389/Unit				\$2,608/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Price Lofts, Brownsville, 9% HTC #21048

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Cedar Rapids Bank and Trust		1.16	1.21	197,553	5.25%	40	15	\$3,300,000	\$3,300,000	15	40	5.25%	\$197,553	1.21	19.7%
CASH FLOW DEBT / GRANTS															
City of Brownsville		1.16	1.21		0.00%	0	0	\$500	\$500	0	0	0.00%		1.21	0.0%
				\$197,553	TOTAL DEBT / GRANT SOURCES			\$3,300,500	\$3,300,500	TOTAL DEBT SERVICE			\$197,553	1.21	19.7%
NET CASH FLOW		\$30,829	\$41,218					APPLICANT	NET OPERATING INCOME			\$238,770	\$41,218	NET CASH FLOW	

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												Raymond James	LIHTC Equity	77.8%	$1,500,000	0.869913	$13,048,695	$13,048,695	$0.8699	$1,500,000	77.8%	$17,045	Applicant Request
JCM Ventures LLC	Deferred Developer Fees	2.5%	(25% Deferred)		\$421,424	\$421,424	(25% Deferred)		2.5%	Total Developer Fee: \$1,698,933		
0		0.0%			\$0				0.0%			
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		80.3%			\$13,470,119	\$13,470,119			80.3%			
TOTAL CAPITALIZATION					\$16,770,619	\$16,770,619					15-Yr Cash Flow after Deferred Fee:	\$279,999

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS				COST VARIANCE			
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		% \$		
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition			\$17,273 / Unit	\$1,520,000	\$1,520,000	\$17,273 / Unit				0.0%	\$0		
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit				0.0%	\$0		
Site Work		\$1,301,337	\$14,845 / Unit	\$1,306,337	\$1,306,337	\$14,845 / Unit		\$1,301,337		0.0%	\$0		
Site Amenities		\$253,542	\$2,881 / Unit	\$253,542	\$253,542	\$2,881 / Unit		\$253,542		0.0%	\$0		
Building Cost		\$7,574,293	\$90.27 /sf	\$92,109/Unit	\$8,105,558	\$8,085,125	\$91,876/Unit	\$90.04 /sf	\$7,574,293		0.3%	\$20,433	
Contingency		\$544,787	5.97%	5.64%	\$544,787	\$544,787	5.65%	5.97%	\$544,787		0.0%	\$0	
Contractor Fees		\$1,230,298	12.72%	12.05%	\$1,230,298	\$1,230,298	12.07%	12.72%	\$1,230,298		0.0%	\$0	
Soft Costs	\$0	\$948,071		\$11,342 / Unit	\$998,071	\$998,071		\$11,342 / Unit	\$948,071	\$0	0.0%	\$0	
Financing	\$0	\$604,000		\$8,585 / Unit	\$755,494	\$755,494		\$8,585 / Unit	\$604,000	\$0	0.0%	\$0	
Developer Fee	\$0	\$1,698,933	13.64%	13.08%	\$1,698,933	\$1,698,933	13.10%	13.64%	\$1,698,933	\$0	0.0%	\$0	
Reserves				6 Months	\$312,000	\$300,825		6 Months			3.7%	\$11,175	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$14,155,260		\$190,575 / Unit	\$16,770,619	\$16,739,010		\$190,216 / Unit	\$14,155,260	\$0	0.2%	\$31,609
Acquisition Cost	\$0												
Contingency		\$0											
Contractor's Fee		\$0											
Financing Cost		\$0											
Developer Fee	\$0	\$0				\$0			\$0				
Reserves													
ADJUSTED BASIS / COST		\$0	\$14,155,260		\$190,575/unit	\$16,770,619	\$16,739,010		\$190,216/unit	\$14,155,260	\$0	0.2%	\$31,609
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$16,770,619							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Price Lofts, Brownsville, 9% HTC #21048

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$14,155,260	\$0	\$14,155,260
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$14,155,260	\$0	\$14,155,260
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$18,401,838	\$0	\$18,401,838
Applicable Fraction	91.99%	91.99%	92%	92%
TOTAL QUALIFIED BASIS	\$0	\$16,927,986	\$0	\$16,927,986
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,523,519	\$0	\$1,523,519
CREDITS ON QUALIFIED BASIS	\$1,523,519		\$1,523,519	

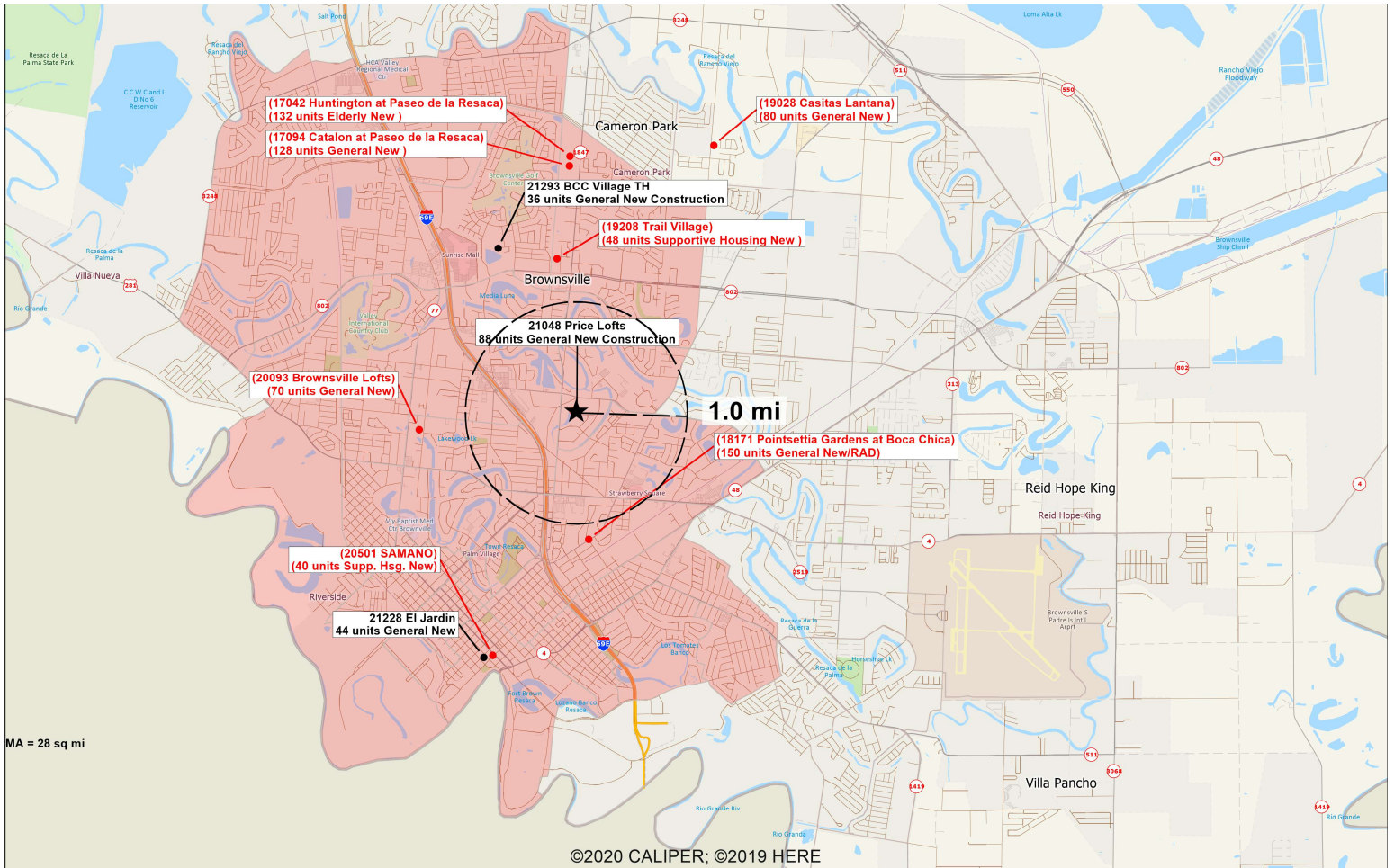
Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8699	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,523,519	\$13,253,288	----	----	----
Needed to Fill Gap	\$1,548,444	\$13,470,119	----	----	----
Applicant Request	\$1,500,000	\$13,048,695	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	89,796 SF	\$75.53	6,781,862
Adjustments				
Exterior Wall Finish	0.00%		0.00	\$0
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			(0.00)	(0)
Subfloor			(0.16)	(14,367)
Floor Cover			2.56	229,878
Breezeways	\$29.89	23,318	7.76	696,970
Balconies	\$30.24	7,567	2.55	228,796
Plumbing Fixtures	\$1,080	66	0.79	71,280
Rough-ins	\$530	176	1.04	93,280
Built-In Appliances	\$1,830	88	1.79	161,040
Exterior Stairs	\$2,460	8	0.22	19,680
Heating/Cooling			2.34	210,123
Storage Space	\$29.89	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$102.04	2,713	3.08	276,838
Elevators		0	0.00	0
Other: Wind requirements	\$4.46	89,796	4.46	400,622
Fire Sprinklers	\$2.88	115,827	3.71	333,582
SUBTOTAL			105.68	\$9,489,583
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			105.68	\$9,489,583
Plans, specs, survey, bldg permits	3.30%		(3.49)	(\$313,156)
Contractor's OH & Profit	11.50%		(12.15)	(1,091,302)
NET BUILDING COSTS		\$91.876/unit	\$90.04/sf	\$8,085,125

Long-Term Pro Forma

Price Lofts, Brownsville, 9% HTC #21048

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$632,478	\$645,128	\$658,030	\$671,191	\$684,615	\$755,870	\$834,541	\$921,401	\$1,017,301	\$1,123,183	\$1,240,084	\$1,369,153
TOTAL EXPENSES	3.00%	\$393,708	\$405,139	\$416,907	\$429,019	\$441,487	\$509,537	\$588,190	\$679,110	\$784,223	\$905,760	\$1,046,305	\$1,208,848
NET OPERATING INCOME ("NOI")		\$238,770	\$239,988	\$241,124	\$242,172	\$243,128	\$246,333	\$246,351	\$242,291	\$233,078	\$217,422	\$193,779	\$160,306
EXPENSE/INCOME RATIO		62.2%	62.8%	63.4%	63.9%	64.5%	67.4%	70.5%	73.7%	77.1%	80.6%	84.4%	88.3%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553	\$197,553
DEBT COVERAGE RATIO		1.21	1.21	1.22	1.23	1.23	1.25	1.25	1.23	1.18	1.10	0.98	0.81
ANNUAL CASH FLOW		\$41,218	\$42,435	\$43,571	\$44,619	\$45,575	\$48,780	\$48,799	\$44,739	\$35,526	\$19,870	(\$3,773)	(\$37,247)
Deferred Developer Fee Balance		\$380,206	\$337,771	\$294,200	\$249,581	\$204,006	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$34,601	\$279,999	\$513,644	\$712,001	\$845,527	\$877,486	\$762,543



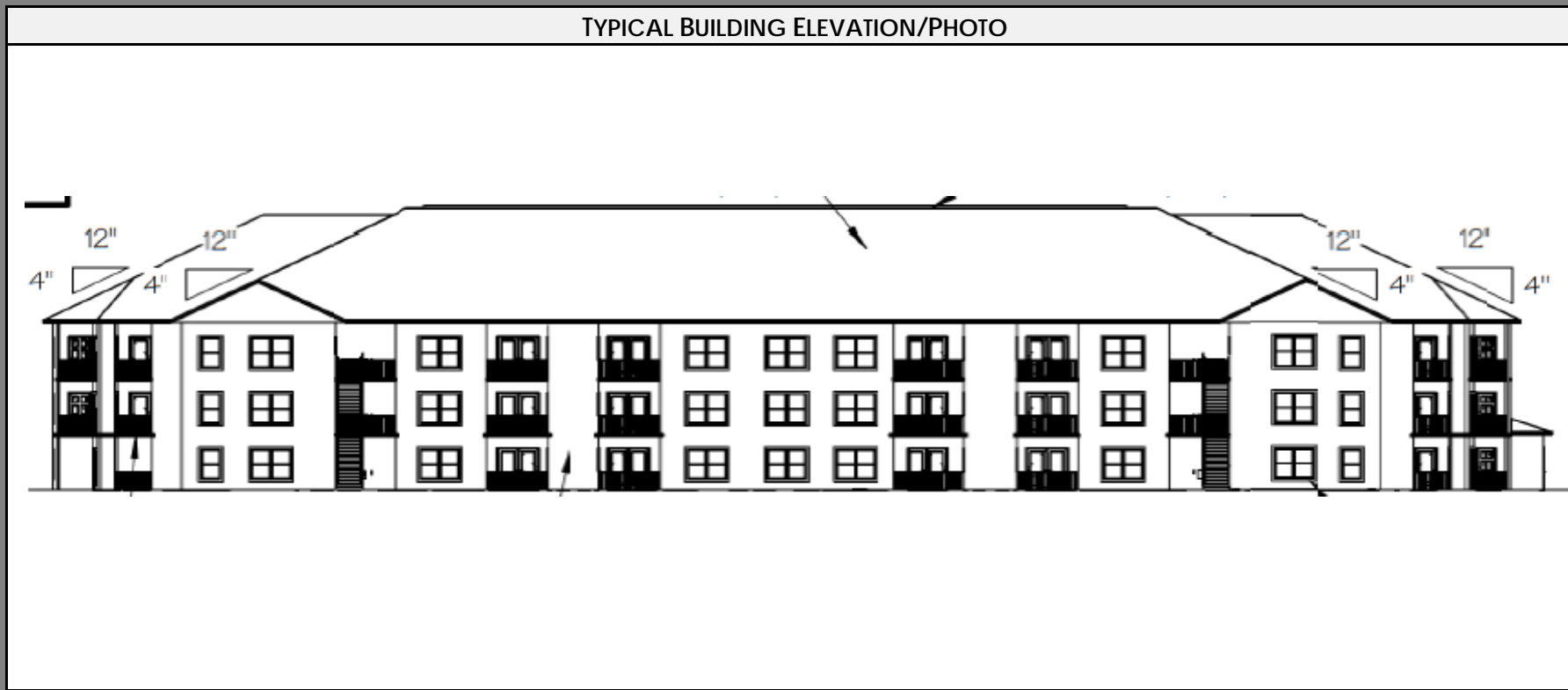
21052 Del Rio Lofts - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 2, 2021

PROPERTY IDENTIFICATION	
Application #	21052
Development	Del Rio Lofts
City / County	Del Rio / Val Verde
Region/Area	11 / Rural
Population	General
Set-Aside	General
Activity	New Construction

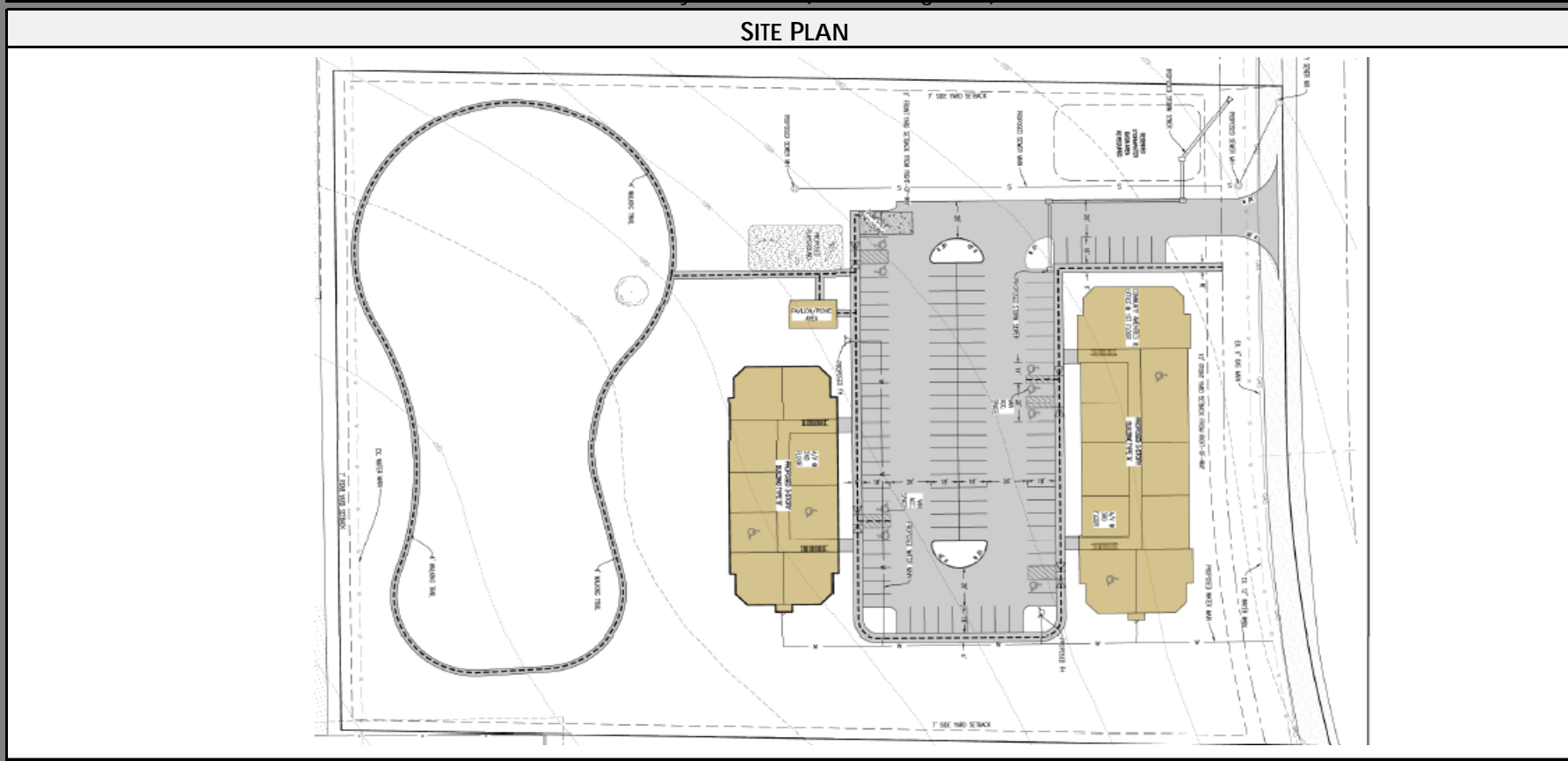
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,006,603	\$1,006,603	\$16,502/Unit	\$0.87	

KEY PRINCIPALS / SPONSOR		
Daniel Sailer / DS Ventures, LLC & Sallie Burchett / Diva Imaging LLC		
Related Parties	Contractor - No	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	18	30%	30%	6	10%
2	33	54%	40%	-	0%
3	10	16%	50%	11	18%
4	-	0%	60%	38	62%
			70%	-	0%
			80%	-	0%
			MR	6	10%
TOTAL	61	100%	TOTAL	61	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	61.3%
Breakeven Occ.	85.7%	Breakeven Rent	\$581
Average Rent	\$629	B/E Rent Margin	\$48
Property Taxes	\$718/unit	Exemption/PILOT	0%
Total Expense	\$4,415/unit	Controllable	\$2,484/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			2.3%
Highest Unit Capture Rate	12%	1 BR/60%	10
Dominant Unit Cap. Rate	10%	2 BR/60%	23
Premiums (↑60% Rents)	Yes		\$50/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	992 SF	Density	10.3/acre
Acquisition		\$14K/unit	\$867K
Building Cost	\$87.95/SF	\$87K/unit	\$5,324K
Hard Cost		\$112K/unit	\$6,816K
Total Cost		\$186K/unit	\$11,319K
Developer Fee	\$1,183K	(22% Deferred)	Paid Year: 8
Contractor Fee	\$903K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Cedar Rapids Bank and Trust	15/40	5.25%	\$2,300,000	1.23	City of Del Rio	0/0	0.00%	\$250	1.23	Raymond James	\$8,756,570
										Deferred Developer Fee	\$262,325
										TOTAL EQUITY SOURCES	\$9,018,895
										TOTAL DEBT SOURCES	\$2,300,250
TOTAL DEBT (Must Pay)			\$2,300,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL CAPITALIZATION	\$11,319,145

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer experience
- Overall Feasibility Indicators
- Low gross capture rate

WEAKNESSES/RISKS

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21052 Program(s): 9% HTC

Del Rio Lofts

Address/Location: Newton Dr approx 500' east of Dodson Ave

City: Del Rio County: Val Verde Zip: 78840

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 11

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,006,603				\$1,006,603				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	38

DEVELOPMENT SUMMARY

Del Rio Lofts is a new construction development for families. There will be 61 units in two 3-story buildings. Common space amenities will also be housed within one of the buildings. There will be one and two bedroom units, 55 of which are designated for households earning 60% or less of the median income and 6 of which are Market Rate units.

The development team is seeking a zoning change to allow for multifamily construction. The site is located on Newton drive which turns into Jap Lowe Drive. Two tank structures are seen southwest of the property - these are the City of Del Rio's water tanks for the City's domestic water supply.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Overall Feasibility Indicators
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	
▫	
▫	

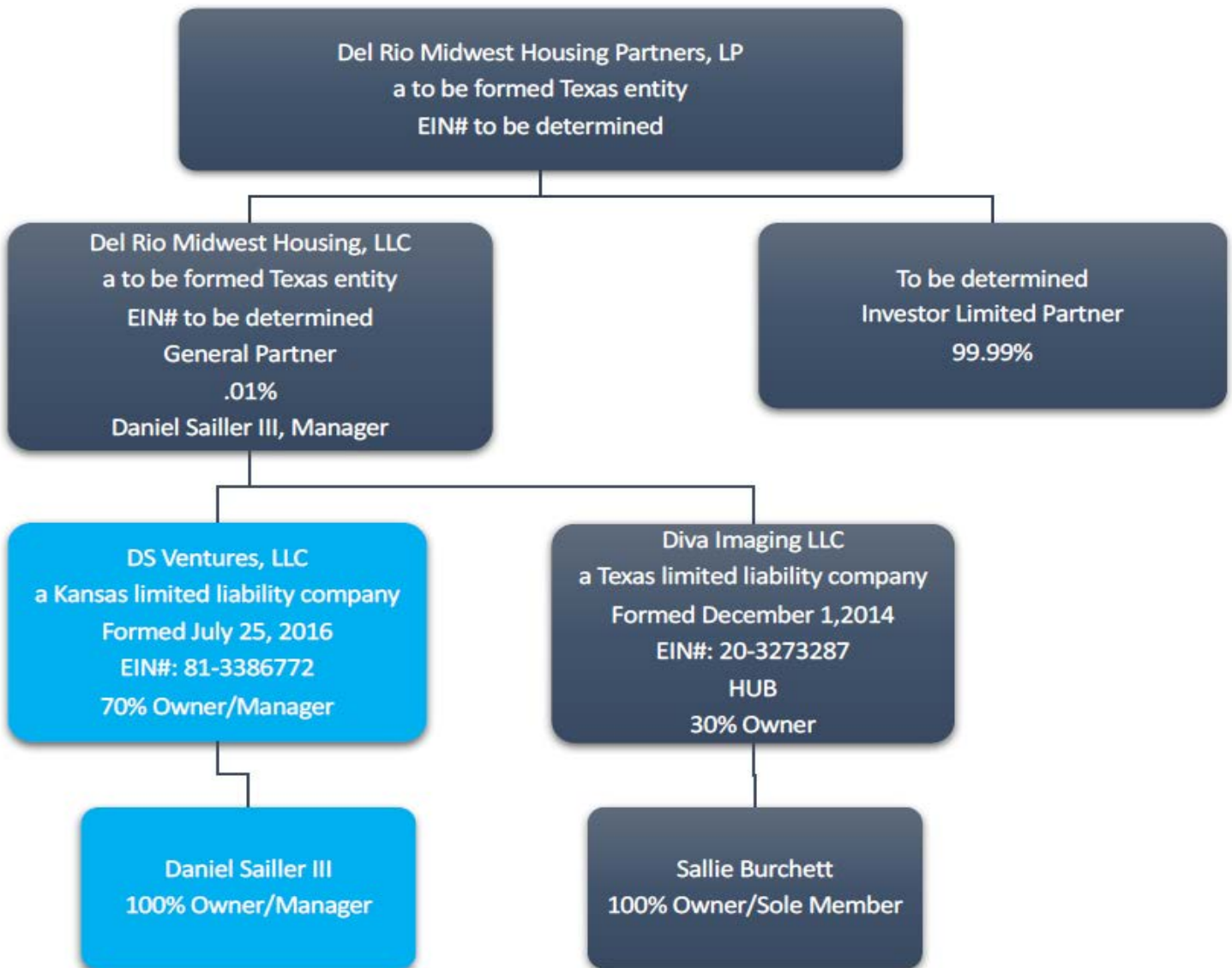
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Daniel Sailler
 Phone: (913) 231-8400
 Relationship: GP/Developer

Name: Sallie Burchett
 Phone: (512) 473-2527
 Relationship: GP/Developer

OWNERSHIP STRUCTURE

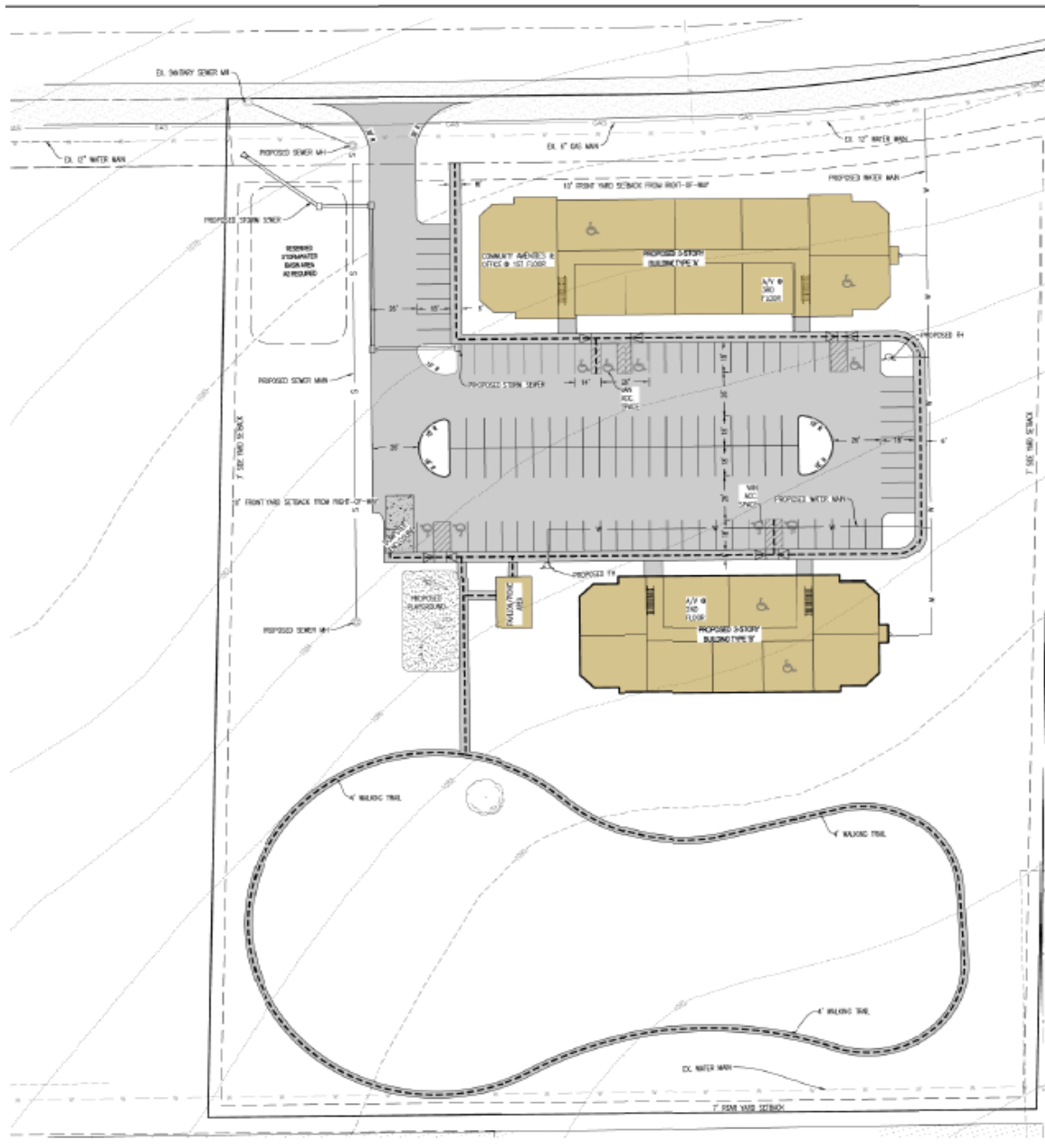


- DS Ventures, LLC has completed 8 Texas HTC properties since 2016.
- Diva Imaging LLC has had an interest in at least 12 HTC developments since 2012.

DEVELOPMENT SUMMARY

SITE PLAN





Comments:

The Site currently consists of one vacant land parcel totaling approximately 6.322 acres . The Site was vacant and covered in native grasses and shrubs at the time of the Site inspection. A natural gas utility pipeline is present beneath the northern Site boundary with a utility marker observed on-Site. The subject property has public right-of- way frontage with an established city street on one side (north). All access on and off of the site will be utilized through the north side using one commercial drive entrance.

Ninety-two parking spaces are required, 108 uncovered spaces will be provided free for tenant use.

SITE CONTROL INFO

Site Acreage: Development Site: 5.90 acres Density: 10.3 units/acre
Site Control: 6.39 **Site Plan:** 6.32 **Appraisal:** na **ESA:** 6.322
Feasibility Report Survey: 6.322 **Feasibility Report Engineer's Plan:** 6.32

Control Type: Real Estate Contract

Total Acquisition: 6.32 acres Cost: \$817,500
 Development Site: 5.90 acres Cost: \$817,500 \$13,402 per unit

Seller: Contexture Limited Company, LLC
 Buyer: Interstate Holdings, LLC
 Assignee: Del Rio Midwest Housing Partners, LP

Related-Party Seller/Identity of Interest: No

Comments:
 Development site acreage based on survey. 5.9 net acres will be encumbered by the LURA. Utility easement and paved road (Newton Dr) are located along the northern boundary of the site; this 0.42 acres will be dedicated and will not be encumbered.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>R-220</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>Yes</u>

Current Uses of Subject Site:
vacant land

Surrounding Uses:

- North:** Newton Drive, undeveloped, residential
- South:** A light duty road and municipal water storage tanks, residential
- East:** Bradie Drive, Undeveloped land
- West:** Dodson Avenue, Undeveloped land, commercial/retail

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Progea Date: 2/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

MARKET ANALYSIS

Provider: Gibson Consulting, LLC

Date: 2/8/2021

Contact: Jim Howell

Phone: (901) 409-3415

Primary Market Area (PMA): 99 sq. miles 6 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Val Verde County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$9,930	\$9,930	\$11,940	\$11,940	\$13,770	\$13,770	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	\$19,110	\$20,520	---
50% AMGI	Min	\$16,590	\$16,590	\$19,890	\$19,890	\$22,980	\$22,980	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	---
60% AMGI	Min	\$19,890	\$19,890	\$23,880	\$23,880	\$27,570	\$27,570	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	\$38,220	\$41,040	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
17400-1	Casas Del Rio		New	General	n/a	120
17400-2	Villa Hermosa		New	General	n/a	50
Stabilized Affordable Developments in PMA					Total Units	450
					Total Developments	6
					Average Occupancy	99.6%

OVERALL DEMAND ANALYSIS				
		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		14,042		
Potential Demand from the Primary Market Area		2,159		
10% External Demand		216		
Potential Demand from Other Sources				
GROSS DEMAND		2,375		
Subject Affordable Units		55		
Unstabilized Competitive Units		0		
RELEVANT SUPPLY		55		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		2.3%		

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

Market Analyst					
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	379	38	6	0	1%
50% AMGI	1,076	108	11	0	1%
60% AMGI	704	70	38	0	5%

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Market Analyst					
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	22	2	2	0	8%
1 BR/50%	69	7	4	0	5%
1 BR/60%	79	8	10	0	12%
2 BR/30%	71	7	3	0	4%
2 BR/50%	193	19	4	0	2%
2 BR/60%	210	21	23	0	10%
3 BR/30%	52	5	1	0	2%
3 BR/50%	105	11	3	0	3%
3 BR/60%	102	10	5	0	4%

Market Analyst Comments:

The surveyed complexes consisting of 1,126 units had occupancy of 97.7%. Of this total, reported LIHTC units surveyed totaled 450 units and had occupancy of 99.6%. An onsite survey indicates 42 vacancies in the tax credit units. The market is considered to be tight, meaning that newly constructed units are expected to be occupied quickly. Due to the limited number of vacancies, it is likely there is demand for the subject. (p.33)

Overall market vacancy rate for competitive housing in the market area is less than 3%. The reported occupancy rate for the LIHTC complexes is 99.6%. (p. 52)

The absorption rate should be uniform across bedroom size. That is, we expect that all bedroom sizes will be absorbed at the rate of 8 units per month until the complex is fully occupied...the project should achieve Breakeven Occupancy 150 days after completion. (p. 58)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$169,856	Avg. Rent:	\$629	Expense Ratio:	61.3%
Debt Service:	\$137,688	B/E Rent:	\$581	Controllable Expenses:	\$2,484
Net Cash Flow:	\$32,168	UW Occupancy:	92.5%	Property Taxes/Unit:	\$718
Aggregate DCR:	1.23	B/E Occupancy:	85.7%	Program Rent Year:	2020

All LIHTC units are projected at maximum program rents.

Six (10% of total) units are market rate units and limited to 60% gross HTC rents per rule. However, Applicant has further limited rents for these units by an additional 5% on average, or \$50 above net 60% HTC rents.

Average rent with 1 month concession on 60% & Market rate units is \$6 over break-even, but concessions are likely unnecessary with subject's market units at a 5% discount to 60% gross HTC rents.

Third party management company estimates a fee of 6%, which is consistent with their other currently managed properties.

Tenant-paid water/sewer utilities result in lower WST projections.

Breakeven occupancy occurs with 8 units vacant (underwritten at 4).

Pro Forma exhibits feasibility through year 30. NOI can support a 54 basis point increase in the permanent loan rate (up to 5.79% vs. projected rate of 5.25%) before going below 1.15 DCR threshold.

As presented, 15 year residual cash flow is \$293K with a deferral of 22% of the developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$138,559/ac	\$14,206/unit	\$866,550	Contractor Fee	\$902,778
Off-site + Site Work		\$18,347/unit	\$1,119,144	Soft Cost + Financing	\$1,336,003
Building Cost	\$87.95/sf	\$87,283/unit	\$5,324,265	Developer Fee	\$1,182,596
Contingency	5.78%	\$6,108/unit	\$372,559	Reserves	\$215,250
Total Development Cost	\$185,560/unit	\$11,319,145		Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH				

Site Work:

Certified cost of \$905K (\$14.8K/unit), includes \$195K for detention, \$427K for grading & paving, \$269K for on-site utilities, and \$13K in striping and signage.

Building Cost:

TDHCA's typical cost methodology using Marshal & Swift's ("M&S") average quality construction values adjusted for increasing lumber costs results in a total building cost estimate of \$5.33M (\$87K/unit - \$87.97/sf), which is \$1.3K (less than 1%) higher than the Applicant's budget.

Applicant limited eligible basis by \$559K for scoring purposes.

Contingency:

Contingency understated at less than 7%. \$293K of repayable developer fee is available for deferral as additional contingency for any cost overruns.

Comments:

Applicant's total development costs are less than 1% (\$10.5K) higher than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$11,319,145	\$9,564,313	\$1,008,957

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Horizon Bank	Conventional Loan	\$7,000,000	4.50%	82%
Raymond James	HTC	\$1,313,486	\$0.87	15%
City of Del Rio	§11.9(d)(2)LPS Contribution	\$250	0.00%	0%
Deferred Developer Fee	Developer Fee	\$262,325	0.00%	3%
		\$8,576,061	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Cedar Rapids Bank and Trust	\$2,300,000	5.25%	40	15	\$2,300,000	5.25%	40	15	20%
City of Del Rio	\$250	Fee Waiver			\$250	Fee Waiver			0%
Total	\$2,300,250				\$2,300,250				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Raymond James	\$8,756,570	\$0.87		\$8,756,570	\$0.87	77%	
Deferred Developer Fee	\$262,325		22%	\$262,325		2%	22%
Total	\$9,018,895			\$9,018,895			
				\$11,319,145	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.896	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.841	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$11,319,145
Permanent Sources (debt + non-HTC equity)	\$2,300,250
Gap in Permanent Financing	\$9,018,895

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$8,777,045	\$1,008,957
Needed to Balance Sources & Uses	\$9,018,895	\$1,036,758
Requested by Applicant	\$8,756,570	\$1,006,603

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,756,570	\$1,006,603

Deferred Developer Fee	\$262,325	(22% deferred)
Repayable in	8 years	

Comments:

Recommended credit allocation is \$1,006,603 as requested by the Applicant.

Underwriter:	<u>Diamond Unique Thompson</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE
Del Rio Lofts, Del Rio, 9% HTC #21052

LOCATION DATA	
CITY:	Del Rio
COUNTY:	Val Verde
Area Median Income	\$54,600
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	18	29.5%	0	0
2	33	54.1%	0	0
3	10	16.4%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	61	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	90.16%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	992 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	11	38	-	-	6	61
Income	% Total	0.0%	9.8%	0.0%	18.0%	62.3%	0.0%	0.0%	9.8%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$331	2	1	1	752	\$331	\$80	\$251	\$0	\$0.33	\$251	\$502	\$502	\$251	\$0	\$0	\$750	\$1.00	\$750
TC 50%	\$553	4	1	1	752	\$553	\$80	\$473	\$0	\$0.63	\$473	\$1,892	\$1,892	\$473	\$1	\$0	\$750	\$1.00	\$750
TC 60%	\$663	10	1	1	752	\$663	\$80	\$583	\$0	\$0.78	\$583	\$5,830	\$5,830	\$583	\$1	\$0	\$750	\$1.00	\$750
MR		2	1	1	752	\$0	\$80		NA	\$0.84	\$633	\$1,266	\$1,266	\$633	\$1	NA	\$633	\$0.84	\$750
TC 30%	\$398	3	2	1	1,020	\$398	\$93	\$305	\$0	\$0.30	\$305	\$915	\$915	\$305	\$0	\$0	\$875	\$0.86	\$875
TC 50%	\$663	4	2	1	1,020	\$663	\$93	\$570	\$0	\$0.56	\$570	\$2,280	\$2,280	\$570	\$1	\$0	\$875	\$0.86	\$875
TC 60%	\$796	14	2	1	1,020	\$796	\$93	\$703	\$0	\$0.69	\$703	\$9,842	\$9,842	\$703	\$1	\$0	\$875	\$0.86	\$875
TC 60%	\$796	9	2	2	1,037	\$796	\$93	\$703	\$0	\$0.68	\$703	\$6,327	\$6,327	\$703	\$1	\$0	\$875	\$0.84	\$875
MR		3	2	2	1,037	\$0	\$93		NA	\$0.73	\$753	\$2,259	\$2,259	\$753	\$1	NA	\$753	\$0.73	\$875
TC 30%	\$459	1	3	2	1,314	\$459	\$109	\$350	\$0	\$0.27	\$350	\$350	\$350	\$350	\$0	\$0	\$1,000	\$0.76	\$1,000
TC 50%	\$766	3	3	2	1,314	\$766	\$109	\$657	\$0	\$0.50	\$657	\$1,971	\$1,971	\$657	\$1	\$0	\$1,000	\$0.76	\$1,000
TC 60%	\$919	5	3	2	1,314	\$919	\$109	\$810	\$0	\$0.62	\$810	\$4,050	\$4,050	\$810	\$1	\$0	\$1,000	\$0.76	\$1,000
MR		1	3	2	1,314	\$0	\$109		NA	\$0.65	\$860	\$860	\$860	\$860	\$1	NA	\$860	\$0.65	\$1,000
TOTALS/AVERAGES:		61			60,540				\$0	\$0.63	\$629	\$38,344	\$38,344	\$629	\$0.63	\$0	\$846	\$0.85	\$859

ANNUAL POTENTIAL GROSS RENT:	\$460,128	\$460,128
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STABILIZED PRO FORMA

Del Rio Lofts, Del Rio, 9% HTC #21052

STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.63	\$629	\$460,128	\$460,128	\$629	\$0.63		0.0%	\$0
Pet Deposits, Late Fees					\$20.00	\$14,640						
Total Secondary Income					\$20.00		\$14,640	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$474,768	\$474,768				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(35,608)	(35,608)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$439,160	\$439,160				0.0%	\$0

General & Administrative	\$39,675	\$650/Unit	\$21,411		5.21%	\$0.38	\$375	\$22,900	\$21,411	\$351	\$0.35	4.88%	7.0%	1,489
Management	\$23,359	4.5% EGI	\$17,876		6.00%	\$0.44	\$432	\$26,350	\$26,350	\$432	\$0.44	6.00%	0.0%	-
Payroll & Payroll Tax	\$70,608	\$1,158/Unit	\$58,761		18.49%	\$1.34	\$1,331	\$81,184	\$81,184	\$1,331	\$1.34	18.49%	0.0%	-
Repairs & Maintenance	\$40,269	\$660/Unit	\$27,370		6.62%	\$0.48	\$476	\$29,055	\$39,650	\$650	\$0.65	9.03%	-26.7%	(10,595)
Electric/Gas	\$15,649	\$257/Unit	\$7,048		2.49%	\$0.18	\$180	\$10,950	\$7,048	\$116	\$0.12	1.60%	55.4%	3,902
Water, Sewer, & Trash Tenant Pays: WS	\$31,384	\$514/Unit	\$33,064		1.69%	\$0.12	\$122	\$7,438	\$7,438	\$122	\$0.12	1.69%	0.0%	-
Property Insurance	\$29,228	\$0.48 /sf	\$41,252		6.05%	\$0.44	\$435	\$26,564	\$26,564	\$435	\$0.44	6.05%	0.0%	-
Property Tax (@ 100%) 2.3799	\$34,078	\$559/Unit	\$15,031		9.98%	\$0.72	\$718	\$43,814	\$40,075	\$657	\$0.66	9.13%	9.3%	3,739
Reserve for Replacements					3.47%	\$0.25	\$250	\$15,250	\$15,250	\$250	\$0.25	3.47%	0.0%	-
Supportive Services					0.82%	\$0.06	\$59	\$3,600	\$3,600	\$59	\$0.06	0.82%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.50%	\$0.04	\$36	\$2,200	\$2,200	\$36	\$0.04	0.50%	0.0%	-
TOTAL EXPENSES					61.32%	\$4.45	\$4,415	\$ 269,305	\$270,770	\$4,439	\$4.47	61.66%	-0.5%	\$ (1,466)
NET OPERATING INCOME ("NOI")					38.68%	\$2.81	\$2,785	\$169,856	\$168,390	\$2,760	\$2.78	38.34%	0.9%	\$ 1,466

CONTROLLABLE EXPENSES	\$2,484/Unit	\$2,569/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Del Rio Lofts, Del Rio, 9% HTC #21052

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Cedar Rapids Bank and Trust		1.22	1.23	137,688	5.25%	40	15	\$2,300,000	\$2,300,000	15	40	5.25%	\$137,688	1.23	20.3%
CASH FLOW DEBT / GRANTS															
City of Del Rio		1.22	1.23		0.00%	0	0	\$250	\$250	0	0	0.00%		1.23	0.0%
				\$137,688	TOTAL DEBT / GRANT SOURCES			\$2,300,250	\$2,300,250	TOTAL DEBT SERVICE			\$137,688	1.23	20.3%
NET CASH FLOW		\$30,702	\$32,168					APPLICANT	NET OPERATING INCOME	\$169,856	\$32,168	NET CASH FLOW			

EQUITY SOURCES													
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE							
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
Raymond James	LIHTC Equity	77.4%	\$1,006,603	0.87	\$8,756,570	\$8,756,570	\$0.8699	\$1,006,603	77.4%	\$16,502	Applicant Request		
Deferred Developer Fee	Deferred Developer Fees	2.3%	(22% Deferred)		\$262,325	\$262,325	(22% Deferred)		2.3%	Total Developer Fee: \$1,182,596			
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%				
TOTAL EQUITY SOURCES		79.7%			\$9,018,895	\$9,018,895			79.7%				
TOTAL CAPITALIZATION						\$11,319,145	\$11,319,145					15-Yr Cash Flow after Deferred Fee:	\$292,562

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
Eligible Basis		Total Costs	Total Costs		Eligible Basis		%	\$				
Acquisition	New Const. Rehab		Acquisition	New Const. Rehab	Acquisition	New Const. Rehab						
Land Acquisition		\$13,402 / Unit	\$817,500	\$817,500	\$13,402 / Unit		0.0%	\$0				
Brokers Fees			\$49,050	\$49,050			0.0%	\$0				
Off-Sites		\$ / Unit	\$0	\$0	\$ / Unit		0.0%	\$0				
Site Work	\$905,362	\$14,842 / Unit	\$905,362	\$905,362	\$14,842 / Unit	\$905,362	0.0%	\$0				
Site Amenities	\$213,782	\$3,505 / Unit	\$213,782	\$213,782	\$3,505 / Unit	\$213,782	0.0%	\$0				
Building Cost	\$4,765,709	\$87.95 /sf	\$87,283/Unit	\$5,324,265	\$5,325,529	\$87,304/Unit	\$87.97 /sf	\$4,765,709	0.0%		(\$1,264)	
Contingency	\$372,559	6.33%	5.78%	\$372,559	\$372,559	5.78%	6.33%	\$372,559	0.0%		\$0	
Contractor Fees	\$876,038	14.00%	13.25%	\$902,778	\$902,778	13.24%	14.00%	876037.652	0.0%		\$0	
Soft Costs	\$0	\$754,268	\$12,365 / Unit	\$754,268	\$754,268	\$12,365 / Unit		\$754,268	0.0%	\$0	\$0	
Financing	\$0	\$494,000	\$9,537 / Unit	\$581,735	\$581,735	\$9,537 / Unit		\$494,000	0.0%	\$0	\$0	
Developer Fee	\$0	\$1,182,596	14.11%	13.23%	\$1,182,596	\$1,182,596	13.23%	14.11%	\$1,182,596	\$0	\$0	
Reserves			6 Months	\$215,250	\$204,229	6 Months			5.4%		\$11,021	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$9,564,313	\$185,560 / Unit	\$11,319,145	\$11,309,388	\$185,400 / Unit	\$9,564,313	\$0	0.1%	\$9,757	
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		\$0		\$0								
Financing Cost		\$0										
Developer Fee	\$0	\$0		\$0				\$0				
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$9,564,313	\$185,560/unit	\$11,319,145	\$11,309,388	\$185,400/unit	\$9,564,313	\$0	0.1%	\$9,757	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$11,319,145						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Del Rio Lofts, Del Rio, 9% HTC #21052

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$9,564,313	\$0	\$9,564,313
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$9,564,313	\$0	\$9,564,313
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$12,433,607	\$0	\$12,433,607
Applicable Fraction	90.16%	90.16%	90%	90%
TOTAL QUALIFIED BASIS	\$0	\$11,210,630	\$0	\$11,210,630
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,008,957	\$0	\$1,008,957
CREDITS ON QUALIFIED BASIS	\$1,008,957		\$1,008,957	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8699	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,008,957	\$8,777,045	----	----	----
Needed to Fill Gap	\$1,036,758	\$9,018,895	----	----	----
Applicant Request	\$1,006,603	\$8,756,570	\$1,006,603	\$0	\$0

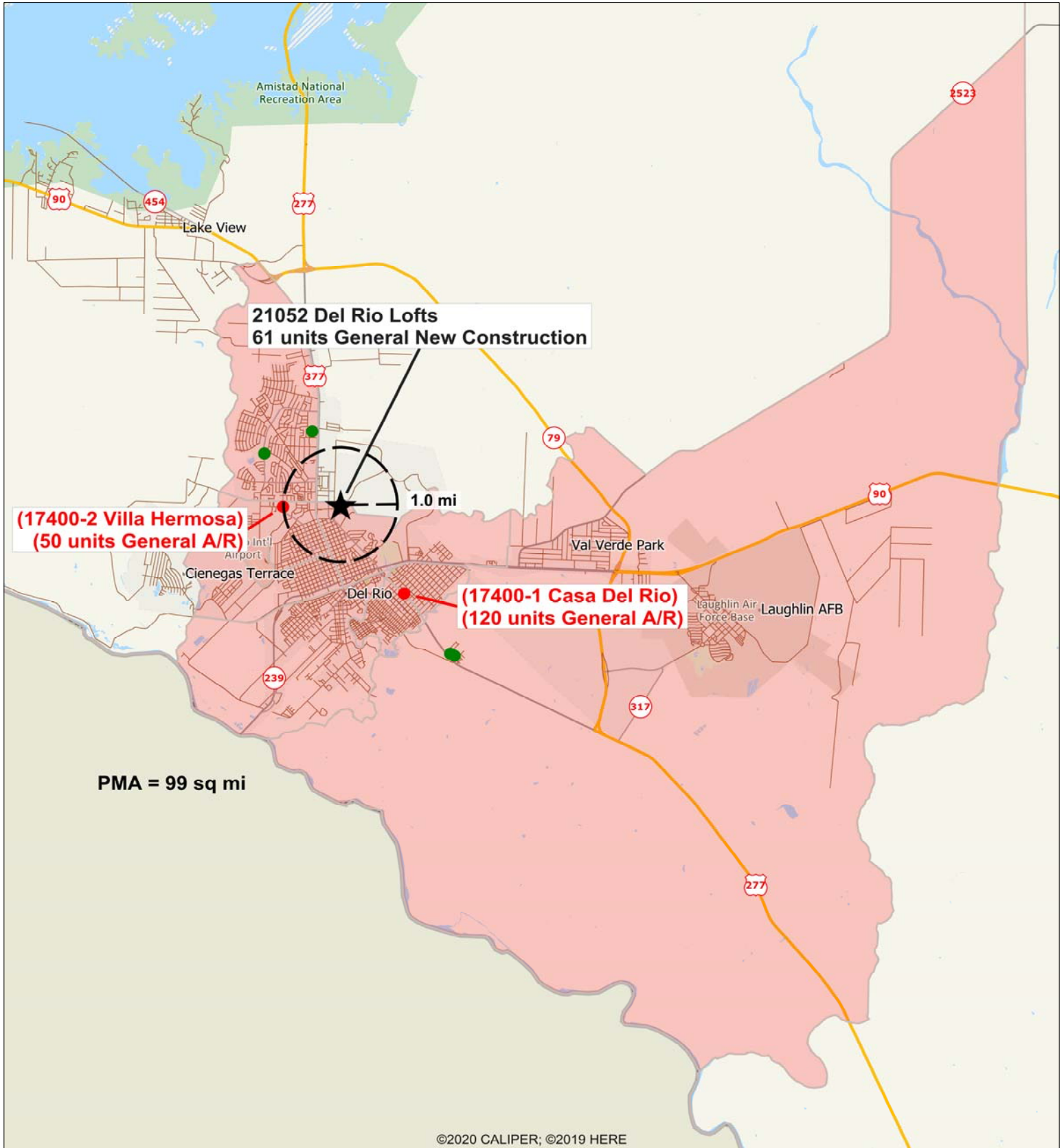
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	60,540 SF	\$76.40	4,625,007
Adjustments				
Exterior Wall Finish	0.00%		0.00	\$0
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			(0.25)	(15,135)
Subfloor			(0.16)	(9,686)
Floor Cover			2.56	154,982
Breezeways	\$29.77	17,592	8.65	523,801
Balconies	\$30.34	5,349	2.68	162,292
Plumbing Fixtures	\$1,080	66	1.18	71,280
Rough-ins	\$530	122	1.07	64,660
Built-In Appliances	\$1,830	61	1.84	111,630
Exterior Stairs	\$2,460	8	0.33	19,680
Heating/Cooling			2.34	141,664
Storage Space	\$29.77	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$70.42	2,713	3.16	191,058
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	80,845	3.46	209,389
SUBTOTAL			103.25	6,250,621
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			103.25	\$6,250,621
Plans, specs, survey, bldg permits	3.30%		(3.41)	(\$206,270)
Contractor's OH & Profit	11.50%		(11.87)	(718,821)
NET BUILDING COSTS		\$87,304/unit	\$87.97/sf	\$5,325,529

Long-Term Pro Forma

Del Rio Lofts, Del Rio, 9% HTC #21052

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$439,160	\$447,944	\$456,902	\$466,041	\$475,361	\$524,837	\$579,463	\$639,774	\$706,362	\$779,881	\$861,051	\$950,670
TOTAL EXPENSES	3.00%	\$269,305	\$277,120	\$285,165	\$293,446	\$301,970	\$348,491	\$402,259	\$464,409	\$536,259	\$619,332	\$715,393	\$826,485
NET OPERATING INCOME ("NOI")		\$169,856	\$170,823	\$171,737	\$172,595	\$173,392	\$176,346	\$177,204	\$175,364	\$170,103	\$160,548	\$145,658	\$124,185
EXPENSE/INCOME RATIO		61.3%	61.9%	62.4%	63.0%	63.5%	66.4%	69.4%	72.6%	75.9%	79.4%	83.1%	86.9%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688	\$137,688
DEBT COVERAGE RATIO		1.23	1.24	1.25	1.25	1.26	1.28	1.29	1.27	1.24	1.17	1.06	0.90
ANNUAL CASH FLOW		\$32,168	\$33,135	\$34,049	\$34,906	\$35,703	\$38,658	\$39,516	\$37,676	\$32,415	\$22,860	\$7,970	(\$13,503)
Deferred Developer Fee Balance		\$230,157	\$197,022	\$162,973	\$128,067	\$92,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$95,749	\$292,562	\$485,835	\$659,962	\$795,284	\$867,282	\$845,623

21052 Del Rio Lofts PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21053 The Reserve at Shiloh - Application Summary

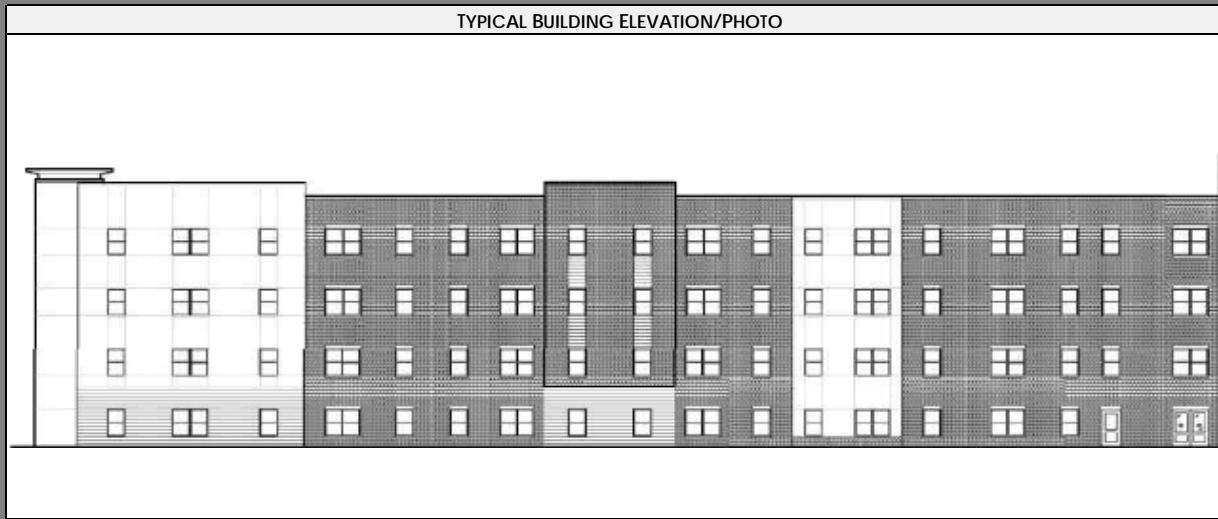
REAL ESTATE ANALYSIS DIVISION

July 8, 2021

PROPERTY IDENTIFICATION	
Application #	21053
Development	The Reserve at Shiloh
City / County	Garland / Dallas
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

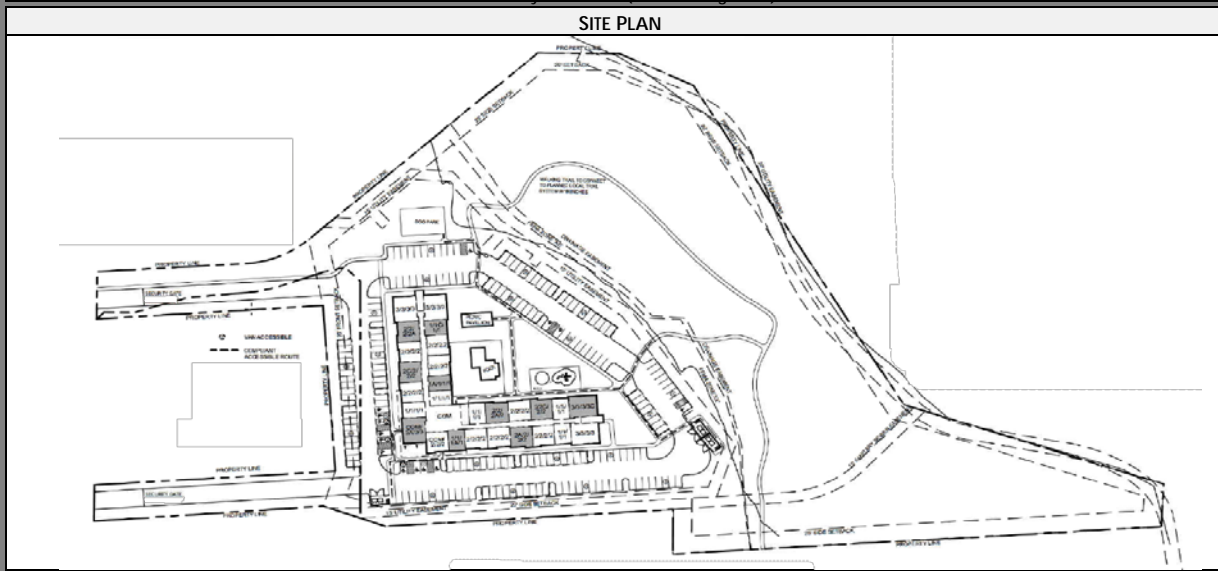
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,260,000	\$1,260,000	\$11,887/Unit	\$0.88

KEY PRINCIPALS / SPONSOR		
Brian McGeady, Managing Partner MVAH Partners & Justin Gregory MVAH Partners		
Related Parties	Contractor - TBD	Seller - N



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	32	30%	30%	8	8%
2	55	52%	40%	-	0%
3	19	18%	50%	30	28%
4	-	0%	60%	36	34%
			70%	-	0%
			80%	-	0%
			MR	32	30%
TOTAL	106	100%	TOTAL	106	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.23	Expense Ratio	✓ 48.7%
Breakeven Occ.	✓ 83.8%	Breakeven Rent	\$889
Average Rent	\$983	B/E Rent Margin	✓ \$94
Property Taxes	\$1,200/unit	Exemption/PILOT	0%
Total Expense	\$5,367/unit	Controllable	\$2,838/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	0.8%	
Highest Unit Capture Rate	✓ 2%	2 BR/60%	23
Dominant Unit Cap. Rate	✓ 2%	2 BR/60%	23
Premiums (↑60% Rents)	Yes ✓	\$40/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	836 SF	Density	8.9/acre
Acquisition		\$31K/unit	\$3,328K
Building Cost	\$92.49/SF	\$77K/unit	\$8,200K
Hard Cost		\$101K/unit	\$10,705K
Total Cost		\$195K/unit	\$20,648K
Developer Fee	\$2,130K	(31% Deferred)	Paid Year: 6
Contractor Fee	\$1,499K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC Bank, N.A.	35/35	4.25%	\$8,900,000	1.23	City of Garland	0/0	0.00%	\$500	1.23	PNC Bank, N.A.	\$11,086,891
										MVAH Development LLC	\$660,597
TOTAL DEBT (Must Pay)			\$8,900,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$11,747,488
TOTAL DEBT SOURCES											\$8,900,500
TOTAL CAPITALIZATION											\$20,647,988

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains in a designated floodplain.
- 2 Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 Receipt and acceptance by Cost Certification:
 - a: Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.
 - c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	AERIAL PHOTOGRAPH(s)
<p align="center">STRENGTHS/MITIGATING FACTORS</p> <ul style="list-style-type: none"> ▫ Overall Feasibility Indicators ▫ Located in proximity to jobs area ▫ All site improvements limited to portions outside of the 100-year floodplain. ▫ Potential market premium on 30% of units ▫ Low gross capture rate ▫ Developer experience <p align="center">WEAKNESSES/RISKS</p> <ul style="list-style-type: none"> ▫ Rezoning required ▫ 5% contingency ▫ A large portion of the parcel in the 100 year flood plain Zone 'AE'. ▫ Market rent risk on 30% of units 	
<p align="center">AREA MAP</p>	



DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21053** Program(s): **9% HTC**

The Reserve at Shiloh

Address/Location: 1102 N Shiloh Road

City: Garland County: Dallas Zip: 75042

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,260,000				\$1,260,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that parking and drive areas will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains in a designated floodplain.
- 2 Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 Receipt and acceptance by Cost Certification:
 - a: Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.
 - b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

 - c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	30
60% of AMI	60% of AMI	36

DEVELOPMENT SUMMARY

The Reserve at Shiloh is a 106 unit General population housing development located at 1102 N. Shiloh Road in Garland, Dallas County, Texas. The development will have 106 units consisting of one, two, and three bedrooms in one elevator served 4-story building. Exterior amenities include a swimming pool, playground, picnic pavillion, and dog park. Interior amenities include a community room with kitchen, laundry facilities, and 2 exercise rooms. Although there is a steep grade on the eastern portion of the site, the 11.85 acre site plan shows all improvements to be away from the creek and on the mostly flat western portion of the site.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Overall Feasibility Indicators
▫	Located in proximity to jobs area
▫	All site improvements limited to portions outside of the 100-year floodplain.
▫	Potential market premium on 30% of units
▫	Low gross capture rate
▫	Developer experience

WEAKNESSES/RISKS	
▫	Rezoning required
▫	5% contingency
▫	A large portion of the parcel in the 100 year flood plain Zone 'AE'.
▫	Market rent risk on 30% of units
▫	
▫	

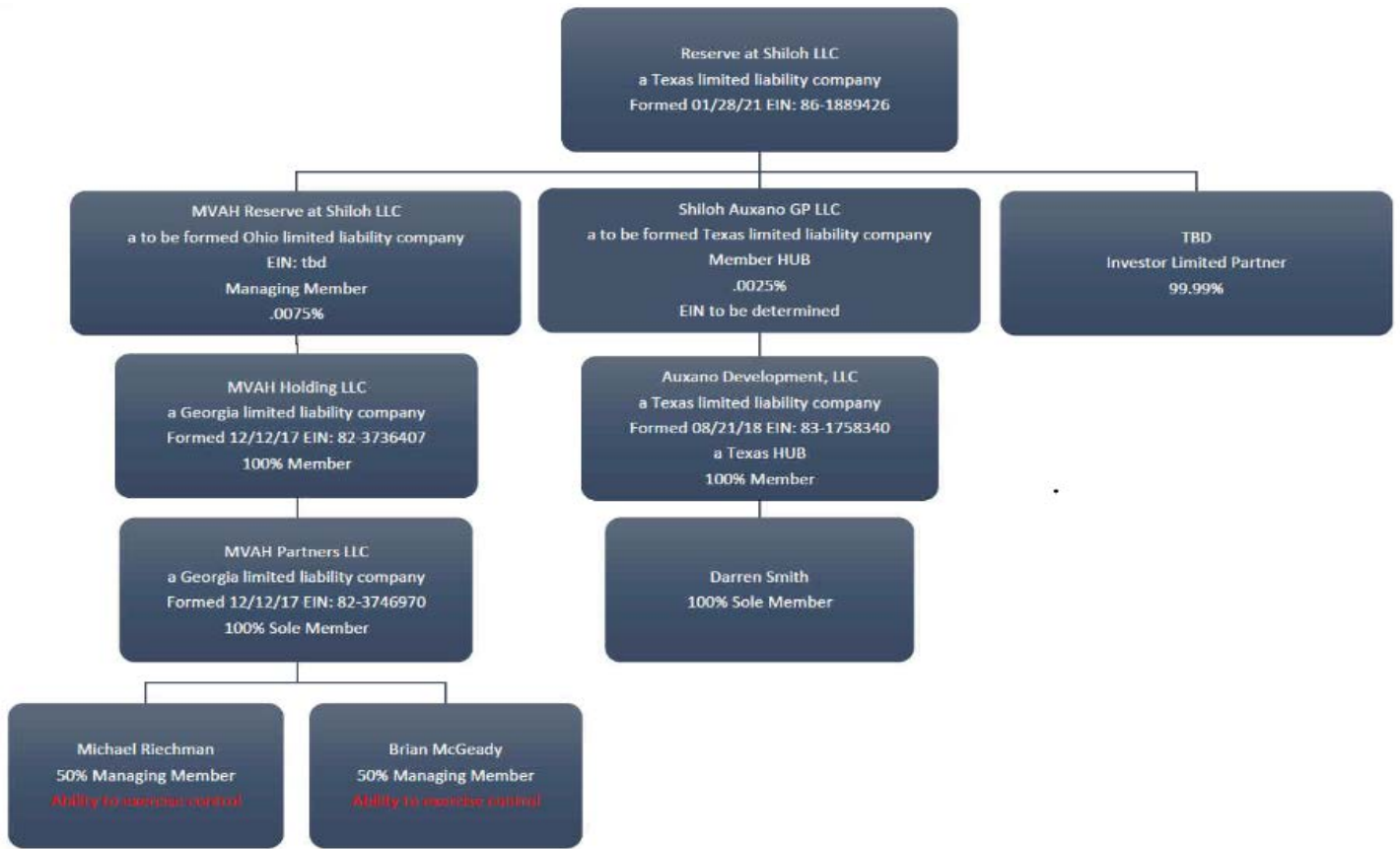
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Brian McGeady
 Phone: (513) 964-1141

Name: Justin Gregory
 Phone: (724) 561-3196

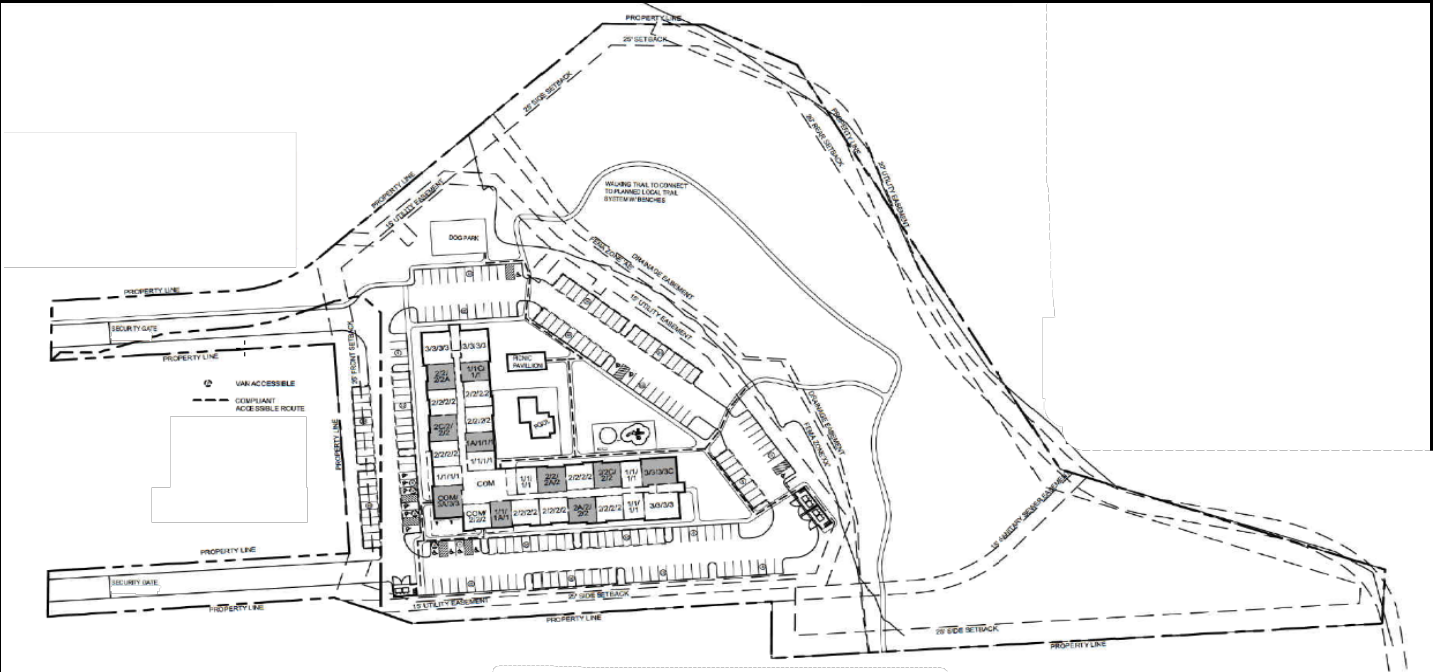
OWNERSHIP STRUCTURE



- MVAH Partners have completed 7 HTC developments in Texas over the past 9 years, and are currently under construction on 20016 Reserve at Sulpher Springs. The applicant has had involvement in 92 properties nationwide. Aside from local Property Management, the majority of the developers team is based out-of-state. Their partner, Auxano Development, LLC is also partnered with the applicant on the 20016 Reserve at Sulpher Springs.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The site has two bi-directional means of egress to N Shiloh Rd. Portions of the back of the lot are adjacent to the creek and are classified as Flood Zone AE, and could require additional property insurance. There is also a planned walking trail to connect to planned local trail system.

Parking efficiently surrounds the single building with site amenities such as a pool, a picnic pavillion, and a dog park.

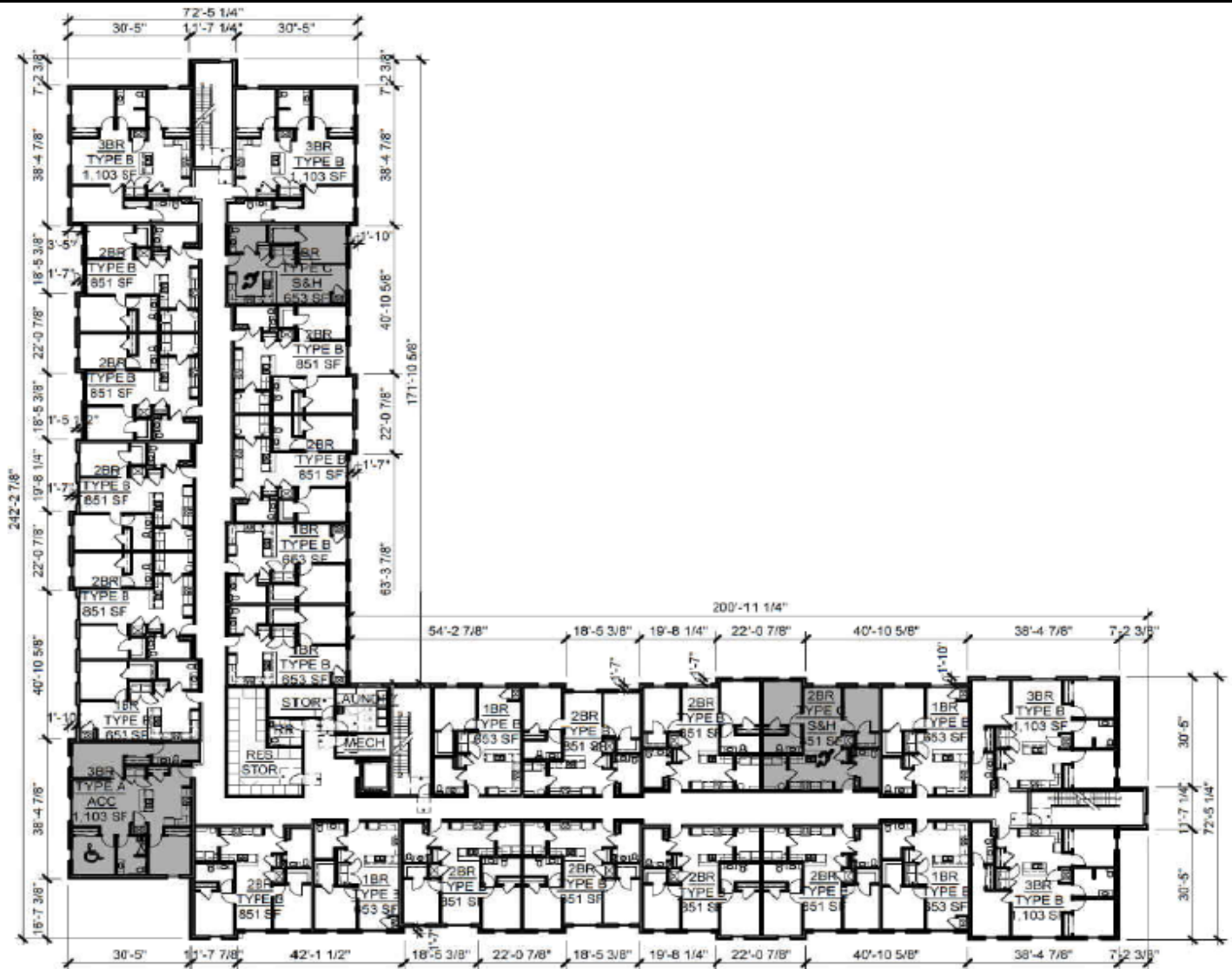
Due to the site's proximity to a major drainage way, no on site detention is anticipated. However, nearly half of the site is in Flood Zone AE and the developer has no expectations for improvements on the eastern portion of the parcel.

Parking	No Fee		Tenant-Paid		Total	
Open Surface	96	0.9/unit	0	--	96	0.9/unit
Carport	108	1.0/unit	0	--	108	1.0/unit
Total Parking	204	1.9/unit	0	--	204	1.9/unit

Comments:

1.9 parking spaces per unit should exceed minimum parking requirements, however these are still undetermined due to outstanding rezoning request.

BUILDING PLAN (Typical)



Comments:

All 3 bedroom units are located at the end-caps, which also include wet island kitchens. Walk-in closets are included in the master bedroom of 1 & 2 Bd units. The Building Plan includes enclosed conditioned corridors, with plumbing runs efficiently located along the center corridor. Common Areas are located on the inner elbow and include community spaces such as laundry, residential storage, or a fitness center.

BUILDING ELEVATION



Comments:

Limited ornamentation or articulation, other than the lone corner to allow the "L" shaped building plan. The entire development includes a flat TPO roof. Materials on the typical siding are approximately 33% Brick and 67% Fiber Cement Siding.

BUILDING CONFIGURATION

Building Type	1											Total Buildings
Floors/Stories	4											1
Number of Bldgs	1											
Units per Bldg	106											
Total Units	106											106
Avg. Unit Size (SF)	836 sf	Total NRA (SF)		88,658	Common Area (SF)*		27,268					

*Common Area Square Footage as specified on Architect Certification

Comments:

Architect Certification of Common Area includes 24,510 sf of Circulation spaces normally excluded from Common Area.

SITE CONTROL INFO

Site Acreage: Development Site: 11.89 acres Density: 8.9 units/acre
Site Control: 11.85 **Site Plan:** 11.89 **Appraisal:** na **ESA:** 11.89
Feasibility Report Survey: 11.89 **Feasibility Report Engineer's Plan:** 11.89

Control Type: Purchase and Sale Agreement

Tract 1:	<u>11.000 acres</u>	Cost:	<u>\$2,700,000</u>	Seller:	<u>SHG RESOURCES LP</u>
Tract 2:	<u>0.8456 acres</u>	Cost:	<u>\$628,000</u>	Seller:	<u>BAYLOR HEALTH CARE SYSTEM</u>

Development Site: 11.89 acres Cost: \$3,328,000 \$31,396 per unit

Buyer: MVAH Holding LLC
Assignee: Reserve at Shiloh LLC

Related-Party Seller/Identity of Interest: No

Comments:
The acquisition is an assemblage of two parcels that are under contract for purchase at a blended price of \$281K / acre.

SITE INFORMATION

Flood Zone:	<u>X & AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>Community Office (CO)</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>Yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>0</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
Undeveloped land

Surrounding Uses:
North: Religious institution and undeveloped land
East: Undeveloped land and single-family residential property
South: Pinner Wire & Cable, Inc., parking lot and undeveloped land
West: Vacant land, North Shiloh Road and single-family residential property.

Other Observations:
N Shiloh Rd is planned to be a regional arterial that serves high traffic volumes and moderate to high speeds, with 100' right of way, 6 travel lanes, median raised curb, and 10' easements on both sides.
A decision on the rezoning request is expected at the July 20, 2021 City Council Meeting.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc.

Date: 2/6/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

A Historical Recognized Environmental Condition (HREC) states that a previously reported hazardous substance / petroleum product release occurred at the subject property and subsequently received regulatory agency closure with no requirement to maintain post-closure institutional or engineering controls.

The Subject Property is inundated with 100 year flood plain Zone 'AE' according to FEMA Map Number 48113C0220L. Duck Creek runs along the eastern property line which creates the flood plain. However, the proposed site improvements do not encroach into the 100 year limits and no flood plain reclamation is needed.

A review of the NWI map indicates mapped wetlands at the subject property. These areas are depicted as PFO1A (Palustrine – Forested – Broad-Leaved Deciduous – Temporary Flooded). The NWI map also indicates a stream along the eastern boundary of the subject property, depicted as R2UBH (Riverine – Lower Perennial – Unconsolidated Bottom - Permanently Flooded). In addition, signs of potential wetland areas were identified on the subject property through review of aerial photographs, topographic maps and site observations. An on-site wetlands determination assessment is recommended to determine if all characteristics for a wetland are present at the subject property.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/21/2021

Contact: Darrell G Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 21 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Dallas County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$14,550	\$14,550	\$17,460	\$17,460	\$20,160	\$20,160	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	\$27,930	\$30,000	---
50% AMGI	Min	\$24,240	\$24,240	\$29,100	\$29,100	\$33,600	\$33,600	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	---
60% AMGI	Min	\$29,100	\$29,100	\$34,920	\$34,920	\$40,320	\$40,320	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	\$55,860	\$60,000	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21015	Embree Eastside	N	New	General	73	74
Other Affordable Developments in PMA since 2016						
20027	Garland Senior Living		New	Elderly	n/a	122
19603	Northgate Village Apartments		A/R	General	n/a	168
17746	City Square Apartment Homes		New	General	n/a	0
Stabilized Affordable Developments in PMA					Total Units	682
					Total Developments	4
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

21015 Embree Eastside is located outside the Subject PMA, but they do share census tracts. If we include Embree's complete units without any additional demand, the GCR is 1.7 as a worst case scenario.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	99,267			
Potential Demand from the Primary Market Area	8,098			
10% External Demand	810			
Potential Demand from Other Sources	0			
GROSS DEMAND	8,908			
Subject Affordable Units	74			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	74			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	0.8%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND						
AMGI Band	Market Analyst					AMGI Band Capture Rate
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	
30% AMGI	1,757	176	11	0	1%	
50% AMGI	2,061	206	20	0	1%	
60% AMGI	4,280	428	43	0	1%	

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds. The capture rates only reflect the demand for the 74 affordable units at the Subject property and do not include any of the 32 market units in the analysis.

Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	234	23	3	0	1%					
1 BR/50%	343	34	6	0	2%					
1 BR/60%	751	75	13	0	2%					
2 BR/30%	464	46	6	0	1%					
2 BR/50%	505	51	10	0	2%					
2 BR/60%	976	98	23	0	2%					
3 BR/30%	481	48	2	0	0%					
3 BR/50%	372	37	4	0	1%					
3 BR/60%	830	83	7	0	1%					

Market Analyst Comments:

"Based on straight-line delineation of the household growth alone between the years of 2021 to 2025, it can be assessed that the primary market area will need an additional 233 rental dwelling units." (p. 7)

"The AnySite demographics estimate the demand growth for new rental units to be 47 units per year. The HISTA data suggests that the growth for new rental units will be 143 units per year. Finally, the employment growth methodology suggests that the primary market area will absorb 151 units per year." (p. 17)

"Access to the property is very good. The subject site has direct access to N. Shiloh Road, which connects to President George Bush Tollway (SH 190) approximately four miles to the north, and IH 635 less than four miles to the south. Both of these highways encircle most of the Dallas area." (p. 22)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$599,306	Avg. Rent:	\$983	Expense Ratio:	48.7%
Debt Service:	\$489,031	B/E Rent:	\$889	Controllable Expenses:	\$2,838
Net Cash Flow:	\$110,276	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,200
Aggregate DCR:	1.23	B/E Occupancy:	83.8%	Program Rent Year:	2020

Market Analyst determined market rents of \$141/month/unit over TC 60% rents for the 30.2% market rate units. However, applicant underwrites market rents very conservatively due to financial partner's underwriting of rents due to Covid-19 pandemic. Underwriter used Market Study rents and derives a Potential Gross Revenue 3% higher than the applicant, but no change is needed to underwriting conclusions.

Pro forma uses a Green Discount utility allowance. To utilize the Green Discount allowance for leasing activities when the development places in service, the Owner must evidence that the units and buildings have met the Green Discount requirements when the request is submitted.

Applicant's relatively low estimate for payroll documented with a detailed staffing plan.

Average Rent is \$94 above break-even.

Deferred fee pays off in year 6 with a 15-year net cumulative cash flow of \$1.7M.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$279,899/ac	\$31,396/unit	\$3,328,000	Contractor Fee	\$1,498,680
Off-site + Site Work		\$18,822/unit	\$1,995,105	Soft Cost + Financing	\$2,387,498
Building Cost	\$92.49/sf	\$77,358/unit	\$8,200,000	Developer Fee	\$2,130,000
Contingency	5.00%	\$4,809/unit	\$509,755	Reserves	\$598,950
Total Development Cost	\$194,792/unit		\$20,647,988	Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?	Non-Qualified Elderly not in OCT covered by Revitalization Plan [9% only]
---------------------------------------	---

Acquisition:

Land acquisition is an assemblage of 2 parcels priced \$245K/acre and \$743K/acre.

Site Work:

39% of the Site Work budget for Site Amenities such as a pool, athletic courts, landscaping, and fencing.

Building Cost:

Subject is a 4-story elevator-served general population development.

Only 8% of the Building Costs have been allocated toward Woods & Plastics, greatly reducing the liability of continued price corrections.

Applicant's building cost includes \$500K for 108 carport spaces .

Developers estimate for Building Cost is \$92.49 psf / \$77,358 per unit.

Underwriter's estimate (\$100.96 psf / \$84,441 per unit) based on Marshall & Swift average quality multifamily cost model adjusted for small average unit size.

Applicant limited eligible building costs to \$84.35/sf for scoring purposes.

Contingency:

Applicant budgets 5% Contingency based on their development experience.

Soft Costs:

79% of budgeted Soft Costs are for Architecture & Engineering (\$9,481/unit).

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$20,647,988	\$15,461,007	\$1,262,843

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
PNC Bank, N.A.	Conventional Loan	\$20,000,000	5.00%	95%
PNC Bank, N.A.	HTC	\$1,108,689	\$0.88	5%
		\$21,109,189	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC Bank, N.A.	\$8,900,000	4.25%	35	35	\$8,900,000	4.25%	35	35	43%
City of Garland	\$500				\$500				0%
Total	\$8,900,500				\$8,900,500				

Comments:

Applicant proposes a Permanent Loan equal to 43.1% Loan to Costs.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC Bank, N.A.	\$11,086,891	\$0.88		\$11,086,891	\$0.88	54%	
MVAH Development LLC	\$660,597		31%	\$660,597		3%	31%
Total	\$11,747,488			\$11,747,488			
				\$20,647,988	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.932	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.763	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$20,647,988
Permanent Sources (debt + non-HTC equity)	\$8,900,500
Gap in Permanent Financing	\$11,747,488

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$11,111,910	\$1,262,843
Needed to Balance Sources & Uses	\$11,747,488	\$1,335,075
Requested by Applicant	\$11,086,891	\$1,260,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$11,086,891	\$1,260,000

Deferred Developer Fee	\$660,597	(31% deferred)
Repayable in	6 years	

Comments:

Underwriter recommends \$1,260,000 in Annual Credits as requested by Applicant.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE

The Reserve at Shiloh, Garland, 9% HTC #21053

LOCATION DATA	
CITY:	Garland
COUNTY:	Dallas
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	32	30.2%	0	0
2	55	51.9%	0	0
3	19	17.9%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	106	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	69.81%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	836 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	30	36	-	-	32	106
Income	% Total	0.0%	7.5%	0.0%	28.3%	34.0%	0.0%	0.0%	30.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	2	1	1	653	\$485	\$53	\$432	\$0	\$0.66	\$432	\$864	\$864	\$432	\$1	\$0	\$1,078	\$1.65	\$1,078
TC 50%	\$808	10	1	1	653	\$808	\$53	\$755	\$0	\$1.16	\$755	\$7,550	\$7,550	\$755	\$1	\$0	\$1,078	\$1.65	\$1,078
TC 60%	\$970	10	1	1	653	\$970	\$53	\$917	\$0	\$1.40	\$917	\$9,170	\$9,170	\$917	\$1	\$0	\$1,078	\$1.65	\$1,078
MR		10	1	1	653	\$0	\$53		NA	\$1.49	\$970	\$9,700	\$10,780	\$1,078	\$2	NA	\$1,078	\$1.65	\$1,078
TC 30%	\$582	4	2	2	851	\$582	\$70	\$512	\$0	\$0.60	\$512	\$2,048	\$2,048	\$512	\$1	\$0	\$1,162	\$1.37	\$1,162
TC 50%	\$970	14	2	2	851	\$970	\$70	\$900	\$0	\$1.06	\$900	\$12,600	\$12,600	\$900	\$1	\$0	\$1,162	\$1.37	\$1,162
TC 60%	\$1,164	21	2	2	851	\$1,164	\$70	\$1,094	\$0	\$1.29	\$1,094	\$22,974	\$22,974	\$1,094	\$1	\$0	\$1,162	\$1.37	\$1,162
MR		16	2	2	851	\$0	\$70		NA	\$1.31	\$1,112	\$17,792	\$18,592	\$1,162	\$1	NA	\$1,162	\$1.37	\$1,162
TC 30%	\$672	2	3	2	1,103	\$672	\$87	\$585	\$0	\$0.53	\$585	\$1,170	\$1,170	\$585	\$1	\$0	\$1,450	\$1.31	\$1,450
TC 50%	\$1,120	6	3	2	1,103	\$1,120	\$87	\$1,033	\$0	\$0.94	\$1,033	\$6,198	\$6,198	\$1,033	\$1	\$0	\$1,450	\$1.31	\$1,450
TC 60%	\$1,344	5	3	2	1,103	\$1,344	\$87	\$1,257	\$0	\$1.14	\$1,257	\$6,285	\$6,285	\$1,257	\$1	\$0	\$1,450	\$1.31	\$1,450
MR		6	3	2	1,103	\$0	\$87		NA	\$1.18	\$1,305	\$7,830	\$8,700	\$1,450	\$1	NA	\$1,450	\$1.31	\$1,450
TOTALS/AVERAGES:		106			88,658				\$0	\$1.18	\$983	\$104,181	\$106,931	\$1,009	\$1.21	\$0	\$1,188	\$1.42	\$1,188

ANNUAL POTENTIAL GROSS RENT:	\$1,250,172	\$1,283,172
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STABILIZED PRO FORMA

The Reserve at Shiloh, Garland, 9% HTC #21053

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database		Garland Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.18	\$983	\$1,250,172	\$1,283,172	\$1,009	\$1.21		-2.6%	(\$33,000)
Late fees, pet desoposits						\$10.00	\$12,720						
Total Secondary Income						\$10.00		\$12,720	\$10.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$1,262,892	\$1,295,892				-2.5%	(\$33,000)
Vacancy & Collection Loss						7.5% PGI	(94,717)	(97,192)	7.5% PGI			-2.5%	2,475
EFFECTIVE GROSS INCOME							\$1,168,175	\$1,198,700				-2.5%	(\$30,525)

General & Administrative	\$57,940	\$547/Unit	\$32,564	\$307	2.47%	\$0.32	\$272	\$28,800	\$32,564	\$307	\$0.37	2.72%	-11.6%	(3,764)
Management	\$49,436	3.5% EGI	\$53,229	\$502	5.00%	\$0.66	\$551	\$58,409	\$59,935	\$565	\$0.68	5.00%	-2.5%	(1,526)
Payroll & Payroll Tax	\$143,010	\$1,349/Unit	\$152,619	\$1,440	9.67%	\$1.27	\$1,066	\$113,000	\$113,000	\$1,066	\$1.27	9.43%	0.0%	-
Repairs & Maintenance	\$74,252	\$700/Unit	\$115,168	\$1,086	5.82%	\$0.77	\$642	\$68,000	\$68,900	\$650	\$0.78	5.75%	-1.3%	(900)
Electric/Gas	\$26,287	\$248/Unit	\$49,054	\$463	2.57%	\$0.34	\$283	\$30,000	\$26,287	\$248	\$0.30	2.19%	14.1%	3,713
Water, Sewer, & Trash	\$77,062	\$727/Unit	\$99,862	\$942	5.22%	\$0.69	\$575	\$61,000	\$77,062	\$727	\$0.87	6.43%	-20.8%	(16,062)
Property Insurance	\$38,574	\$0.44 /sf	\$40,189	\$379	4.54%	\$0.60	\$500	\$53,000	\$53,000	\$500	\$0.60	4.42%	0.0%	-
Property Tax (@ 100%) 2.6657	\$120,230	\$1,134/Unit	\$85,079	\$803	10.89%	\$1.43	\$1,200	\$127,200	\$120,230	\$1,134	\$1.36	10.03%	5.8%	6,970
Reserve for Replacements					2.27%	\$0.30	\$250	\$26,500	\$26,500	\$250	\$0.30	2.21%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.25%	\$0.03	\$28	\$2,960	\$2,960	\$28	\$0.03	0.25%	0.0%	-
TOTAL EXPENSES					48.70%	\$6.42	\$5,367	\$568,869	\$580,438	\$5,476	\$6.55	48.42%	-2.0%	\$ (11,570)
NET OPERATING INCOME ("NOI")					51.30%	\$6.76	\$5,654	\$599,306	\$618,262	\$5,833	\$6.97	51.58%	-3.1%	\$ (18,955)

CONTROLLABLE EXPENSES	\$2,838/Unit	\$2,998/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Reserve at Shiloh, Garland, 9% HTC #21053

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC Bank, N.A.		1.26	1.23	489,031	4.25%	35	35	\$8,900,000	\$8,900,000	35	35	4.25%	\$489,031	1.23	43.1%
CASH FLOW DEBT / GRANTS															
City of Garland		1.26	1.23		0.00%	0	0	\$500	\$500	0	0	0.00%		1.23	0.0%
				\$489,031	TOTAL DEBT / GRANT SOURCES			\$8,900,500	\$8,900,500	TOTAL DEBT SERVICE			\$489,031	1.23	43.1%
NET CASH FLOW		\$129,231	\$110,275			APPLICANT		NET OPERATING INCOME		\$599,306.35	\$110,276	NET CASH FLOW			

EQUITY SOURCES													
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE							
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
												PNC Bank, N.A.	LIHTC Equity	53.7%	$1,260,000	0.88	$11,086,891	$11,086,891	$0.88	$1,260,000	53.7%	$11,887	Applicant Request
MVAH Development LLC	Deferred Developer Fees	3.2%	(31% Deferred)		\$660,597	\$660,597	(31% Deferred)		3.2%		Total Developer Fee: \$2,130,000		
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%				
TOTAL EQUITY SOURCES		56.9%			\$11,747,488	\$11,747,488			56.9%				
TOTAL CAPITALIZATION						\$20,647,988	\$20,647,988					15-Yr Cash Flow after Deferred Fee:	\$1,701,592

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	Total Costs	%	\$	
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition						
Land Acquisition			\$31,396 / Unit	\$3,328,000	\$3,328,000	\$31,396 / Unit					0.0%	\$0	
Site Work		\$1,210,105	\$11,416 / Unit	\$1,210,105	\$1,210,105	\$11,416 / Unit	\$1,210,105				0.0%	\$0	
Site Amenities		\$785,000	\$7,406 / Unit	\$785,000	\$785,000	\$7,406 / Unit	\$785,000				0.0%	\$0	
Building Cost		\$7,478,302	\$92.49 /sf	\$77,358/Unit	\$8,200,000	\$8,950,789	\$84,441/Unit	\$100.96 /sf	\$7,478,302		-8.4%	(\$750,789)	
Contingency		\$473,670	5.00%	5.00%	\$509,755	\$509,755	4.66%	5.00%	\$473,670		0.0%	\$0	
Contractor Fees		\$1,392,591	14.00%	14.00%	\$1,498,680	\$1,498,680	13.08%	14.00%	\$1,392,591		0.0%	\$0	
Soft Costs	\$0	\$1,236,400	\$12,042 / Unit	\$1,276,400	\$1,276,400	\$12,042 / Unit	\$1,236,400		\$0		0.0%	\$0	
Financing	\$0	\$874,938	\$10,482 / Unit	\$1,111,098	\$1,111,098	\$10,482 / Unit	\$874,938		\$0		0.0%	\$0	
Developer Fee	\$0	\$2,010,000	14.94%	14.99%	\$2,130,000	\$2,130,000	14.24%	14.94%	\$2,010,000	\$0	0.0%	\$0	
Reserves			7 Months	\$598,950	\$598,950	7 Months					0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)			\$0	\$15,461,007	\$194,792 / Unit	\$20,647,988	\$21,398,777	\$201,875 / Unit	\$15,461,007	\$0	-3.5%	(\$750,789)	
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		\$0			\$0								
Developer Fee	\$0	\$0			\$0								
Reserves					\$0								
ADJUSTED BASIS / COST			\$0	\$15,461,007	\$194,792/unit	\$20,647,988	\$21,398,777	\$201,875/unit	\$15,461,007	\$0	-3.5%	(\$750,789)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$20,647,988							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Reserve at Shiloh, Garland, 9% HTC #21053

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$15,461,007	\$0	\$15,461,007
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$15,461,007	\$0	\$15,461,007
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$20,099,308	\$0	\$20,099,308
Applicable Fraction	69.81%	69.81%	70%	70%
TOTAL QUALIFIED BASIS	\$0	\$14,031,593	\$0	\$14,031,593
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,262,843	\$0	\$1,262,843
CREDITS ON QUALIFIED BASIS		\$1,262,843		\$1,262,843

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8799	Credits	Proceeds
Eligible Basis	\$1,262,843	\$11,111,910	---	---	---
Needed to Fill Gap	\$1,335,075	\$11,747,488	---	---	---
Applicant Request	\$1,260,000	\$11,086,891	\$1,260,000	\$0	\$0

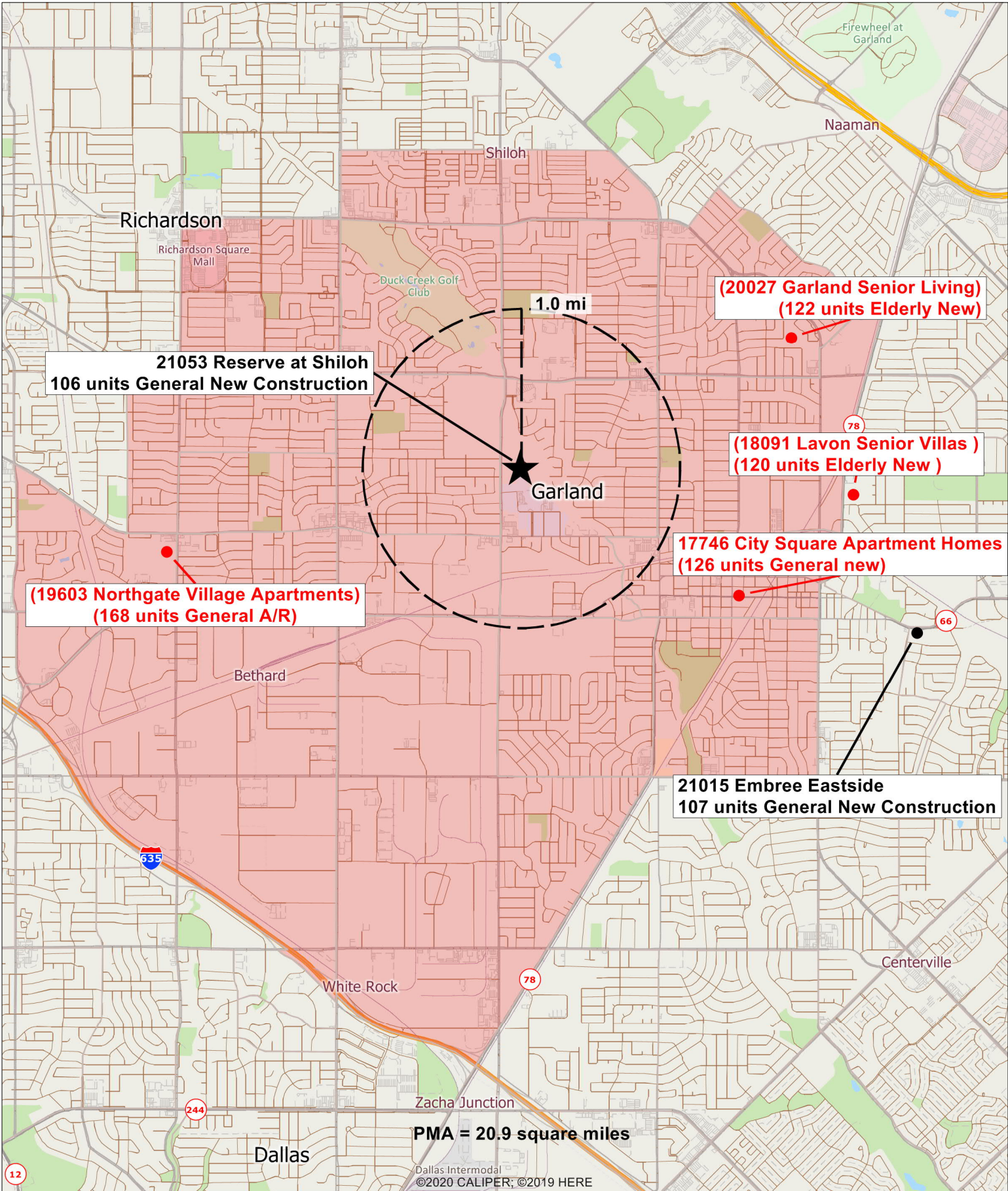
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	88,658 SF	\$71.77	6,362,757
Adjustments				
Exterior Wall Finish	7.99%		5.74	\$508,512
Elderly	0.00%		0.00	0
9-Ft. Ceilings	4.00%		2.87	254,447
Roof Adjustment(s)			1.79	159,000
Subfloor			0.22	19,726
Floor Cover			2.56	226,964
Enclosed Corridors	\$63.32	18,576	13.27	1,176,153
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	222	2.70	239,760
Rough-ins	\$530	212	1.27	112,360
Built-In Appliances	\$1,830	106	2.19	193,980
Exterior Stairs	\$2,460	2	0.06	4,920
Heating/Cooling			2.34	207,460
Storage Space	\$63.32	1,289	0.92	81,616
Carports	\$12.25	19,440	2.69	238,140
Garages		0	0.00	0
Common/Support Area	\$101.79	2,758	3.17	280,738
Elevators	\$118,600	1	1.34	118,600
Other:			0.00	0
Fire Sprinklers	\$2.88	111,281	3.61	320,488
SUBTOTAL			118.50	\$10,505,620
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			118.50	\$10,505,620
Plans, specs, survey, bldg permits	3.30%		(3.91)	(\$346,685)
Contractor's OH & Profit	11.50%		(13.63)	(1,208,146)
NET BUILDING COSTS		\$84,441/unit	\$100.96/sf	\$8,950,789

Long-Term Pro Forma

The Reserve at Shiloh, Garland, 9% HTC #21053

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,168,175	\$1,191,539	\$1,215,369	\$1,239,677	\$1,264,470	\$1,396,077	\$1,541,382	\$1,701,811	\$1,878,936	\$2,074,498	\$2,290,413
TOTAL EXPENSES	3.00%	\$568,869	\$585,351	\$602,315	\$619,777	\$637,751	\$735,838	\$849,186	\$980,185	\$1,131,607	\$1,306,657	\$1,509,049
NET OPERATING INCOME ("NOI")		\$599,306	\$606,188	\$613,054	\$619,899	\$626,720	\$660,239	\$692,197	\$721,625	\$747,329	\$767,840	\$781,364
EXPENSE/INCOME RATIO		48.7%	49.1%	49.6%	50.0%	50.4%	52.7%	55.1%	57.6%	60.2%	63.0%	65.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031	\$489,031
DEBT COVERAGE RATIO		1.23	1.24	1.25	1.27	1.28	1.35	1.42	1.48	1.53	1.57	1.60
ANNUAL CASH FLOW		\$110,276	\$117,157	\$124,023	\$130,869	\$137,689	\$171,208	\$203,166	\$232,595	\$258,299	\$278,809	\$292,333
Deferred Developer Fee Balance		\$550,322	\$433,165	\$309,141	\$178,273	\$40,584	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$748,875	\$1,701,592	\$2,806,939	\$4,048,786	\$5,404,222	\$6,842,040

21053 Reserve at Shiloh - PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21054 The Reserve at Palestine - Application Summary

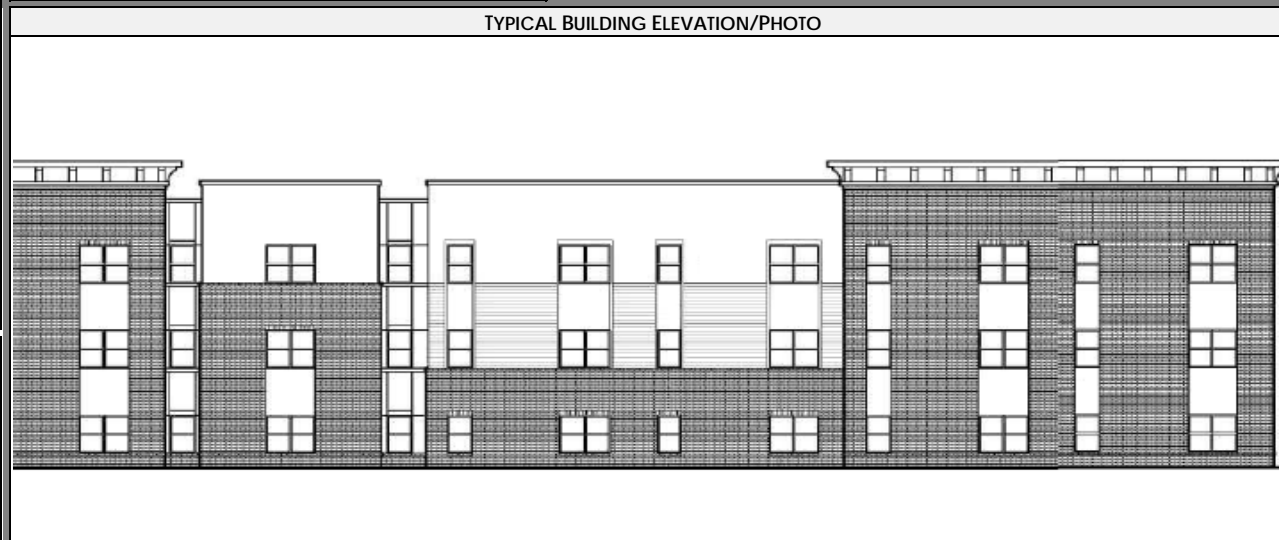
REAL ESTATE ANALYSIS DIVISION

July 6, 2021

PROPERTY IDENTIFICATION	
Application #	21054
Development	The Reserve at Palestine
City / County	Palestine / Anderson
Region/Area	4 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

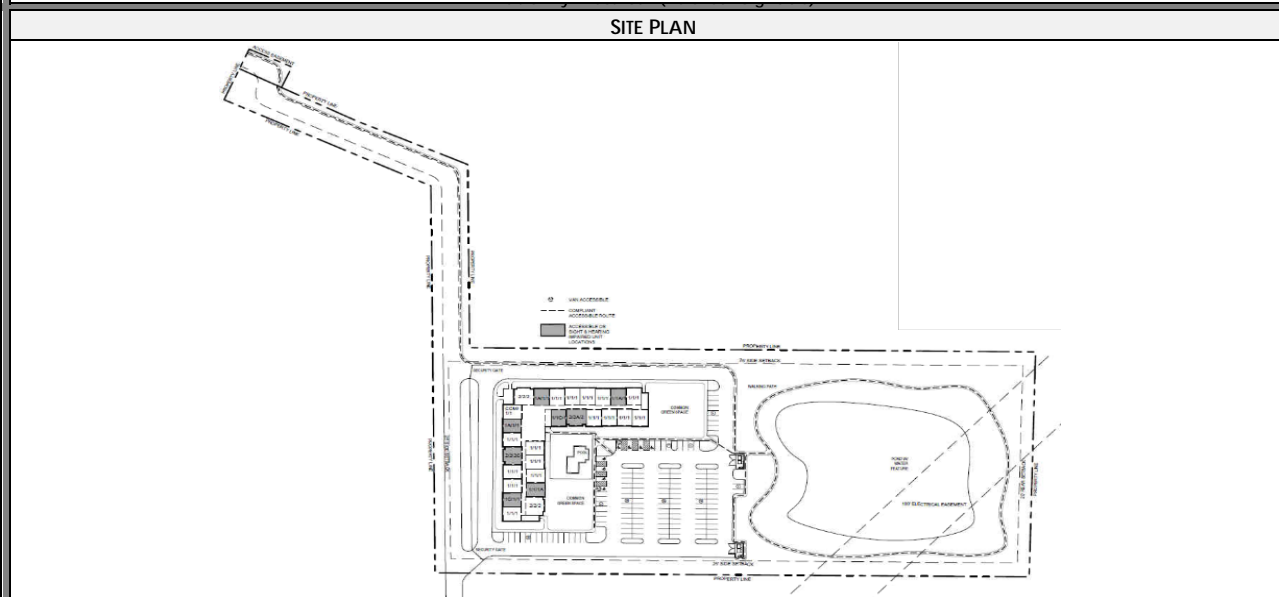
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,260,000	\$1,260,000	\$15,750/Unit \$0.88

KEY PRINCIPALS / SPONSOR		
Brian McGeady, Managing Partner MVAH Partners & Justin Gregory MVAH Partners		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	68	85%	30%	6	8%
2	12	15%	40%	-	0%
3	-	0%	50%	16	20%
4	-	0%	60%	58	73%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.27	Expense Ratio	64.7%
Breakeven Occ.	85.6%	Breakeven Rent	\$565
Average Rent	\$611	B/E Rent Margin	\$46
Property Taxes	\$800/unit	Exemption/PILOT	0%
Total Expense	\$4,458/unit	Controllable	\$2,524/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			2.2%
Highest Unit Capture Rate	6%	1 BR/60%	51
Dominant Unit Cap. Rate	6%	1 BR/60%	51

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	744 SF	Density	8.0/acre
Acquisition	\$20K/unit		\$1,634K
Building Cost	\$96.67/SF	\$72K/unit	\$5,755K
Hard Cost		\$97K/unit	\$7,761K
Total Cost		\$176K/unit	\$14,107K
Developer Fee	\$1,530K	(14% Deferred)	Paid Year: 6
Contractor Fee	\$1,073K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC Bank, N.A.	35/35	4.25%	\$2,800,000	1.27	City of Palestine	0/0	0.00%	\$250	1.27	PNC Bank, N.A.	\$11,086,891
										MVAH Development LLC	\$219,829
										TOTAL EQUITY SOURCES	\$11,306,720
										TOTAL DEBT SOURCES	\$2,800,250
TOTAL DEBT (Must Pay)			\$2,800,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL CAPITALIZATION	\$14,106,970

CONDITIONS

1 Receipt and acceptance by Carryover:

- A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.

2 Receipt and acceptance by Cost Certification:

- Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

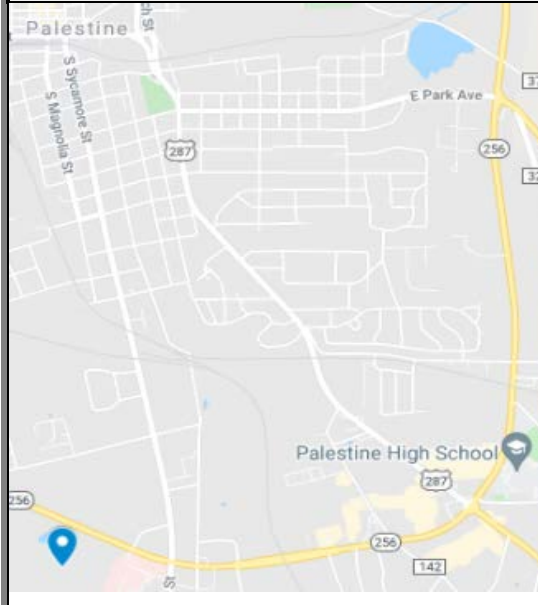
STRENGTHS/MITIGATING FACTORS

- Developer experience
- The PMA averages 98% occupancy of HTC units.

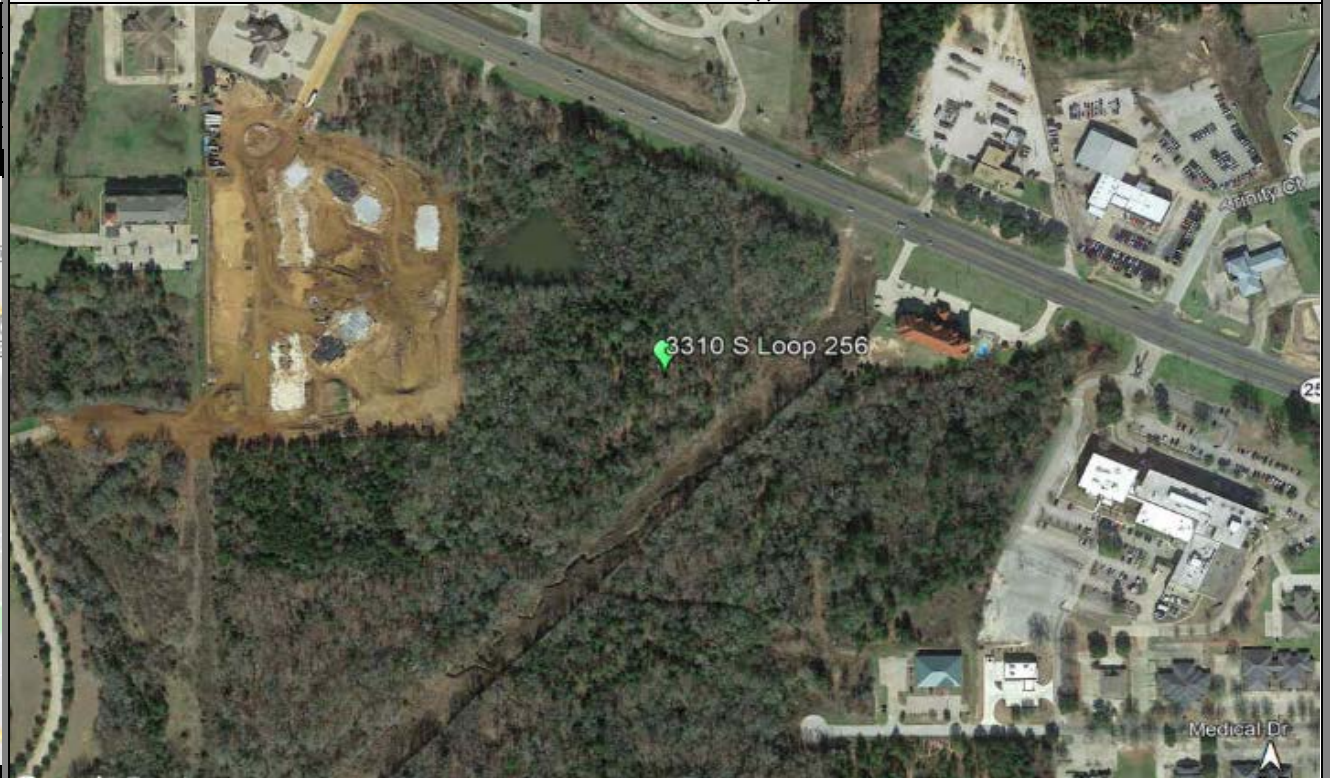
WEAKNESSES/RISKS

- Significant topography
- Decreasing population in the PMA.

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21054 Program(s): 9% HTC

The Reserve at Palestine

Address/Location: 3310 S. Loop 256

City: Palestine County: Anderson Zip: 75801

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 4

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,260,000				\$1,260,000				

CONDITIONS

- Receipt and acceptance by Carryover:
 - A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
 - Receipt and acceptance by Cost Certification:
 - Evidence that the units and buildings have met the requirements for use of a Green Discount Utility Allowance.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	16
60% of AMI	60% of AMI	58

DEVELOPMENT SUMMARY

The Reserve at Palestine is a new proposed 80 unit development for the Elderly population in Palestine, TX. The site is located on Texas 256 Loop near Palestine Regional Medical Center in Anderson County. The development will have 80 one and two bedroom units in one elevator served 3 story building. Exterior amenities include a swimming pool and outdoor walking trail around a pond with water feature. Interior amenities include a community room with kitchen, laundry facilities, and an exercise room.

An access easement has been included by the seller in the purchase contract to adjoin the subject parcel to the nearest throughway.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Developer experience ▫ The PMA averages 98% occupancy of HTC units. 	<ul style="list-style-type: none"> ▫ Significant topography ▫ Decreasing population in the PMA.

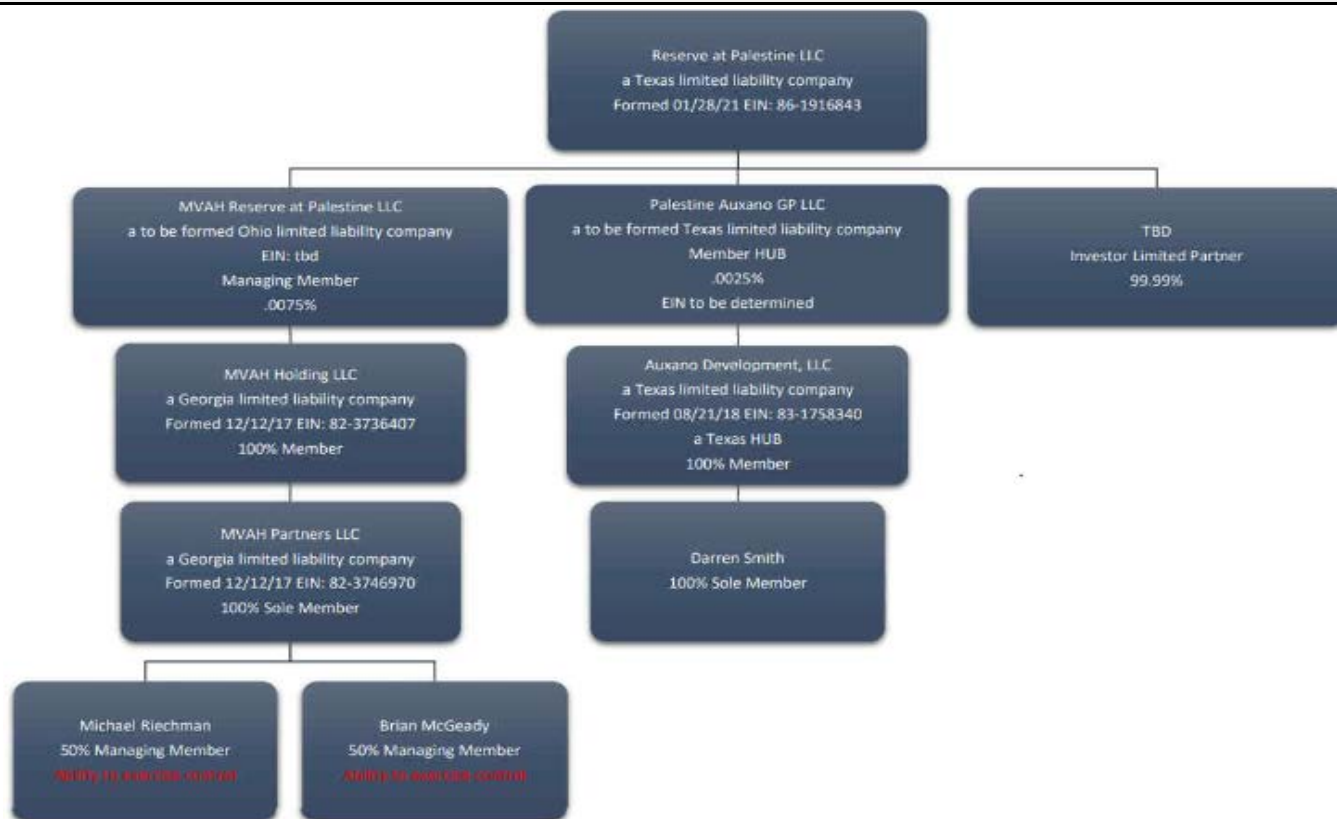
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Brian McGeady
 Phone: (513) 964-1141

Name: Justin Gregory
 Phone: (724) 561-3196

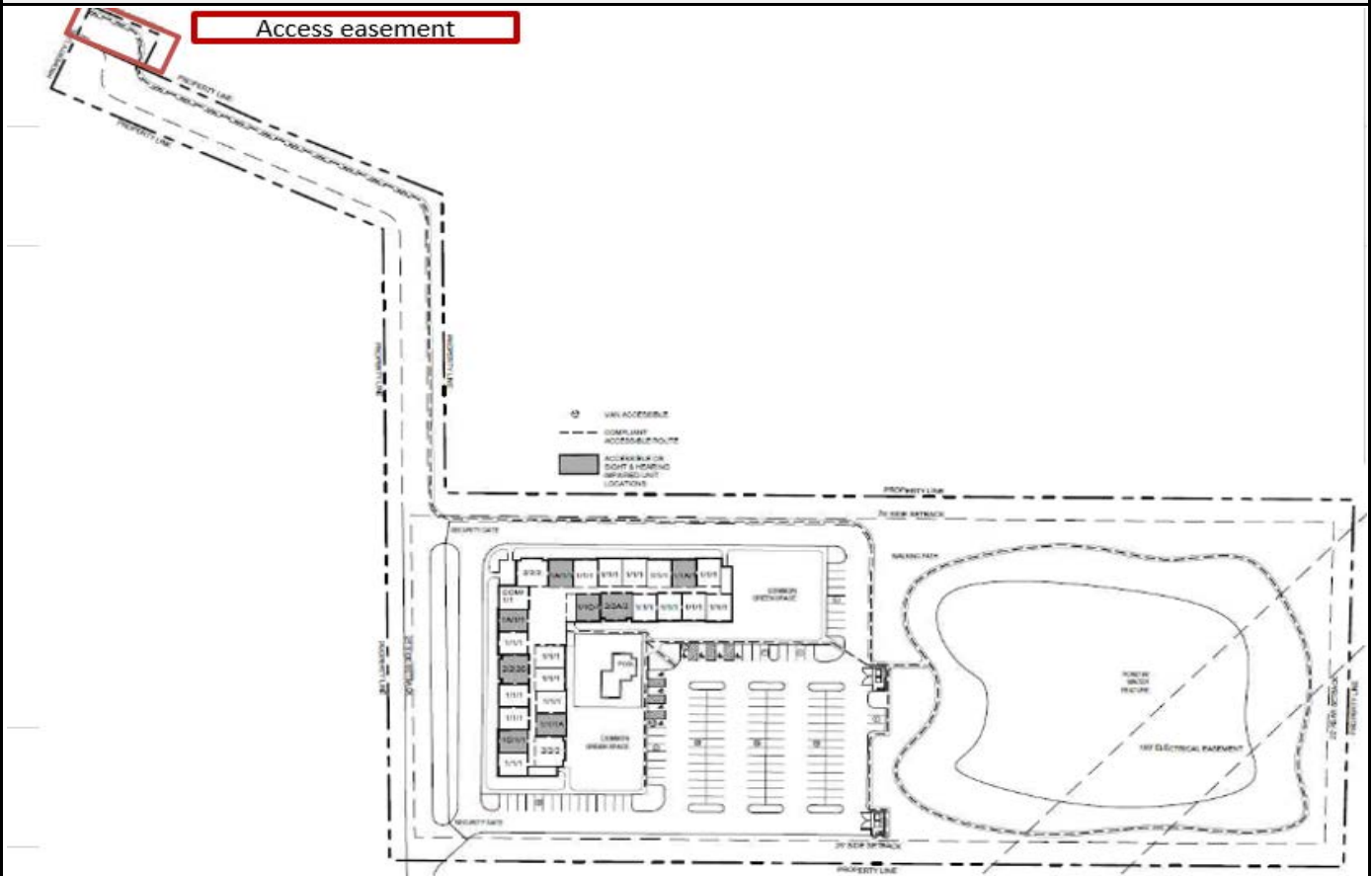
OWNERSHIP STRUCTURE



- MVAH Partners have completed 7 HTC developments in Texas over the past 9 years, and are currently under construction on 20016 Reserve at Sulpher Springs. The Applicant has had involvement in 92 properties nationwide. Aside from local Property Management, the majority of the developers team is based out-of-state. Their partner, Auxano Development, LLC is also partnered with the applicant on the 20016 Reserve at Sulpher Springs.

DEVELOPMENT SUMMARY

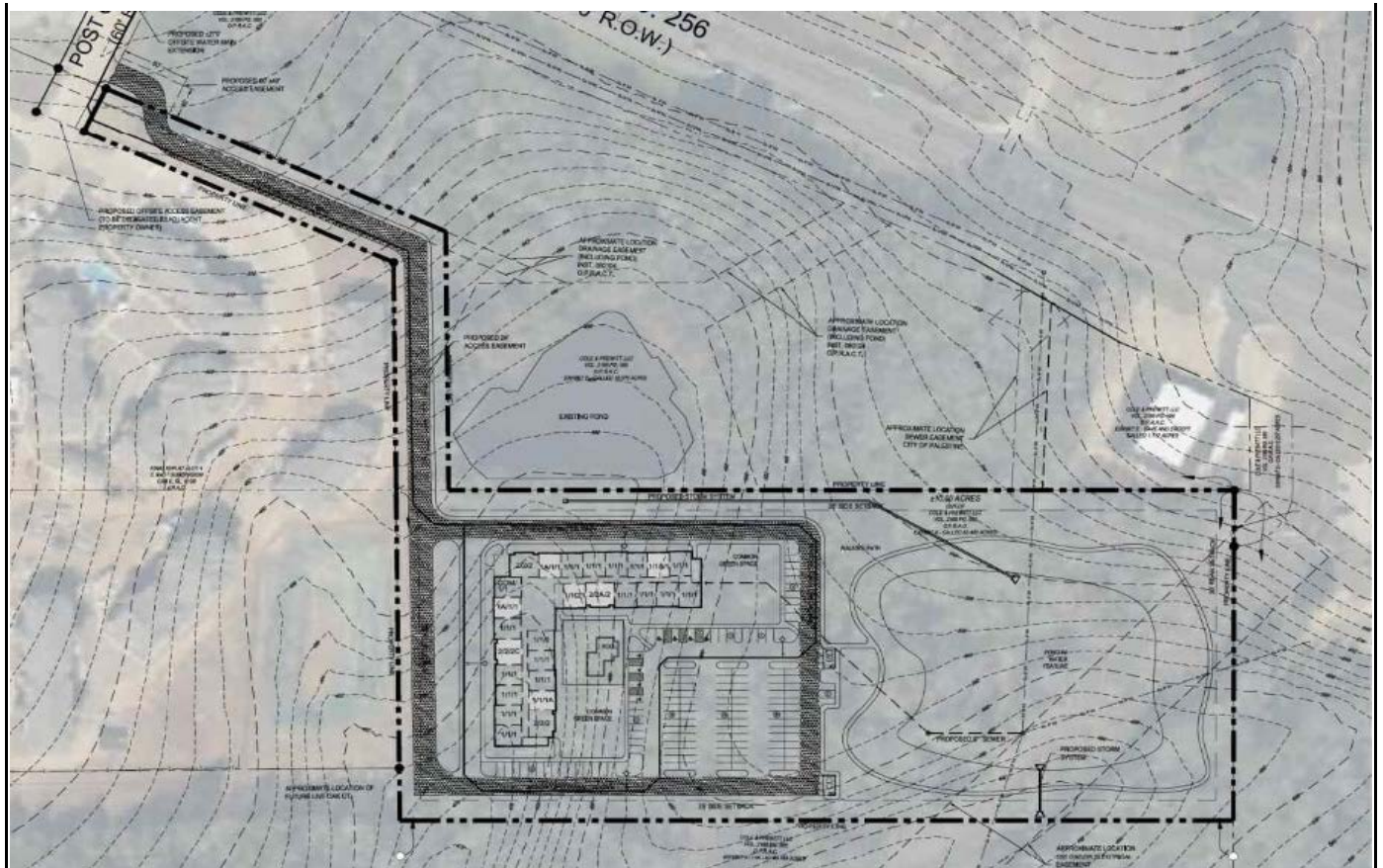
SITE PLAN



Comments:

Access to the site will be provided through a 700' driveway that connects to Post Oak Boulevard by means of a small offsite access easement (approximately 80'x40') as shown on the site plan above. An on-site proposed access easement will be extended through the Subject Property and stubbed at the southern lot line to provide a future connection point. According to adjacent plat records ROW is reserved for a future Live Oak Ct. street connection near the southwest corner of the site.

Local code requirement of 133 parking spaces; 133 spaces are provided on the site plan.



Comments:

Significant topography with more than 55ft of fall from Post Oak Blvd to the southern parcel border. There's also significant offsite drainage that flows through the property. The existing pond will outfall through Subject Property and ultimately flows to an unnamed creek to the south. The offsite runoff from the existing pond will be intercepted in an underground storm system and routed through the Subject Property. A retention pond with a water feature is proposed to mitigate the increased peak flows generated by the new development. The pond will be adequately sized to account for the offsite drainage being routed through it. The proposed retention pond will discharge into the existing creek at predeveloped runoff rates. Permanent erosion control will be required to mitigate increased velocities at the outfall location.

SITE CONTROL INFO

Site Acreage: Development Site: 10 acres Density: 8.0 units/acre
Site Control: 10 **Site Plan:** 10.00 **Appraisal:** NA **ESA:** 10
Feasibility Report Survey: 10.00 **Feasibility Report Engineer's Plan:** 10

Control Type: Contract for Sale
 Development Site: 10.00 acres Cost: \$1,633,500 \$20,419 per unit
 Seller: Cole & Prewitt, LLC
 Buyer: MVAH Holding LLC
 Assignee: Reserve at Palestine LLC
 Related-Party Seller/Identity of Interest: No

Comments:
 Purchase contract is "approximately 10 acres" because there are two wetlands / waterways on site. Contract also includes a necessary access easement to a newly platted road, Post Oak Boulevard, which will be provided before Commitment.
 The long "panhandle" drive is part of the 10 acres that will be restricted by the LURA.

SITE INFORMATION

Flood Zone:	<u>Zone X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>Highway Commercial</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>No</u>
Year Constructed:	<u>0</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Vacant land

Surrounding Uses:
 The adjacent property to the west is a recently constructed multifamily development known as the Willow Creek Apartments, along with undeveloped tracts to the north, east, and south sides.

Other Observations:
 Approximately 270 ft of 8" water main will need to be extended from the existing 12" main through Post Oak Blvd, to the subject property.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc Date: 2/4/2021
 Recognized Environmental Conditions (RECs) and Other Concerns:
 • None
 Comments:
 An on-site wetlands determination assessment is recommended to determine if all characteristics for a wetland are present at the subject property.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/18/2021

Contact: Darrell Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 551 sq. miles 13 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Anderson County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$8,400	\$8,400	\$10,080	\$10,080	---	---	---
	Max	\$13,080	\$14,940	\$16,830	\$18,690	---	---	---
50% AMGI	Min	\$13,992	\$13,992	\$16,824	\$16,824	---	---	---
	Max	\$21,800	\$24,900	\$28,050	\$31,150	---	---	---
60% AMGI	Min	\$16,800	\$16,800	\$20,184	\$20,184	---	---	---
	Max	\$26,160	\$29,880	\$33,660	\$37,380	---	---	---

AFFORDABLE HOUSING INVENTORY								
Competitive Supply (Proposed, Under Construction, and Unstabilized)								
File #	Development			In PMA?	Type	Target Population	Comp Units	Total Units
	None							
Other Affordable Developments in PMA since 2016								
21176	Mill Run Apartments				Rehab	General	NA	80
Stabilized Affordable Developments in PMA							Total Units	615
							Total Developments	11
							Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

None

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	13,050			
Senior Households in the Primary Market Area	6,592			
Potential Demand from the Primary Market Area	3,269			
10% External Demand	327			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,596			
Subject Affordable Units	80			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	80			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	2.2%			

Population:	Elderly Limitation	Market Area:	Rural	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND						
	Market Analyst					
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	
30% AMGI	624	62	6	0	1%	
50% AMGI	997	100	16	0	1%	
60% AMGI	1,648	165	58	0	3%	

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE						
	Market Analyst					
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	
1 BR/30%	363	36	5	0	1%	
1 BR/50%	235	24	12	0	5%	
1 BR/60%	759	76	51	0	6%	
2 BR/30%	250	25	1	0	0%	
2 BR/50%	120	12	4	0	3%	
2 BR/60%	545	55	7	0	1%	

Market Analyst Comments:

"Between 2000 and 2010, the number of households increased by 9.4%. The population is projected to decrease through the year 2025. At that time, the population is expected to be 35,282. This represents an overall growth of - 3.1% between 2010 and 2025." (p. 6)

"The overall occupancy reported in the market is 97.3%." (p. 12)

"The analyst believes that there is a sufficient "income qualified" population, with significant demand, to support the proforma rents of the project." (p. 16)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$194,702	Avg. Rent:	\$611	Expense Ratio:	64.7%
Debt Service:	\$153,852	B/E Rent:	\$565	Controllable Expenses:	\$2,524
Net Cash Flow:	\$40,849	UW Occupancy:	92.5%	Property Taxes/Unit:	\$800
Aggregate DCR:	1.27	B/E Occupancy:	85.6%	Program Rent Year:	2020

All units are Rent Restricted, with 56% Average Income and underwritten at Maximum Program Rents.

Pro forma uses a Green Discount utility allowance. To utilize the Green Discount allowance for leasing activities when the development places in service, the Owner must evidence that the units and buildings have met the Green Discount requirements when the request is submitted.

Expense ratio is high at 64.7% mainly due to the low county AMI of \$56K and the average property income restriction of 56%. Controllable expenses of \$2,524/unit is on the lower side of average.

Deferred fee pays off in year 6 with a 15-year net cumulative cash flow of \$410K.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$163,350/ac	\$20,419/unit	\$1,633,500	Contractor Fee	\$1,072,597
Off-site + Site Work		\$19,298/unit	\$1,543,800	Soft Cost + Financing	\$1,798,884
Building Cost	\$96.67/sf	\$71,936/unit	\$5,754,844	Developer Fee	\$1,530,000
Contingency	6.34%	\$5,785/unit	\$462,762	Reserves	\$310,583
Total Development Cost	\$176,337/unit		\$14,106,970	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

\$43,400 off site costs include approximately 270-ft of 8" water main extension to property.

Site Work:

Site Work costs (\$14.5K /unit) mostly due to steep grade of existing parcel, with a 32' elevation change that includes the building and parking footprint. There is also an abnormally long sloped driveway due to site configuration.

Building Cost:

One elevator-served three-story building.

Proposal includes enclosed corridors but no balconies, all with 9' ceilings.

Developers estimate for Building Cost is \$96.67 psf / \$71,936 per unit.

Underwriter's estimate (\$107.88 psf / \$80,271 per unit) based on Marshall & Swift average quality multifamily cost model adjusted for small average unit sizes.

Applicant limited eligible building costs to \$84.35/sf for scoring purposes.

Soft Costs:

\$8400/unit Architecture & Engineering

City of Palestine imposes no Impact Fees.

\$100K Soft Costs Contingency reclassified and included with overall contingency.

Comments:

Total Development Cost variance is within 5%. Recommended financing structure is based on the Applicant's Cost Schedule.

If the analysis were based on the Underwriter's higher cost estimate, cash flow would be insufficient to repay the additional deferred Developer Fee within the required 15 years, and the development would be considered infeasible.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$14,106,970	\$10,804,748	\$1,264,156

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
PNC Bank, N.A.	Conventional Loan	\$12,400,000	5.00%	89%
PNC Bank, N.A.	HTC	\$1,108,689	\$0.88	8%
MVAH Development LLC	Deferred Developer Fee	\$442,080		3%
		\$13,950,769	Total Sources	

Comments:

PNC Bank will provide the construction loan in the amount of \$12,400,000, at 5.00% interest-only with a 30 month loan term.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC Bank, N.A.	\$2,800,000	4.25%	35	35	\$2,800,000	4.25%	35	35	20%
City of Palestine	\$250				\$250				0%
Total	\$2,800,250				\$2,800,250				

Comments:

PNC Bank will provide the permanent mortgage (first lien position) in the amount of \$2,800,000, at 4.25% interest, amortized over a 35-year period, with a 35-year term.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC Bank, N.A.	\$11,086,891	\$0.88		\$11,086,891	\$0.88	79%	
MVAH Development LLC	\$219,829		14%	\$219,829		2%	14%
Total	\$11,306,720			\$11,306,720			
				\$14,106,970	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.897	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.847	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$14,106,970
Permanent Sources (debt + non-HTC equity)	\$2,800,250
Gap in Permanent Financing	\$11,306,720

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$11,123,456	\$1,264,156
Needed to Balance Sources & Uses	\$11,306,720	\$1,284,983
Requested by Applicant	\$11,086,891	\$1,260,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$11,086,891	\$1,260,000

Deferred Developer Fee	\$219,829	(14% deferred)
Repayable in	6 years	

Comments:

Recommended credit allocation is \$1,260,000 as requested by Applicant.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
The Reserve at Palestine , Palestine, 9% HTC #21054

LOCATION DATA	
CITY:	Palestine
COUNTY:	Anderson
Area Median Income	\$55,900
PROGRAM REGION:	4
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	68	85.0%	0	0
2	12	15.0%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	80	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	744 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	16	58	-	-	-	80
Income	% Total	0.0%	7.5%	0.0%	20.0%	72.5%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$350	5	1	1	715	\$350	\$56	\$294	\$0	\$0.41	\$294	\$1,470	\$1,470	\$294	\$0	\$0	\$955	\$1.34	\$955
TC 50%	\$583	12	1	1	715	\$583	\$56	\$527	\$0	\$0.74	\$527	\$6,324	\$6,324	\$527	\$1	\$0	\$955	\$1.34	\$955
TC 60%	\$700	51	1	1	715	\$700	\$56	\$644	\$0	\$0.90	\$644	\$32,844	\$32,843	\$644	\$1	\$0	\$955	\$1.34	\$955
TC 30%	\$420	1	2	2	909	\$420	\$73	\$347	\$0	\$0.38	\$347	\$347	\$347	\$347	\$0	\$0	\$1,058	\$1.16	\$1,058
TC 50%	\$701	4	2	2	909	\$701	\$73	\$628	\$0	\$0.69	\$628	\$2,512	\$2,512	\$628	\$1	\$0	\$1,058	\$1.16	\$1,058
TC 60%	\$841	7	2	2	909	\$841	\$73	\$768	\$0	\$0.84	\$768	\$5,376	\$5,376	\$768	\$1	\$0	\$1,058	\$1.16	\$1,058
TOTALS/AVERAGES:		80			59,528				\$0	\$0.82	\$611	\$48,873	\$48,872	\$611	\$0.82	\$0	\$970	\$1.30	\$970

ANNUAL POTENTIAL GROSS RENT:	\$586,476	\$586,468
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STABILIZED PRO FORMA

The Reserve at Palestine , Palestine, 9% HTC #21054

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local and Mgmt	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.82	\$611	\$586,476	\$586,468	\$611	\$0.82			0.0%	\$8
Late fees, pet deposits					\$10.00	\$9,600						
Total Secondary Income					\$10.00	\$9,600	\$10.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$596,076	\$596,068				0.0%	\$8
Vacancy & Collection Loss				7.5% PGI	(44,706)	(44,705)	7.5% PGI				0.0%	(1)
Rental Concessions					-	-					0.0%	-
EFFECTIVE GROSS INCOME						\$551,370	\$551,363				0.0%	\$8

General & Administrative	\$25,387	\$317/Unit	\$34,524	\$432/Unit	4.72%	\$0.44	\$325	\$26,000	\$25,387	\$317	\$0.43	4.60%	2.4%	613
Management	\$31,165	5.4% EGI	\$32,730	\$409/Unit	5.00%	\$0.46	\$345	\$27,569	\$27,568	\$345	\$0.46	5.00%	0.0%	0
Payroll & Payroll Tax	\$101,148	\$1,264/Unit	\$97,247	\$1,216/Unit	14.51%	\$1.34	\$1,000	\$80,000	\$80,000	\$1,000	\$1.34	14.51%	0.0%	-
Repairs & Maintenance	\$66,981	\$837/Unit	\$45,376	\$567/Unit	8.51%	\$0.79	\$586	\$46,900	\$52,000	\$650	\$0.87	9.43%	-9.8%	(5,100)
Electric/Gas	\$13,629	\$170/Unit	\$15,458	\$193/Unit	2.00%	\$0.18	\$138	\$11,000	\$13,629	\$170	\$0.23	2.47%	-19.3%	(2,629)
Water, Sewer, & Trash	\$46,187	\$577/Unit	\$53,497	\$669/Unit	6.89%	\$0.64	\$475	\$38,000	\$46,187	\$577	\$0.78	8.38%	-17.7%	(8,187)
Property Insurance	\$28,191	\$0.47 /sf	\$33,331	\$417/Unit	7.25%	\$0.67	\$500	\$40,000	\$33,331	\$417	\$0.56	6.05%	20.0%	6,669
Property Tax (@ 100%) 2.7666	\$30,924	\$387/Unit	\$35,647	\$446/Unit	11.61%	\$1.08	\$800	\$64,000	\$54,190	\$677	\$0.91	9.83%	18.1%	9,810
Reserve for Replacements					3.63%	\$0.34	\$250	\$20,000	\$20,000	\$250	\$0.34	3.63%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.58%	\$0.05	\$40	\$3,200	\$3,200	\$40	\$0.05	0.58%	0.0%	-
TOTAL EXPENSES					64.69%	\$5.99	\$4,458	\$ 356,669	\$355,492	\$4,444	\$5.97	64.48%	0.3%	\$ 1,176
NET OPERATING INCOME ("NOI")					35.31%	\$3.27	\$2,434	\$194,702	\$195,871	\$2,448	\$3.29	35.52%	-0.6%	\$ (1,169)

CONTROLLABLE EXPENSES							\$2,524/Unit				\$2,715/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Reserve at Palestine , Palestine, 9% HTC #21054

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC Bank, N.A.		1.27	1.27	153,852	4.25%	35	35	\$2,800,000	\$2,800,000	35	35	4.25%	\$153,852	1.27	19.8%
CASH FLOW DEBT / GRANTS															
City of Palestine		1.27	1.27		0.00%	0	0	\$250	\$250	0	0	0.00%		1.27	0.0%
				\$153,852	TOTAL DEBT / GRANT SOURCES			\$2,800,250	\$2,800,250	TOTAL DEBT SERVICE			\$153,852	1.27	19.9%
NET CASH FLOW		\$42,018	\$40,849			APPLICANT		NET OPERATING INCOME		\$194,702	\$40,849	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
PNC Bank, N.A.	LIHTC Equity	78.6%	\$1,260,000	0.879912	\$11,086,891	\$11,086,891	\$0.8799	\$1,260,000	78.6%	\$15,750	Applicant Request	
MVAH Development LLC	Deferred Developer Fees	1.6%		(14% Deferred)	\$219,829	\$219,829	(14% Deferred)		1.6%		Total Developer Fee: \$1,530,000	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		80.1%			\$11,306,720	\$11,306,720			80.1%			
TOTAL CAPITALIZATION					\$14,106,970	\$14,106,970					15-Yr Cash Flow after Deferred Fee:	\$409,806

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		%	\$			
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition					
Land Acquisition			\$20,419 / Unit	\$1,633,500	\$1,633,500	\$20,419 / Unit			0.0%	\$0	
Off-Sites			\$543 / Unit	\$43,400	\$43,400	\$543 / Unit			0.0%	\$0	
Site Work	\$1,160,400		\$14,505 / Unit	\$1,160,400	\$1,160,400	\$14,505 / Unit	\$1,160,400		0.0%	\$0	
Site Amenities	\$340,000		\$4,250 / Unit	\$340,000	\$340,000	\$4,250 / Unit	\$340,000		0.0%	\$0	
Building Cost	\$5,021,187	\$96.67 /sf	\$71,936/Unit	\$5,754,844	\$6,421,671	\$80,271/Unit	\$107.88 /sf	\$5,021,187	-10.4%	(\$666,827)	
Contingency	\$426,079	6.53%	6.34%	\$462,762	\$462,762	5.81%	6.53%	\$426,079	0.0%	\$0	
Contractor Fees	\$958,673	13.80%	13.82%	\$1,072,597	\$1,072,597	12.73%	13.80%	\$958,673	0.0%	\$0	
Soft Costs	\$0	\$1,052,896	\$13.661 / Unit	\$1,092,896	\$1,092,896	\$13.661 / Unit		\$1,052,896	0.0%	\$0	
Financing	\$0	\$450,513	\$8.825 / Unit	\$705,988	\$705,988	\$8.825 / Unit		\$450,513	0.0%	\$0	
Developer Fee	\$0	\$1,395,000	14.83%	\$1,530,000	\$1,530,000	14.05%	14.83%	\$1,395,000	0.0%	\$0	
Reserves			7 Months	\$310,583	\$254,672	6 Months			22.0%	\$55,911	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$10,804,748	\$176,337 / Unit	\$14,106,970	\$14,717,886	\$183,974 / Unit	\$10,804,748	\$0	-4.2%	(\$610,916)
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		\$0		\$0							
Financing Cost		\$0		\$0							
Developer Fee	\$0	0		\$0				\$0			
Reserves				\$0							
ADJUSTED BASIS / COST		\$0	\$10,804,748	\$176,337/unit	\$14,106,970	\$14,717,886	\$183,974/unit	\$10,804,748	\$0	-4.2%	(\$610,916)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$14,106,970						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
The Reserve at Palestine , Palestine , 9% HTC #21054

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$10,804,748	\$0	$10,804,748
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$10,804,748	\$0	\$10,804,748
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$14,046,173	\$0	\$14,046,173
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$14,046,173	\$0	\$14,046,173
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,264,156	\$0	\$1,264,156
CREDITS ON QUALIFIED BASIS	\$1,264,156		\$1,264,156	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8799	Credits	Proceeds
Eligible Basis	\$1,264,156	\$11,123,456	----	----	----
Needed to Fill Gap	\$1,284,983	\$11,306,720	----	----	----
Applicant Request	\$1,260,000	\$11,086,891	\$1,260,000	\$0	\$0

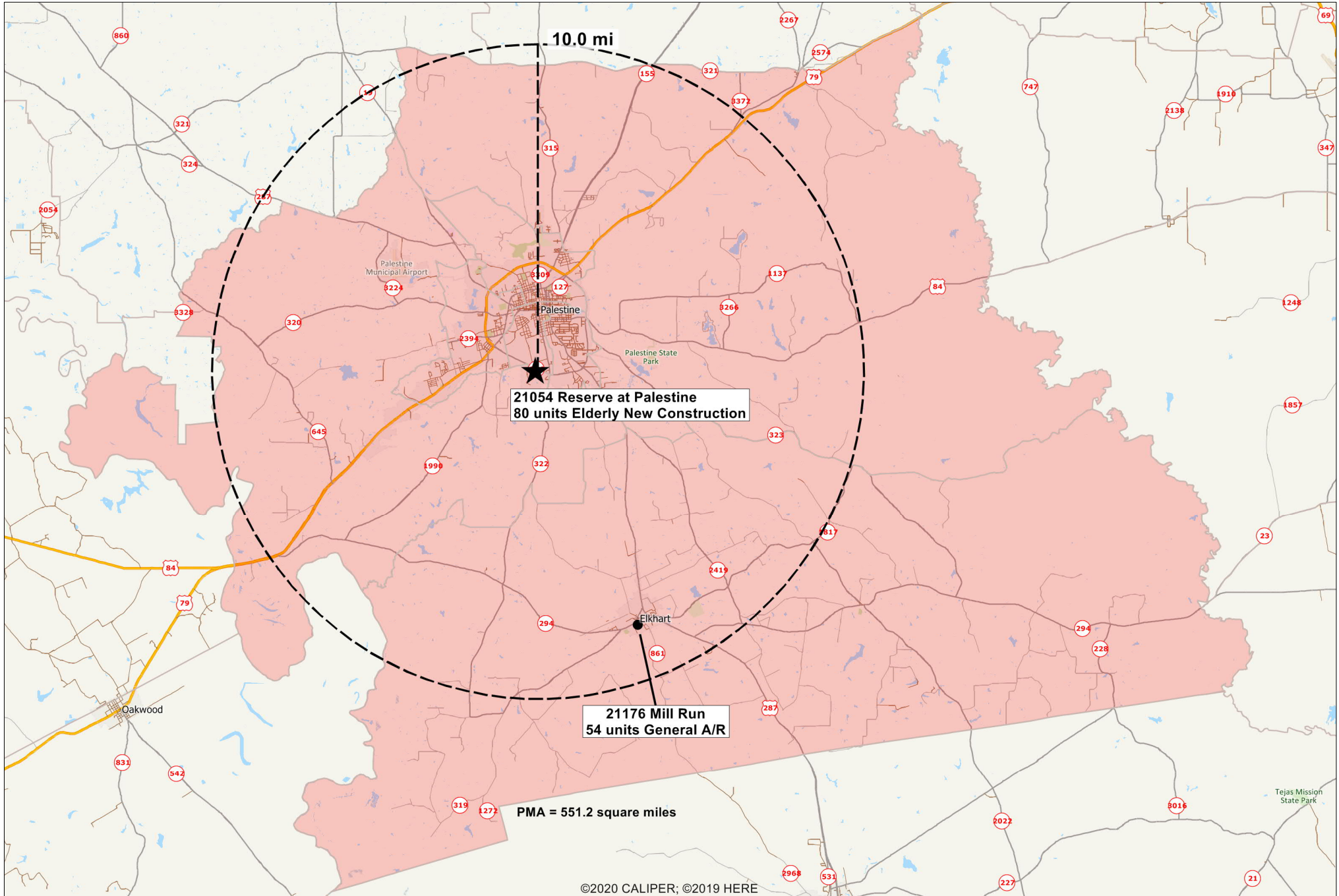
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	59,528 SF	\$76.25	4,539,116
Adjustments				
Exterior Wall Finish	3.20%		2.44	\$145,252
Elderly	3.00%		2.29	136,173
9-Ft. Ceilings	3.40%		2.59	154,330
Roof Adjustment(s)			2.02	120,000
Subfloor			(0.16)	(9,524)
Floor Cover			2.56	152,392
Enclosed Corridors	\$67.80	18,421	20.98	1,248,976
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	36	0.65	38,880
Rough-ins	\$530	160	1.42	84,800
Built-In Appliances	\$1,830	80	2.46	146,400
Exterior Stairs	\$2,460	2	0.08	4,920
Heating/Cooling			2.34	139,296
Storage Space	\$67.80	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$93.75	3,533	5.56	331,224
Elevators	\$93,900	1	1.58	93,900
Other:			0.00	0
Fire Sprinklers	\$2.59	81,482	3.55	211,038
SUBTOTAL			126.62	7,537,173
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			126.62	\$7,537,173
Plans, specs, survey, bldg permits	3.30%		(4.18)	(\$248,727)
Contractor's OH & Profit	11.50%		(14.56)	(\$66,775)
NET BUILDING COSTS		\$80,271/unit	\$107.88/sf	\$6,421,671

Long-Term Pro Forma

The Reserve at Palestine , Palestine, 9% HTC #21054

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$551,370	\$562,398	\$573,646	\$585,119	\$596,821	\$658,939	\$727,521	\$803,242	\$886,845	\$979,148	\$1,081,059
TOTAL EXPENSES	3.00%	\$356,669	\$367,093	\$377,824	\$388,872	\$400,246	\$462,348	\$534,169	\$617,241	\$713,335	\$824,503	\$953,123
NET OPERATING INCOME ("NOI")		\$194,702	\$195,305	\$195,821	\$196,246	\$196,575	\$196,591	\$193,352	\$186,001	\$173,510	\$154,645	\$127,936
EXPENSE/INCOME RATIO		64.7%	65.3%	65.9%	66.5%	67.1%	70.2%	73.4%	76.8%	80.4%	84.2%	88.2%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852	\$153,852
DEBT COVERAGE RATIO		1.27	1.27	1.27	1.28	1.28	1.28	1.26	1.21	1.13	1.01	0.83
ANNUAL CASH FLOW		\$40,849	\$41,452	\$41,969	\$42,394	\$42,723	\$42,738	\$39,500	\$32,149	\$19,657	\$793	(\$25,917)
Deferred Developer Fee Balance		\$178,979	\$137,527	\$95,558	\$53,164	\$10,442	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$204,368	\$409,806	\$587,089	\$712,646	\$757,163	\$684,463

21054 Reserve at Palestine - PMA Map



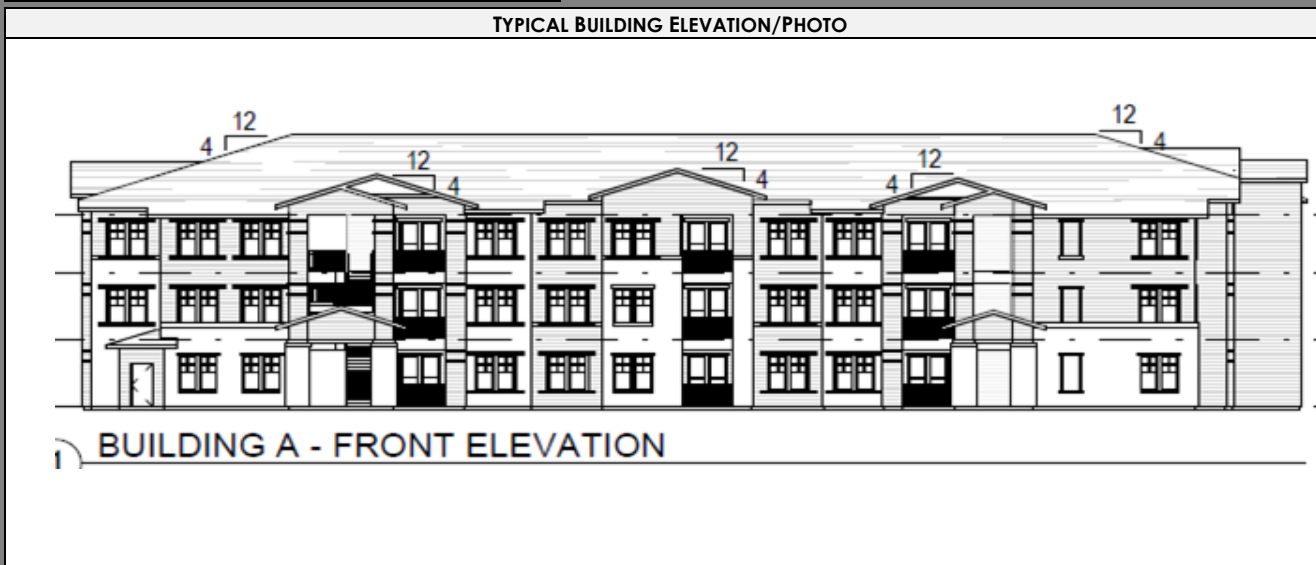
Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21064 Fiesta Trails - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 14, 2021

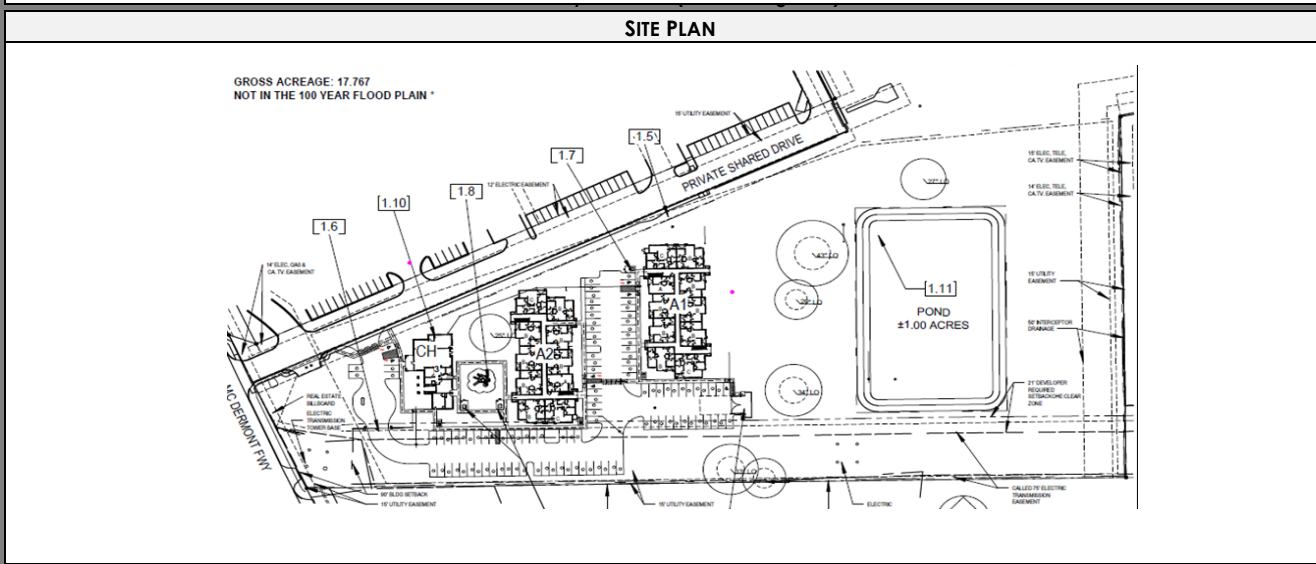
PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21064	TDHCA Program	Request	Recommended	
Development	Fiesta Trails	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$25,000/Unit \$0.93
City / County	San Antonio / Bexar				
Region/Area	9 / Urban				
Population	General				
Set-Aside	Non-Profit				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Jason Arechiga / NRP Lone Star Development, LLC & San Antonio Housing Authority		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	6	10%	30%	6	10%
2	42	70%	40%	-	0%
3	12	20%	50%	24	40%
4	-	0%	60%	30	50%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	55.1%
Breakeven Occ.	86.9%	Breakeven Rent	\$728
Average Rent	\$776	B/E Rent Margin	\$48
Property Taxes	Exempt	Exemption/PILOT	0%
Total Expense	\$4,869/unit	Controllable	\$3,300/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	0.6%		
Highest Unit Capture Rate	4%	2 BR/50%	17
Dominant Unit Cap. Rate	2%	2 BR/60%	18
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	923 SF	Density	3.4/acre
Acquisition	\$67K/unit		\$4,000K
Building Cost	\$91.92/SF		\$5,089K
Hard Cost	\$124K/unit		\$7,458K
Total Cost	\$305K/unit		\$18,299K
Developer Fee	\$1,716K	(35% Deferred)	Paid Year: 14
Contractor Fee	\$959K	30% Boost	Yes

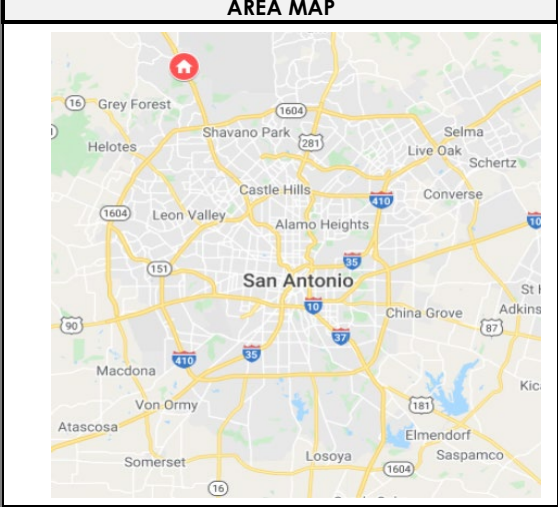
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/35	4.25%	\$3,750,000	1.16	City of San Antonio	0/0	0.00%	\$500	1.16	Hudson Housing	\$13,948,605	
										Deferred Developer Fee	\$599,472	
TOTAL DEBT (Must Pay)										TOTAL EQUITY SOURCES	\$14,548,077	
					CASH FLOW DEBT / GRANTS						TOTAL DEBT SOURCES	\$3,750,500
											TOTAL CAPITALIZATION	\$18,298,577

CONDITIONS

- Receipt and acceptance by Cost Certification:
- Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Low gross capture rate
WEAKNESSES/RISKS	
▫	High expense-to-income ratio even with property tax exemption.



AERIAL PHOTOGRAPH





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21064** Program(s): **9% HTC**

Fiesta Trails

Address/Location: 12485 W Interstate 10

City: San Antonio County: Bexar Zip: 78230

Population: General Program Set-Aside: Non-Profit Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 9

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	24
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

New construction of 60 general population units. Two 3-story buildings with 30 units each will have a mix of 1, 2, and 3-bedroom units. A separate community building will have a conference room, business center, a children's activity center, laundry facilities and a fitness room. Outdoor amenities include a playground and gazebo/grill area.

RISK PROFILE

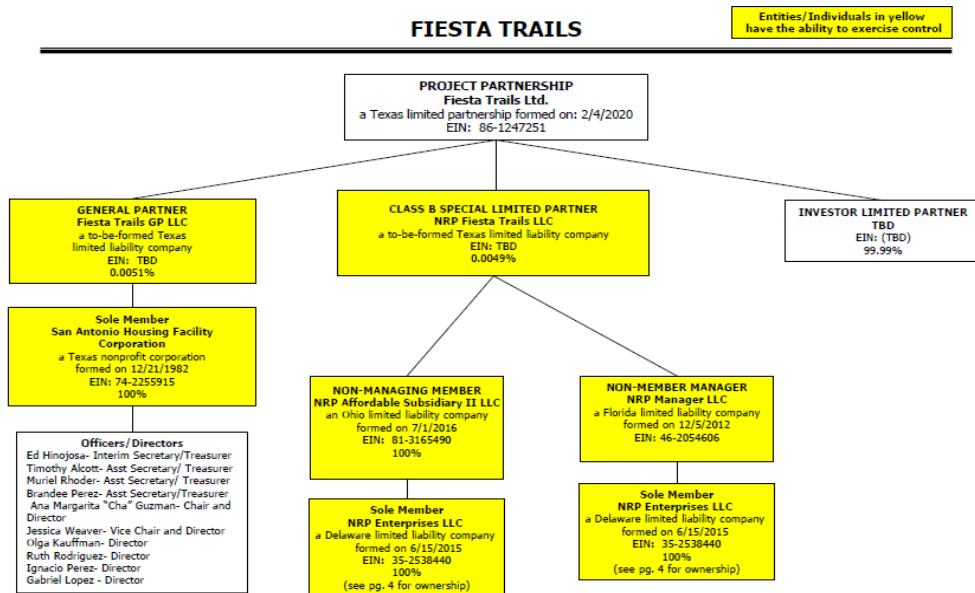
STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Developer experience 	<ul style="list-style-type: none"> ▫ High expense-to-income ratio even with property tax exemption.
<ul style="list-style-type: none"> ▫ Low gross capture rate 	<ul style="list-style-type: none"> ▫

DEVELOPMENT TEAM

PRIMARY CONTACTS

<p>Name: <u>Jason Arechiga</u></p> <p>Phone: <u>(210) 216-4600</u></p> <p>Relationship: <u>Developer</u></p>	<p>Name: <u>Nick Walsh</u></p> <p>Phone: <u>(210) 487-7878</u></p> <p>Relationship: <u>Developer</u></p>
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OWNERSHIP STRUCTURE

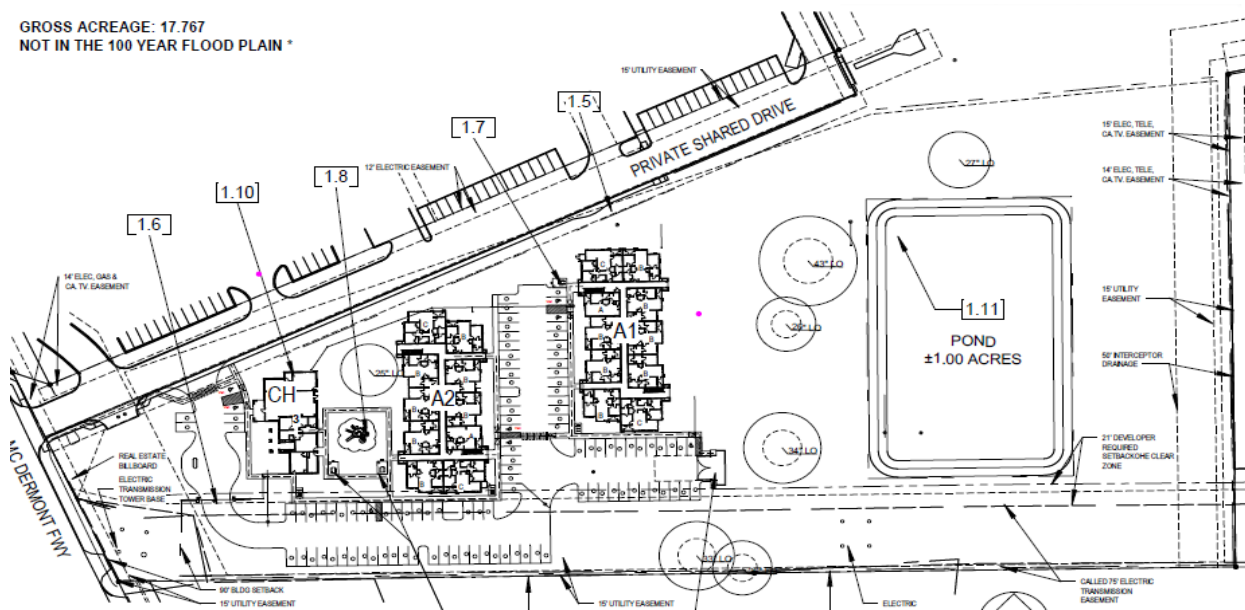


- NRP has developed over 922 multifamily projects in 15 states with 98 projects located in Texas. NRP is partnering with San Antonio Housing Facility Corporation (SAHFC), a non-profit organization. SAHFC is an affiliate of the San Antonio Housing Authority (SAHA) created for the purpose of developing affordable housing. Founded in 1937, SAHA is an experienced developer, owner and operator of affordable housing. SAHA has more than 6,000 units in more than 50 affordable housing developments across San Antonio. Partnering with SAHFC provides the housing authority to own the land and lease-back the land to NRP, which in turn provides a property tax exemption.

DEVELOPMENT SUMMARY

SITE PLAN

GROSS ACREAGE: 17.767
NOT IN THE 100 YEAR FLOOD PLAIN *



Comments:

The site is 17.8 acres. Approximately 6 acres +/- will be utilized for the development of the apartments units and associated parking. Approximately 1 acres +/- will be utilized for the on-site detention pond. The balance of the property will be used for extension of utilities and preservation area. 17.8 acres will be restricted by the LURA.

The topography along the northern boundary is steep and does not lend itself to development or outdoor amenities. There is a 75-foot electrical transmission easement along the southern boundary. CPS Energy will need to determine if there would be any "blow-out" of the lines in windy conditions. The current site plan provides sufficient room if the current easement needs to be expanded.

City of San Antonio parking requirement is 1.5 spaces per unit or 90 spaces. The site plan has an additional 18 spaces equating to 1.8 spaces/unit.

SITE CONTROL INFO

Site Acreage: Development Site: 17.77 acres Density: 3.4 units/acre
Site Control: 17.767 **Site Plan:** 17.77 **Appraisal:** na **ESA:** 17.77
Feasibility Report Survey: 17.767 **Feasibility Report Engineer's Plan:** 17.767

Control Type: Contract for Sale
 Development Site: 17.77 acres Cost: \$4,000,000 \$66,667 per unit
 Seller: Fiesta Trails Hilltop Limited Partnership
 Buyer: NRP Properties LLC
 Assignee: Fiesta Trails, Ltd
 Related-Party Seller/Identity of Interest: No

Comments:
 San Antonio Housing Finance Corporation (SAHFC) will take title and ground lease the property to Fiesta Trails, Ltd. Terms of the lease are anticipated to be 75 years with one upfront capitalized payment equal to the purchase price.

SITE INFORMATION

Flood Zone:	<u>Zone X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>C-3</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Undeveloped land

Surrounding Uses:
 North: Retail / HEB
 South: Northside ISD Transportation Facility / Irene L. Chavez Excel Academy
 East: Single family residential
 West: Retail

Other Observations:
 The site is currently zoned C-3, C-3R and is within Urban Corridor District 1. Rezoning to MF-25 will allow the desired number of units.
 The site is currently unplatted. An additional fire access easement will be required. Therefore, an irrevocable ingress/egress easement will need to be platted along the private drive,
 The site has several utility easements including a 75-foot electric transmission easement, containing transmission lines, and a 15-foot utility easement along the majority of the perimeter. The existing electric transmission line will need to be analyzed by CPS Energy to determine the "blow-out" of the lines in windy conditions. The design of the site has taken into account to ensure that vertical improvements are outside of the easement which will access by allow CPS Energy and compliance with safety requirements.
 The City of San Antonio has a Rough Proportionality Ordinance (RPO). The RPO requires a development to construct roadway improvements based on their impact to the system. In the case for the Subject, the fee is estimated to be \$127,866.

The site appears to have many protected trees (diameters greater than 6" measured at breast height) and heritage trees (diameters greater than or equal to 24"). A tree survey will be required to identify the trees that need preservation. It is recommended to work closely with a landscape architect to ensure preservation and mitigation.

On-site detention is not required, but may be the more cost effective solution compared to an extensive hydrology study and payment of a Fee-In-Lieu to participate in the City's Regional Stormwater Management Program. Site plan shows on-site detention.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

The property adjoining to the south, Northside Maintenance Facility, previously known as Northside ISD Transportation Facility, is a fleet maintenance and refueling facility. Older Underground Storage Tanks (USTs) have been removed from the site and new USTs installed. A petroleum product release occurred, but the appropriate actions have been taken to remedy the impact. A "No Further Action" letter was issued. Compliance investigations done in 2005, 2011, 2014, 2017 and 2020 have had no violations issued as a result at any inspections. The use is not considered a REC.

The Subject is located within 1,000 ft. of three major roads, IH-10 and two frontage roads; and two airports are located within 15 miles. Therefore, a noise study is recommended.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC Date: 3/11/2021
 Contact: Darrell G. Jack Phone: 210-530-0040

Primary Market Area (PMA): 27 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Bexar County Income Limits								
30% AMGI	Min	\$12,150	\$12,150	\$14,580	\$14,580	\$16,830	\$16,830	---
	Max	\$15,120	\$17,280	\$19,440	\$21,600	\$23,340	\$25,080	---
50% AMGI	Min	\$20,250	\$20,250	\$24,300	\$24,300	\$28,080	\$28,080	---
	Max	\$25,200	\$28,800	\$32,400	\$36,000	\$38,900	\$41,800	---
60% AMGI	Min	\$24,300	\$24,300	\$29,160	\$29,160	\$33,690	\$33,690	---
	Max	\$30,240	\$34,560	\$38,880	\$43,200	\$46,680	\$50,160	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
N/A	None	N/A			N/A	

Other Affordable Developments in PMA since 2016

N/A	None					
-----	------	--	--	--	--	--

Stabilized Affordable Developments in PMA

Total Units	822
Total Developments	5
Average Occupancy	94%

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	42,985			
Potential Demand from the Primary Market Area	8,536			
10% External Demand	854			
Potential Demand from Other Sources	0			
GROSS DEMAND	9,390			
Subject Affordable Units	60		60	
Unstabilized Competitive Units	0		0	
RELEVANT SUPPLY	60			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	0.6%			

Population:

General

Market Area:

Urban

Maximum Gross Capture Rate:

10%

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

AMGI Band	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	1,981	198	7	0	0%					
50% AMGI	2,116	212	24	0	1%					
60% AMGI	4,439	444	29	0	1%					

Demand Analysis:

The Market Analyst did not include Park at 38Thirty (20418) or Hamilton Wolfe Lofts (20089) located south of the PMA because the PMA's did not overlap the Subject PMA.

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	434	43	1	0	0.2%					
1 BR/50%	564	56	2	0	0.3%					
1 BR/60%	899	90	2	0	0.2%					
2 BR/30%	430	43	4	0	0.8%					
2 BR/50%	410	41	17	0	3.8%					
2 BR/60%	869	87	18	0	1.9%					
3 BR/30%	210	21	2	0	0.9%					
3 BR/50%	173	17	5	0	2.6%					
3 BR/60%	328	33	9	0	2.5%					

Market Analyst Comments:

At the same time, the PMA was limited to a population of 98,876 and may not be inclusive of the entire area that the analyst expects the subject to draw the majority of its residents. (p. 36)

From the preceding comparison of rents by individual unit types, one can see that the subject's affordable tax credit rents on a Total Rent Basis are between 18% and 65% below market rents currently offered in the marketplace. (p. 119)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$238,129	Avg. Rent:	\$776	Expense Ratio:	55.1%
Debt Service:	\$206,052	B/E Rent:	\$728	Controllable Expenses:	\$3,300
Net Cash Flow:	\$32,077	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.16	B/E Occupancy:	86.9%	Program Rent Year:	2020

All units underwritten at maximum HTC Program Rents

The Applicant's proposed management fee is unusually high at 7.9%. The Underwriter used a more typical 6.0%. Underwriter's estimates for other operating expenses are mainly based on the Developer's comparable properties. Overall Total Operating Expenses and Net Operating Income are within 2%.

100% property tax exemption anticipated due to ownership of the land by San Antonio Housing Public Facility Corp, the sole member of the General Partner.

Applicant has a history of providing supportive services in their developments and understands that at Cost Certification supportive services of \$15K will be included in the DCR calculation regardless if actual incurred. Supportive services will be provided through the San Antonio Housing Authority (SAHA).

Deferred Developer Fee pays off in year 10; 15-year residual cash flow is \$101K.

Project is underwritten with 5 units vacant; breakeven vacancy is 8 units. Average rent is \$48 above break-even.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$225,136/ac	\$66,667/unit	\$4,000,000	Contractor Fee	\$959,301
Off-site + Site Work		\$32,765/unit	\$1,965,900	Soft Cost + Financing	\$3,848,924
Building Cost	\$91.92/sf	\$84,818/unit	\$5,089,106	Developer Fee	\$1,716,000
Contingency	5.71%	\$6,713/unit	\$402,750	Reserves	\$316,596
Total Development Cost	\$304,976/unit	\$18,298,577		Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

None

Site Work:

Total Site Work Cost certified by the Engineer equaled \$1,473,800 (\$24,563/unit). CPA certified all costs to be included in eligible basis. Costs include grading, detention pond, on-site utilities and paving.

Building Cost:

Three-story, typical walk-up garden development is comprised of 2 buildings with standard articulation. Floor plans have walk-in closets. All residential buildings have 14% masonry, 66% siding, 19% shakes, 1% panel and 4/12 roof pitches. The community center is one-story, 3,505 square foot with 23% brick, 52% siding, 16% panel, and 9% shake and 4/12 roof pitches.

Applicant's buildings cost is estimated at \$91.92/square foot. Underwriter estimated building costs to be \$97.17/square foot based on Marshall & Swift's ("M&S") 'Average' Quality costing model adjusted for the small number of units.

Applicant limited eligible building cost by \$419K to \$84.35/sf for scoring purposes.

Contingency:

Underwriter re-classified \$50K soft cost contingency and combined with total contingency, which remains understated at less than 7%.

Reserves:

Reserves of \$316K include 6 months of operating expenses and debt service and rent-up funds.

Comments:

Applicant's total development costs are 1.6% less than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,298,577	\$13,169,986	\$1,540,888

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Community Bank of Texas	Conventional Loan	\$14,825,000	4.00%	88%
Hudson Housing	HTC	\$2,092,291	\$0.93	12%
City of San Antonio	§11.9(d)(2)LPS Contribution	\$500	0.00%	0%
		\$16,917,791	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Community Bank of Texas	\$3,750,000	4.25%	35	15	\$3,750,000	4.25%	35	15	20%
City of San Antonio	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
Total	\$3,750,500				\$3,750,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing	\$13,948,605	\$0.93		\$13,948,605	\$0.93	76%	
Deferred Developer Fee	\$599,472		35%	\$599,472		3%	35%
Total	\$14,548,077			\$14,548,077			
				\$18,298,577	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.970	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.923	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$18,298,577
Permanent Sources (debt + non-HTC equity)	\$3,750,500
Gap in Permanent Financing	\$14,548,077

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,328,828	\$1,540,888
Needed to Balance Sources & Uses	\$14,548,077	\$1,564,466
Requested by Applicant	\$13,948,605	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,948,605	\$1,500,000

Deferred Developer Fee	\$599,472	(35% deferred)
Repayable in	14 years	

Comments:

Underwriter recommends \$1,500,000 in annual tax credits as requested by Applicant.

Underwriter: Laura Rogers
 Manager of Real Estate Analysis: Jeanna Adams
 Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Fiesta Trails, San Antonio, 9% HTC #21064

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	\$72,000
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	6	10.0%	0	0
2	42	70.0%	0	0
3	12	20.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	60	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	923 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	24	30	-	-	-	60
Income	% Total	0.0%	10.0%	0.0%	40.0%	50.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$405	1	1	1	656	\$405	\$81	\$324	\$0	\$0.49	\$324	\$324	\$324	\$324	\$0	\$0	\$892	\$1.36	\$892
TC 50%	\$675	2	1	1	656	\$675	\$81	\$594	\$0	\$0.91	\$594	\$1,188	\$1,188	\$594	\$1	\$0	\$892	\$1.36	\$892
TC 60%	\$810	3	1	1	656	\$810	\$81	\$729	\$0	\$1.11	\$729	\$2,187	\$2,187	\$729	\$1	\$0	\$892	\$1.36	\$892
TC 30%	\$486	4	2	2	923	\$486	\$94	\$392	\$0	\$0.42	\$392	\$1,568	\$1,568	\$392	\$0	\$0	\$1,133	\$1.23	\$1,133
TC 50%	\$810	17	2	2	923	\$810	\$94	\$716	\$0	\$0.78	\$716	\$12,172	\$12,172	\$716	\$1	\$0	\$1,133	\$1.23	\$1,133
TC 60%	\$972	21	2	2	923	\$972	\$94	\$878	\$0	\$0.95	\$878	\$18,438	\$18,438	\$878	\$1	\$0	\$1,133	\$1.23	\$1,133
TC 30%	\$561	1	3	2	1,055	\$561	\$107	\$454	\$0	\$0.43	\$454	\$454	\$454	\$454	\$0	\$0	\$1,235	\$1.17	\$1,235
TC 50%	\$936	5	3	2	1,055	\$936	\$107	\$829	\$0	\$0.79	\$829	\$4,145	\$4,145	\$829	\$1	\$0	\$1,235	\$1.17	\$1,235
TC 60%	\$1,123	6	3	2	1,055	\$1,123	\$107	\$1,016	\$0	\$0.96	\$1,016	\$6,096	\$6,096	\$1,016	\$1	\$0	\$1,235	\$1.17	\$1,235
TOTALS/AVERAGES:		60			55,362				\$0	\$0.84	\$776	\$46,572	\$46,572	\$776	\$0.84	\$0	\$1,129	\$1.22	\$1,129

ANNUAL POTENTIAL GROSS RENT:	\$558,864	\$558,864
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STABILIZED PRO FORMA

Fiesta Trails, San Antonio, 9% HTC #21064

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	NRP Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.84	\$776	\$558,864	\$558,864	\$776	\$0.84			0.0%	\$0
late fees, laundry rooms					\$20.00	\$14,400						
Total Secondary Income					\$20.00	\$14,400	\$20.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$573,264	\$573,264				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI	(42,995)	(42,995)	7.5% PGI				0.0%	-
Rental Concessions					-	-					0.0%	-
EFFECTIVE GROSS INCOME						\$530,269	\$530,269				0.0%	\$0

General & Administrative	\$34,359	\$573/Unit	\$33,708	\$562	4.81%	\$0.46	\$425	\$25,500	\$33,708	\$562	\$0.61	6.36%	-24.3%	(8,208)
Management	\$36,411	5.7% EGI	\$23,935	\$399	7.91%	\$0.76	\$699	\$41,940	\$31,816	\$530	\$0.57	6.00%	31.8%	10,124
Payroll & Payroll Tax	\$67,674	\$1,128/Unit	\$86,927	\$1,449	19.24%	\$1.84	\$1,700	\$102,000	\$102,000	\$1,700	\$1.84	19.24%	0.0%	-
Repairs & Maintenance	\$49,428	\$824/Unit	\$60,205	\$1,003	8.49%	\$0.81	\$750	\$45,000	\$39,000	\$650	\$0.70	7.35%	15.4%	6,000
Electric/Gas	\$15,619	\$260/Unit	\$10,957	\$183	1.77%	\$0.17	\$156	\$9,360	\$10,957	\$183	\$0.20	2.07%	-14.6%	(1,597)
Water, Sewer, & Trash Tenant Pays: WS	\$32,287	\$538/Unit	\$18,642	\$311	3.04%	\$0.29	\$269	\$16,140	\$18,642	\$311	\$0.34	3.52%	-13.4%	(2,502)
Property Insurance	\$23,548	\$0.43 /sf	\$19,520	\$325	3.73%	\$0.36	\$330	\$19,800	\$19,520	\$325	\$0.35	3.68%	1.4%	280
Property Tax (@ 100%)	\$48,441	\$807/Unit	\$31,566	\$526	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					2.83%	\$0.27	\$250	\$15,000	\$15,000	\$250	\$0.27	2.83%	0.0%	-
Supportive Services					2.83%	\$0.27	\$250	\$15,000	\$15,000	\$250	\$0.27	2.83%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.45%	\$0.04	\$40	\$2,400	\$2,400	\$40	\$0.04	0.45%	0.0%	-
TOTAL EXPENSES					55.09%	\$5.28	\$4,869	\$292,140	\$288,042	\$4,801	\$5.20	54.32%	1.4%	\$ 4,098
NET OPERATING INCOME ("NOI")					44.91%	\$4.30	\$3,969	\$238,129	\$242,227	\$4,037	\$4.38	45.68%	-1.7%	\$ (4,098)

CONTROLLABLE EXPENSES							\$3,300/Unit				\$3,405/Unit			
------------------------------	--	--	--	--	--	--	--------------	--	--	--	--------------	--	--	--

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Fiesta Trails, San Antonio, 9% HTC #21064

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Community Bank of Texas		1.18	1.16	206,052	4.25%	35	15	\$3,750,000	\$3,750,000	15	35	4.25%	\$206,052	1.16	20.5%
CASH FLOW DEBT / GRANTS															
City of San Antonio		1.18	1.16		0.00%	0	0	\$500	\$500	0	0	0.00%		1.16	0.0%
				\$206,052	TOTAL DEBT / GRANT SOURCES			\$3,750,500	\$3,750,500	TOTAL DEBT SERVICE			\$206,052	1.16	20.5%
NET CASH FLOW		\$36,175	\$32,077					APPLICANT	NET OPERATING INCOME	\$238,129	\$32,077	NET CASH FLOW			

EQUITY SOURCES													
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
EQUITY / DEFERRED FEES													
Hudson Housing		LIHTC Equity	76.2%	\$1,500,000	0.93	\$13,948,605	\$13,948,605	\$0.93	\$1,500,000	76.2%	\$25,000	Applicant Request	
Deferred Developer Fee		Deferred Developer Fees	3.3%	(35% Deferred)		\$599,472	\$599,472	(35% Deferred)		3.3%		Total Developer Fee: \$1,716,000	
Additional (Excess) Funds Req'd			0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES			79.5%			\$14,548,077	\$14,548,077			79.5%			
TOTAL CAPITALIZATION							\$18,298,577	\$18,298,577				15-Yr Cash Flow after Deferred Fee:	\$101,176

DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Eligible Basis		Total Costs			%	\$
		Acquisition	New Const. Rehab				New Const. Rehab	Acquisition					
Land Acquisition				\$66,667 / Unit	\$4,000,000	\$4,000,000	\$66,667 / Unit				0.0%	\$0	
Off-Sites				\$ / Unit	\$0	\$0	\$ / Unit				0.0%	\$0	
Site Work		\$1,473,800		\$24,563 / Unit	\$1,473,800	\$1,473,800	\$24,563 / Unit	\$1,473,800			0.0%	\$0	
Site Amenities		\$492,100		\$8,202 / Unit	\$492,100	\$492,100	\$8,202 / Unit	\$492,100			0.0%	\$0	
Building Cost		\$4,669,785	\$91.92 /sf	\$84,818/Unit	\$5,089,106	\$5,379,776	\$89,663/Unit	\$97.17 /sf	\$4,669,785		-5.4%	(\$290,670)	
Contingency		\$402,750	6.07%	5.71%	\$402,750	\$402,750	5.48%	6.07%	\$402,750		0.0%	\$0	
Contractor Fees		\$959,301	13.63%	12.86%	\$959,301	\$959,301	12.38%	13.63%	\$959,301		0.0%	\$0	
Soft Costs	\$0	\$2,525,000		\$42,458 / Unit	\$2,547,500	\$2,547,500	\$42,458 / Unit		\$2,525,000	\$0	0.0%	\$0	
Financing	\$0	\$931,250		\$21,690 / Unit	\$1,301,424	\$1,301,424	\$21,690 / Unit		\$931,250	\$0	0.0%	\$0	
Developer Fee	\$0	\$1,716,000	14.98%	14.45%	\$1,716,000	\$1,716,000	14.11%	14.98%	\$1,716,000	\$0	0.0%	\$0	
Reserves				8 Months	\$316,596	\$316,596	8 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$13,169,986		\$304,976 / Unit	\$18,298,577	\$18,589,247	\$309,821 / Unit	\$13,169,986	\$0	-1.6%	(\$290,670)	
Acquisition Cost	\$0					\$0							
Contingency		\$0				\$0							
Contractor's Fee		\$0				\$0							
Financing Cost		\$0				\$0							
Developer Fee	\$0	\$0				\$0							
Reserves						\$0							
ADJUSTED BASIS / COST		\$0	\$13,169,986		\$304,976/unit	\$18,298,577	\$18,589,247	\$309,821/unit	\$13,169,986	\$0	-1.6%	(\$290,670)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):							\$18,298,577						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Fiesta Trails, San Antonio, 9% HTC #21064

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$13,169,986	\$0	$13,169,986
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$13,169,986	\$0	\$13,169,986
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$17,120,981	\$0	\$17,120,981
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$17,120,981	\$0	\$17,120,981
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,540,888	\$0	\$1,540,888
CREDITS ON QUALIFIED BASIS		\$1,540,888		\$1,540,888

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

FINAL ANNUAL LIHTC ALLOCATION

Method	Annual Credits	Proceeds	Credit Allocation		
			Credit Price \$0.9299	Variance to Request	Proceeds
Eligible Basis	\$1,540,888	\$14,328,828	----	----	----
Needed to Fill Gap	\$1,564,466	\$14,548,077	----	----	----
Applicant Request	\$1,500,000	\$13,948,605	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE

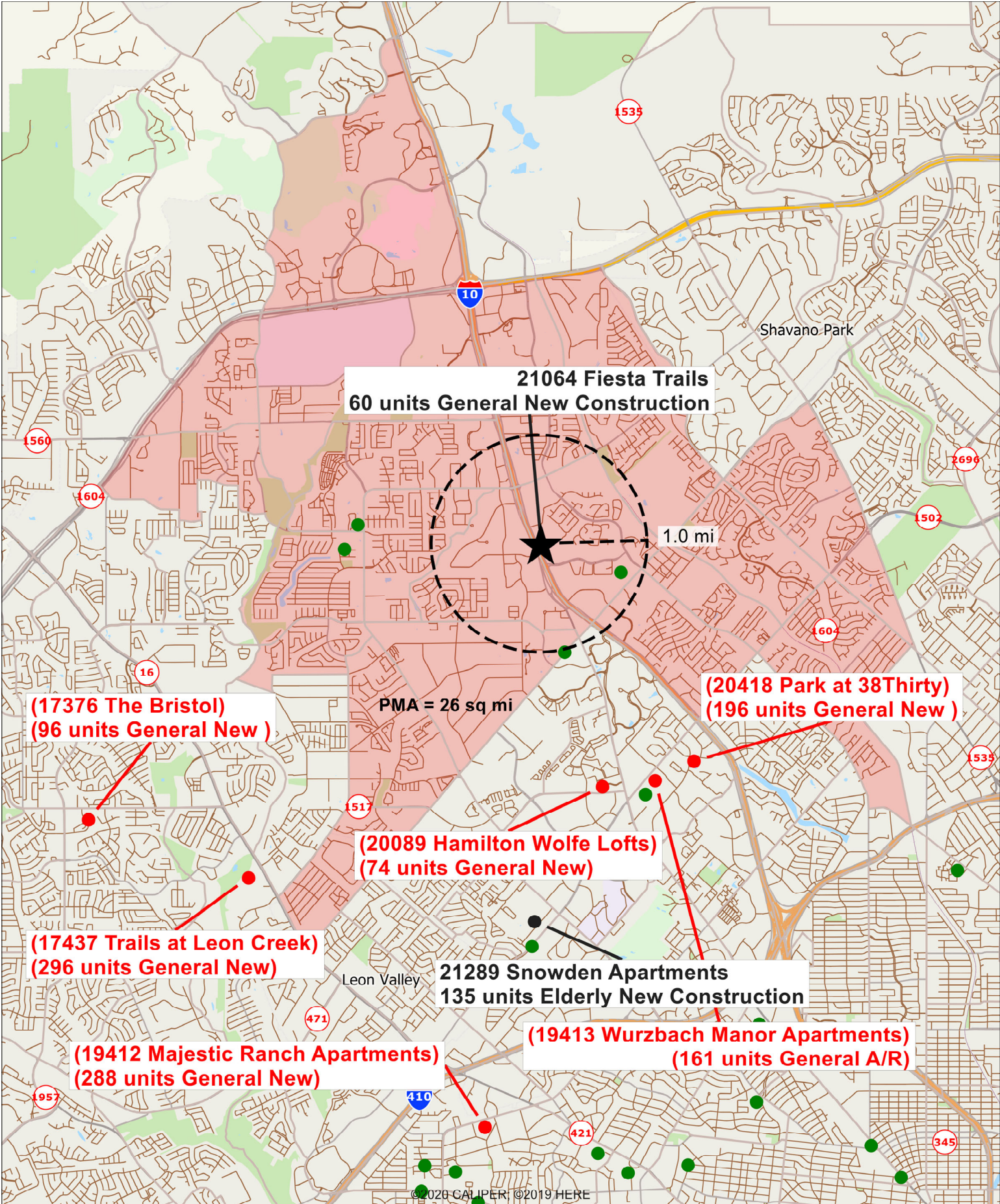
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	55,362 SF	\$84.39	4,672,077
Adjustments				
Exterior Wall Finish	1.12%		0.95	\$52,327
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			(0.25)	(13,841)
Subfloor			(0.16)	(8,858)
Floor Cover			2.56	141,727
Enclosed Corridors	\$75.94	12,188	16.72	925,574
Balconies	\$29.86	2,774	1.50	82,843
Plumbing Fixtures	\$1,080	-300	-5.85	(324,000)
Rough-ins	\$530	60	0.57	31,800
Built-In Appliances	\$1,830	60	1.98	109,800
Exterior Stairs	\$2,460	8	0.36	19,680
Heating/Cooling			2.34	129,547
Storage Space	\$75.94	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$101.01	2,898	5.29	292,725
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.88	70,448	3.66	202,890
SUBTOTAL			114.05	6,314,291
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			114.05	\$6,314,291
Plans, specs, survey, bldg permits	3.30%		(3.76)	(208,372)
Contractor's OH & Profit	11.50%		(13.12)	(726,143)
NET BUILDING COSTS		\$89,663/unit	\$97.17/sf	\$5,379,776

Long-Term Pro Forma

Fiesta Trails, San Antonio, 9% HTC #21064

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$530,269	\$540,875	\$551,692	\$562,726	\$573,980	\$633,721	\$699,679	\$772,502	\$852,905	\$941,676	\$1,039,686
TOTAL EXPENSES	3.00%	\$292,140	\$300,485	\$309,072	\$317,907	\$327,000	\$376,576	\$433,789	\$499,826	\$576,063	\$664,092	\$765,753
NET OPERATING INCOME ("NOI")		\$238,129	\$240,390	\$242,621	\$244,819	\$246,981	\$257,144	\$265,890	\$272,676	\$276,842	\$277,584	\$273,933
EXPENSE/INCOME RATIO		55.1%	55.6%	56.0%	56.5%	57.0%	59.4%	62.0%	64.7%	67.5%	70.5%	73.7%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052	\$206,052
DEBT COVERAGE RATIO		1.16	1.17	1.18	1.19	1.20	1.25	1.29	1.32	1.34	1.35	1.33
ANNUAL CASH FLOW		\$32,077	\$34,337	\$36,568	\$38,766	\$40,929	\$51,092	\$59,838	\$66,624	\$70,789	\$71,532	\$67,880
Deferred Developer Fee Balance		\$567,395	\$533,058	\$496,489	\$457,723	\$416,795	\$181,189	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$101,176	\$421,629	\$768,443	\$1,126,168	\$1,474,848

21064 Fiesta Trails PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21070 Saison North - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 7, 2021

PROPERTY IDENTIFICATION	
Application #	21070
Development	Saison North
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	New Construction

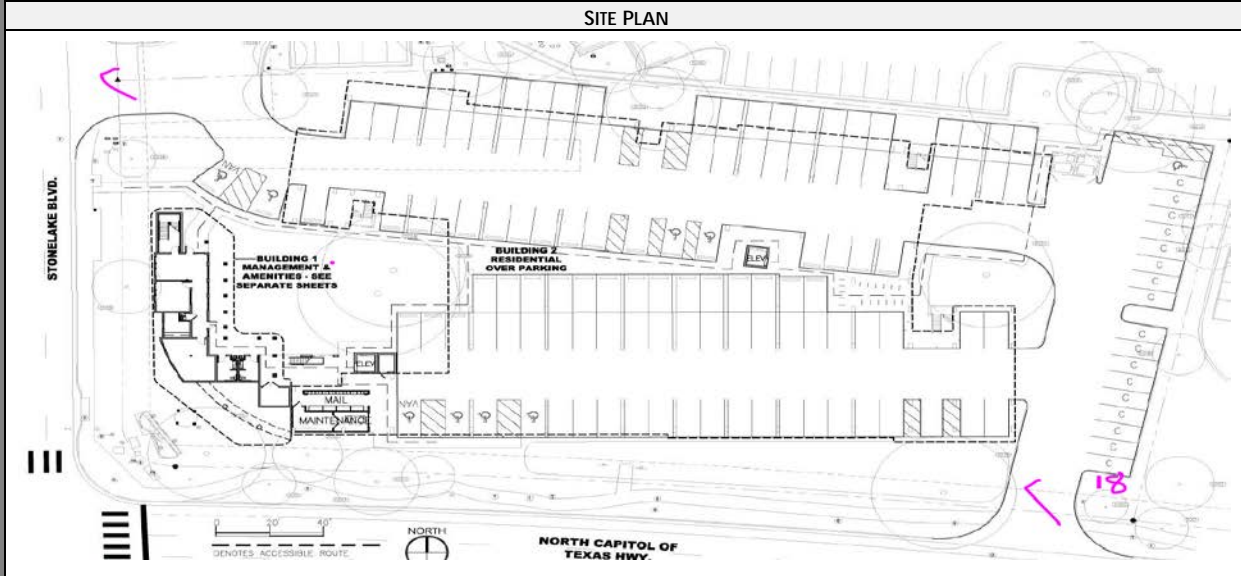
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,931/Unit	\$0.91	

KEY PRINCIPALS / SPONSOR			
Travis County Housing Finance Corp (TCHFC) O-SDA Industries Megan Lasch			
Related Parties	Contractor - TBD	Seller -	No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	48	41%	30%	9	8%
2	44	38%	40%	-	0%
3	24	21%	50%	34	29%
4	-	0%	60%	39	34%
			70%	-	0%
			80%	-	0%
			MR	34	29%
TOTAL	116	100%	TOTAL	116	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	41.3%
Breakeven Occ.	84.2%	Breakeven Rent	\$1,050
Average Rent	\$1,154	B/E Rent Margin	\$104
Property Taxes	\$86/unit	Exemption/PILOT	0%
Total Expense	\$5,359/unit	Controllable	\$3,736/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.8%
Highest Unit Capture Rate	11%	3 BR/50%	8
Dominant Unit Cap. Rate	1%	1 BR/60%	16
Premiums (↑60% Rents)	Yes		\$259/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	828 SF	Density	67.8/acre
Acquisition		\$62K/unit	\$7,200K
Building Cost	\$112.91/SF	\$93K/unit	\$10,845K
Hard Cost		\$117K/unit	\$13,562K
Total Cost		\$267K/unit	\$30,939K
Developer Fee	\$2,834K	(31% Deferred)	Paid Year: 6
Contractor Fee	\$1,899K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Community Bank of Texas	15/35	4.50%	\$13,200,000	1.18	City of Austin	40/0	0.00%	\$3,200,000	1.18	Hunt Capital Partners	\$13,647,270	
										O-SDA Industries LLC	\$891,493	
										TOTAL EQUITY SOURCES	\$14,538,763	
										TOTAL DEBT SOURCES	\$16,400,500	
TOTAL DEBT (Must Pay)			\$13,200,000		CASH FLOW DEBT / GRANTS			\$3,200,500		TOTAL CAPITALIZATION		\$30,939,263

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: Formal approval for \$3.2M loan from City of Austin clearly stating all terms and conditions.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

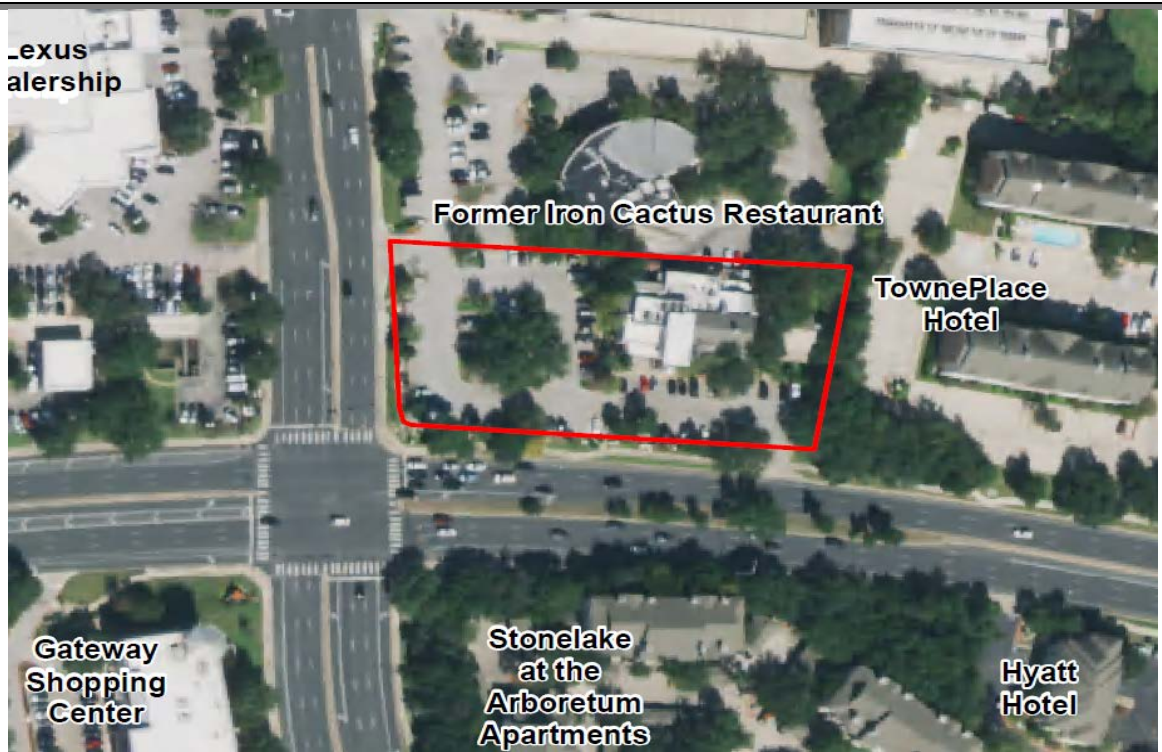
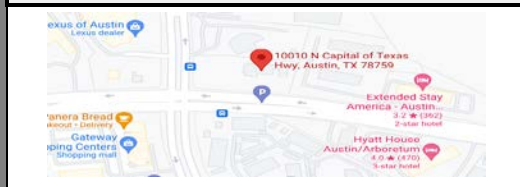
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Proximity to jobs, highways, services
▫	Low capture rates Assumed property tax exemption

WEAKNESSES/RISKS

Infeasible without unapproved financing from City of Austin
Smaller two bedroom units (850 sf)

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21070 Program(s): 9% HTC

Saison North

Address/Location: 10010 N Capital Texas Hwy

City: Austin County: Travis Zip: 78759

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Mid-Rise (Over 5 Stories) Region: 7

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

	REQUEST	RECOMMENDATION
LIHTC (9% Credit)	\$1,500,000	\$1,500,000

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: Formal approval for \$3.2M loan from *City of Austin* clearly stating all terms and conditions.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 3 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	9
50% of AMI	50% of AMI	34
60% of AMI	60% of AMI	39

DEVELOPMENT SUMMARY

Saison North is a proposed new construction development serving the general population. The development will require the demolition of a vacant restaurant building and will have one community building with 3 floors connected to a residential building with 5 floors. There is a second contract between the HUB member of the LLC and an affiliate of the Nonprofit applicant entity (Travis County HFC). There will be a ground lease to the LLC applicant owner with the anticipated benefit of paying only personal property taxes and no real estate taxes.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Proximity to jobs, highways, services
▫	Low capture rates
▫	Assumed property tax exemption

WEAKNESSES/RISKS	
	Infeasible without unapproved financing from City of Austin
	Smaller two bedroom units (850 sf)

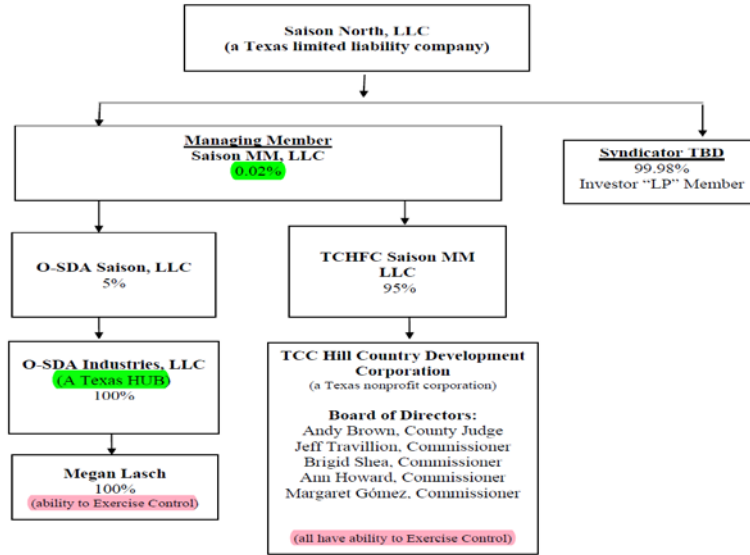
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Megan Lasch
 Phone: (830) 330-0762
 Relationship: Developer

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Consultant

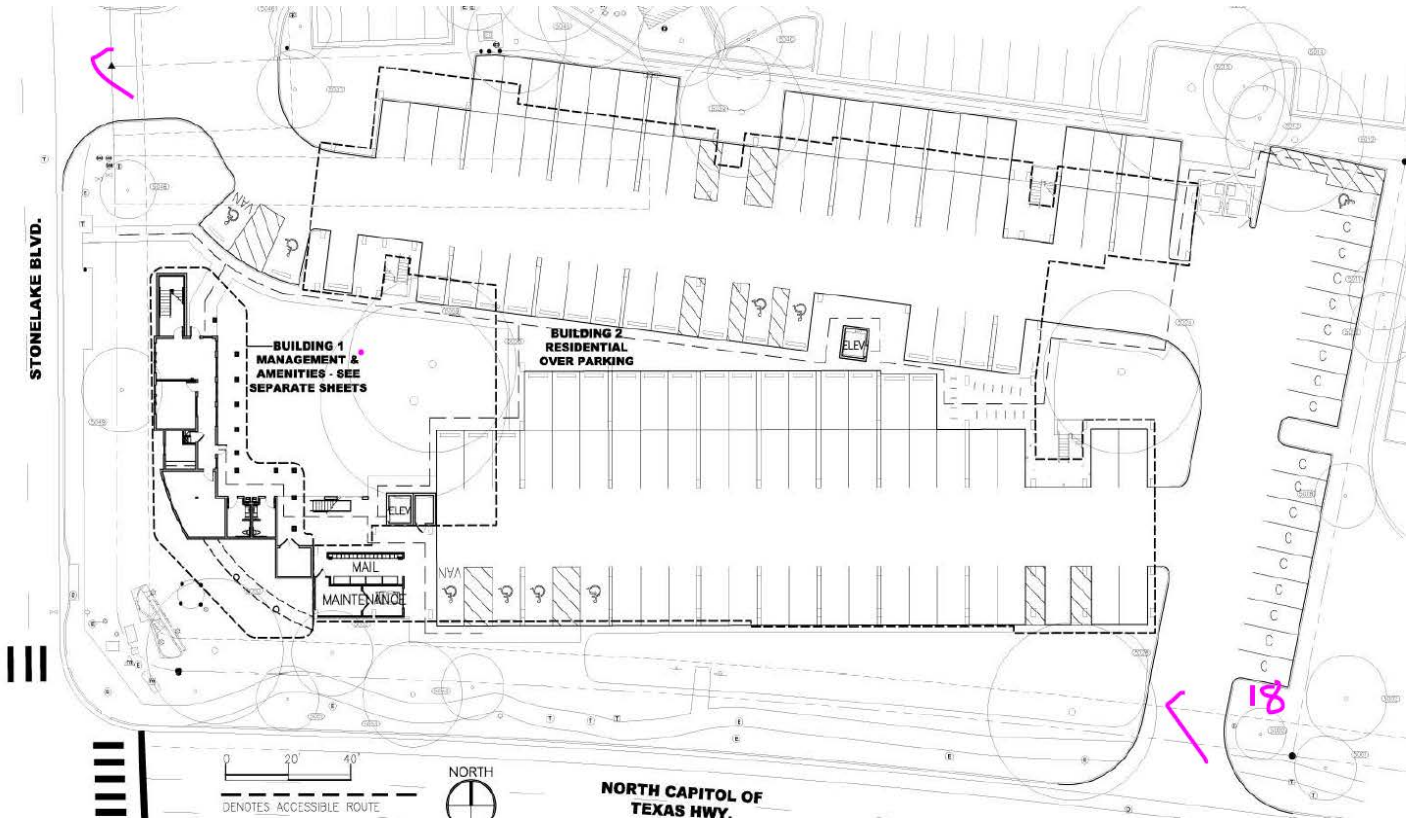
OWNERSHIP STRUCTURE



- Ownership is split between the affiliate of the Travis County Housing Finance Corporation (95%) and the HUB, O-SDA Saison, of which Megan Lasch is 100% member. Ms Lasch has helped secure 19 HTC awards over the past 8 years.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

Site is located on very busy intersection and is currently improved with a former restaurant which will be demolished. New development will actually have more pervious area.

Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	98	0.8/unit	0	--	98	0.8/unit
Carport	39	0.3/unit	0	--	39	0.3/unit
Garage	0	--	0	--	0	--
Total Parking	137	1.2/unit	0	--	137	1.2/unit

Comments:

The standard parking code would require 232 parking spaces, but the development will be compliant under the City's Affordability Unlocked program, which reduces the parking requirement.

BUILDING PLAN (Typical)



Comments:

Three story building (#1) houses management office on first floor, fitness room on second floor, and meeting space on third floor. This building is connected to the residential buildings via long corridors. The residential building is four stories over podium parking.

Two bedroom units have two smaller but equal sized bedrooms of 110sf. Podium and building shape maximize units on small rectangular site.

SITE INFORMATION

Flood Zone: X
Zoning: NBG-NP (CS-NP) (w/ Affrd Unlocked)

Scattered Site? No
Within 100-yr floodplain? No

Re-Zoning Required? No

Utilities at Site? Yes

Year Constructed: NA

Title Issues? No

Current Uses of Subject Site:

The existing site currently has a 1 story stone and brick structure that is a non-operational restaurant

Surrounding Uses:

Hotels, Shopping Centers, Apartments, Restaurants, Lexus Dealership

Other Observations:

Current zoning would not permit multifamily development. However, the City's Affordability Unlocked Program makes a qualifying affordable development a permitted use in a commercial base zoning district. The Applicant has provided documentation that the development has been approved to utilize the Affordability Unlocked program.

It is not anticipated that an on-site detention facility will be required due to an overall decrease in impervious cover compared to previous use. On-site rain gardens will meet City of Austin water quality regulations and Green building requirements.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/4/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

Asbestos inspection is recommended prior to any demolition or renovation activities. The on-site buildings were constructed in the 1990s; therefore an asbestos survey is not required per HUD guidelines. However a survey may still be required per Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standard for Hazardous Air Pollutants (NESHAP) since some construction products containing up to 1% asbestos may still be purchased.

All calculated noise values fall within the range of 65-75 dB which is considered "Normally Unacceptable". The results found the greatest contributor of noise to the subject property is proximity to Loop 360, Capital of Texas Highway, along the southern boundary.

MARKET ANALYSIS

Provider: Apartment Market Data

Date: 3/15/2021

Contact: Darrell Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 16 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Travis County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$16,470	\$16,470	\$19,770	\$19,770	\$22,830	\$22,830	---
	Max	\$20,520	\$23,430	\$26,370	\$29,280	\$31,650	\$33,990	---
50% AMGI	Min	\$27,450	\$27,450	\$32,940	\$32,940	\$38,070	\$38,070	---
	Max	\$34,200	\$39,050	\$43,950	\$48,800	\$52,750	\$56,650	---
60% AMGI	Min	\$32,940	\$32,940	\$39,540	\$39,540	\$45,690	\$45,690	---
	Max	\$41,040	\$46,860	\$52,740	\$58,560	\$63,300	\$67,980	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
Other Affordable Developments in PMA since 2016						
16099	SEA RAD Oaks		Rehab	General	n/a	24
18099	Waterloo Terrace		New	Supportive Housing	n/a	132
Stabilized Affordable Developments in PMA					Total Units	156
					Total Developments	2
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

There are no proposed developments in PMA.

OVERALL DEMAND ANALYSIS				
		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		34,271		
Potential Demand from the Primary Market Area		9,266		
10% External Demand		927		
GROSS DEMAND		10,193		
Subject Affordable Units		82		
Unstabilized Competitive Units		0		
RELEVANT SUPPLY		82		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		0.8%		

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

AMGI Band	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	1,541	154	9	0	1%					
50% AMGI	1,718	172	34	0	2%					
60% AMGI	6,007	601	39	0	1%					

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	363	36	4	0	1%					
1 BR/50%	598	60	14	0	2%					
1 BR/60%	1,017	102	16	0	1%					
2 BR/30%	207	21	3	0	1%					
2 BR/50%	250	25	12	0	4%					
2 BR/60%	613	61	15	0	2%					
3 BR/30%	52	5	2	0	3%					
3 BR/50%	67	7	8	0	11%					
3 BR/60%	125	13	8	0	6%					

Market Analyst Comments:

This site is located in an area in which the demand for affordable housing is strong. The site has excellent linkages and demand generators. The level of tax credit rent charged is 21% to 65% lower than the adjusted rents charged at market rate comparables within the PMA. (p 16)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$884,081	Avg. Rent:	\$1,154	Expense Ratio:	41.3%
Debt Service:	\$749,639	B/E Rent:	\$1,050	Controllable Expenses:	\$3,736
Net Cash Flow:	\$134,442	UW Occupancy:	92.5%	Property Taxes/Unit:	\$86
Aggregate DCR:	1.18	B/E Occupancy:	84.2%	Program Rent Year:	2020

HTC restricted units are expected to achieve full program rents. There are 34 market rate units (23% of all units) whose rents are 5-20% higher than 60% HTC rents. DCR would be 1.06x if Applicant was not able to achieve higher than 60% rents, however, large percentage of market rate units, location, construction quality and market demand make this highly unlikely. In addition, Applicant used rents \$100-\$200 below market rate rents that Market Analyst stated were achievable.

Breakeven occupancy occurs with 18 units vacant (underwritten at 9).

A 25 basis point increase or change in terms of the City of Austin loan would result in an increase in deferred developer fee. The project is currently underwritten with \$891,993 of deferred developer paid in Year 6 and cumulative cash flow over 15 years of \$2.4M. Cash flow is also sufficient over 40 years to repay the City of Austin loan of \$3.2M before the end of the 40 year term. According to the letter provided by the City, the source of funds is General Obligation bonds so there are no issues with other federal funds as a source that could impact eligible basis.

At \$1.7k/unit, payroll related expenses are high but Applicant provided supporting documentation. The Applicant expects to receive a real property tax exemption as a result of the Ground Lease arrangement with TCHFC. If this exemption was not approved, this project would be infeasible. The tax exemption also results in lower than average expense ratio of 41% and controllable expenses of \$3,736/unit. Applicant has budgeted \$15k for Supportive Services on this project. Pursuant to TDCHA underwriting rules, this amount will be included in the DCR calculation at cost certification, regardless if actually incurred.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$4,210,526/ac	\$62,069/unit	\$7,200,000	Contractor Fee	\$1,898,705
Off-site + Site Work		\$15,776/unit	\$1,830,000	Soft Cost + Financing	\$4,658,606
Building Cost	\$112.91/sf	\$93,491/unit	\$10,844,936	Developer Fee	\$2,834,150
Contingency	7.00%	\$7,649/unit	\$887,246	Reserves	\$785,620
Total Development Cost	\$266,718/unit		\$30,939,263	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Acquisition:

\$7.2M price (\$62k/unit) very high land cost, however, this is an in-fill property improved property with full utilities.

Site Work:

\$13.7K/Unit includes demolition cost of existing vacant restaurant building \$125k, Grading \$400k, and Utilities \$530k

Building Cost:

TDHCA's typical cost methodology using Marshall & Swift's ("M&S") good quality construction values results in a total building cost estimate of \$10.8M (\$113/sf) which is 0.5% more than TDCHA's building cost estimate. Also includes \$1.3 million for additional concrete and metal costs for podium build.

Plans show 8 foot ceilings.

Soft Costs:

Reduced permitting and plat fees due to waivers given under City of Austin SMART program.

Reserves:

Applicant's total capital reserves represent approximately 7 months of operating expenses and debt service.

Comments:

For scoring purposes, Applicant limited their eligible building cost to \$84/sf which is \$2.7M less than the actual proforma cost.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$30,939,263	\$18,148,960	\$1,501,044

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Community Bank of Texas	Conventional Loan	\$22,100,000	4.50%	71%
Hunt Capital Partners	HTC	\$3,411,818	\$0.91	11%
City of Austin	Loan	\$3,200,000	0.00%	10%
O-SDA Industries LLC	Fee	\$2,291,150	0.00%	7%
		\$31,003,468	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Community Bank of Texas	\$13,200,000	4.50%	35	15	\$13,200,000	4.50%	35	15	43%
City of Austin	\$3,200,000	0.00%	0	40	\$3,200,000	0.00%	0	40	10%
Total	\$16,400,500				\$16,400,500				

Comments:

City of Austin is loaning \$3.2M for 40 years. No repayment is required until the end of Year 40. Approval is anticipated at the August 19 AHFC Board Meeting. There is sufficient cash flow over 40 years to repay loan before the maturity date.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hunt Capital Partners	\$13,647,270	\$0.91		\$13,647,270	\$0.91	44%	
O-SDA Industries LLC	\$891,993		31%	\$891,493		3%	33%
Total	\$14,539,263			\$14,538,763			
				\$30,939,263	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.969	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.780	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$30,939,263
Permanent Sources (debt + non-HTC equity)	\$16,400,500
Gap in Permanent Financing	\$14,538,763

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,656,770	\$1,501,044
Needed to Balance Sources & Uses	\$14,538,763	\$1,597,986
Requested by Applicant	\$13,647,270	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,647,270	\$1,500,000

Deferred Developer Fee	\$891,493	(33% deferred)
Repayable in	6 years	

Comments:

Underwriter recommends applicant request of \$1.5M in annual 9% Housing Tax Credits.

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Saison North, Austin, 9% HTC #21070

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	\$97,600
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	48	41.4%	0	0
2	44	37.9%	0	0
3	24	20.7%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	116	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	70.69%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	828 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	9	-	34	39	-	-	34	116
Income	% Total	0.0%	7.8%	0.0%	29.3%	33.6%	0.0%	0.0%	29.3%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$549	4	1	1	650	\$549	\$56	\$493	\$0	\$0.76	\$493	\$1,972	\$1,972	\$493	\$1	\$0	\$1,150	\$1.77	\$1,372
TC 50%	\$915	14	1	1	650	\$915	\$56	\$859	\$0	\$1.32	\$859	\$12,026	\$12,026	\$859	\$1	\$0	\$1,150	\$1.77	\$1,372
TC 60%	\$1,098	16	1	1	650	\$1,098	\$56	\$1,042	\$0	\$1.60	\$1,042	\$16,672	\$16,672	\$1,042	\$2	\$0	\$1,150	\$1.77	\$1,372
MR		14	1	1	650	\$0	\$56		NA	\$1.77	\$1,150	\$16,100	\$16,100	\$1,150	\$2	NA	\$1,150	\$1.77	\$1,372
TC 30%	\$659	3	2	2	851	\$659	\$72	\$587	\$0	\$0.69	\$587	\$1,761	\$1,761	\$587	\$1	\$0	\$1,500	\$1.76	\$1,587
TC 50%	\$1,098	12	2	2	851	\$1,098	\$72	\$1,026	\$0	\$1.21	\$1,026	\$12,312	\$12,312	\$1,026	\$1	\$0	\$1,500	\$1.76	\$1,587
TC 60%	\$1,318	15	2	2	851	\$1,318	\$72	\$1,246	\$0	\$1.46	\$1,246	\$18,690	\$18,690	\$1,246	\$1	\$0	\$1,500	\$1.76	\$1,587
MR		14	2	2	851	\$0	\$72		NA	\$1.76	\$1,500	\$21,000	\$21,000	\$1,500	\$2	NA	\$1,500	\$1.76	\$1,587
TC 30%	\$761	2	3	2	1,142	\$761	\$88	\$673	\$0	\$0.59	\$673	\$1,346	\$1,346	\$673	\$1	\$0	\$1,850	\$1.62	\$2,045
TC 50%	\$1,269	8	3	2	1,142	\$1,269	\$88	\$1,181	\$0	\$1.03	\$1,181	\$9,448	\$9,448	\$1,181	\$1	\$0	\$1,850	\$1.62	\$2,045
TC 60%	\$1,523	8	3	2	1,142	\$1,523	\$88	\$1,435	\$0	\$1.26	\$1,435	\$11,480	\$11,480	\$1,435	\$1	\$0	\$1,850	\$1.62	\$2,045
MR		6	3	2	1,142	\$0	\$88		NA	\$1.62	\$1,850	\$11,100	\$11,100	\$1,850	\$2	NA	\$1,850	\$1.62	\$2,045
TOTALS/AVERAGES:		116			96,052				\$0	\$1.39	\$1,154	\$133,907	\$133,907	\$1,154	\$1.39	\$0	\$1,428	\$1.72	\$1,593

ANNUAL POTENTIAL GROSS RENT:	\$1,606,884	\$1,606,884
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STABILIZED PRO FORMA

Saison North, Austin, 9% HTC #21070

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.39	\$1,154	\$1,606,884	\$1,606,884	\$1,154	\$1.39			0.0%	\$0
fees, retained deposits, interest income					\$15.00	\$20,880						
Total Secondary Income					\$15.00	\$20,880	\$15.00				0.0%	\$0
POTENTIAL GROSS INCOME					\$1,627,764	\$1,627,764					0.0%	\$0
Vacancy & Collection Loss			7.5% PGI		(122,082)	(122,082)	7.5% PGI				0.0%	-
Rental Concessions					-	-					0.0%	-
EFFECTIVE GROSS INCOME					\$1,505,682	\$1,505,682					0.0%	\$0

General & Administrative	\$56,377	\$486/Unit	\$55,981	\$483	3.88%	\$0.61	\$503	\$58,400	\$56,377	\$486	\$0.59	3.74%	3.6%	2,023
Management	\$53,758	3.6% EGI	\$49,583	\$427	5.00%	\$0.78	\$649	\$75,284	\$75,284	\$649	\$0.78	5.00%	0.0%	-
Payroll & Payroll Tax	\$158,211	\$1,364/Unit	\$125,329	\$1,080	13.10%	\$2.05	\$1,701	\$197,260	\$197,260	\$1,701	\$2.05	13.10%	0.0%	-
Repairs & Maintenance	\$83,399	\$719/Unit	\$64,964	\$560	4.91%	\$0.77	\$637	\$73,897	\$75,400	\$650	\$0.78	5.01%	-2.0%	(1,503)
Electric/Gas	\$36,933	\$318/Unit	\$31,459	\$271	1.93%	\$0.30	\$250	\$29,000	\$23,904	\$206	\$0.25	1.59%	21.3%	5,096
Water, Sewer, & Trash	\$84,824	\$731/Unit	\$56,315	\$485	4.97%	\$0.78	\$645	\$74,800	\$84,824	\$731	\$0.88	5.63%	-11.8%	(10,024)
Property Insurance	\$41,617	\$0.43 /sf	\$22,154	\$191	3.31%	\$0.52	\$430	\$49,880	\$49,880	\$430	\$0.52	3.31%	0.0%	-
Property Tax (@ 100%) 2.1449	\$91,115	\$785/Unit	\$29,578	\$255	0.66%	\$0.10	\$86	\$10,000	\$0	\$0	\$0.00	0.00%	0.0%	10,000
Reserve for Replacements					2.31%	\$0.36	\$300	\$34,800	\$34,800	\$300	\$0.36	2.31%	0.0%	-
Supportive Services					1.00%	\$0.16	\$129	\$15,000	\$15,000	\$129	\$0.16	1.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.22%	\$0.03	\$28	\$3,280	\$3,280	\$28	\$0.03	0.22%	0.0%	-
TOTAL EXPENSES					41.28%	\$6.47	\$5,359	\$621,601	\$616,009	\$5,310	\$6.41	40.91%	0.9%	\$ 5,592
NET OPERATING INCOME ("NOI")					58.72%	\$9.20	\$7,621	\$884,081	\$889,673	\$7,670	\$9.26	59.09%	-0.6%	\$ (5,592)

CONTROLLABLE EXPENSES							\$3,736/Unit				\$3,774/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Saison North, Austin, 9% HTC #21070

DEBT / GRANT SOURCES																
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Community Bank of Texas		1.19	1.18	749,639	4.50%	35	15	\$13,200,000	\$13,200,000	15	35	4.50%	\$749,639	1.18	42.7%	
CASH FLOW DEBT / GRANTS																
City of Austin		1.19	1.18		0.00%	0	40	\$3,200,000	\$3,200,000	40	0	0.00%		1.18	10.3%	
City of Austin		1.19	1.18		0.00%	0	0	\$500	\$500	0	0	0.00%		1.18	0.0%	
				\$749,639	TOTAL DEBT / GRANT SOURCES			\$16,400,500	\$16,400,500	TOTAL DEBT SERVICE			\$749,639	1.18	53.0%	
NET CASH FLOW		\$140,034	\$134,442					APPLICANT NET OPERATING INCOME		\$884,081	\$134,442	NET CASH FLOW				

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
O-SDA Industries LLC	Deferred Developer Fees	2.9%	(31% Deferred)		\$891,993	\$891,493	(31% Deferred)		2.9%		Total Developer Fee: \$2,834,150
Additional (Excess) Funds Req'd		0.0%				(\$0)			0.0%		
TOTAL EQUITY SOURCES		47.0%			\$14,539,263	\$14,538,763			47.0%		
TOTAL CAPITALIZATION						\$30,939,763	\$30,939,263			15-Yr Cash Flow after Deferred Fee:	\$2,439,490

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$			
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition							
Land Acquisition			\$62,069 / Unit	\$7,200,000	\$7,200,000	\$62,069 / Unit			0.0%	\$0			
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0			
Site Work			\$13,750 / Unit	\$1,595,000	\$1,595,000	\$13,750 / Unit	\$1,430,000		0.0%	\$0			
Site Amenities			\$235,000	\$235,000	\$235,000	\$235,000			0.0%	\$0			
Podium Parking			\$11,207 / Unit	\$1,300,000	\$1,300,000	\$11,207 / Unit	\$1,300,000		0.0%	\$0			
Building Cost			\$99.37 /sf	\$82,284/Unit	\$9,544,936	\$8,769,239	\$75.597/Unit	\$91.30 /sf	8.8%	\$775,697			
Contingency			7.00%	7.00%	\$887,246	\$832,947	7.00%	7.00%	6.5%	\$54,299			
Contractor Fees			14.00%	14.00%	\$1,898,705	\$1,782,506	14.00%	14.00%	6.5%	\$116,199			
Soft Costs	\$0	\$1,939,259	\$17,795 / Unit	\$2,064,259	\$2,064,259	\$17,795 / Unit	\$1,939,259	\$0	0.0%	\$0			
Financing	\$0	\$1,929,957	\$22,365 / Unit	\$2,594,347	\$2,594,347	\$22,365 / Unit	\$1,929,957	\$0	0.0%	\$0			
Developer Fee	\$0	\$2,367,256	15.00%	15.00%	\$2,834,150	\$2,709,651	15.00%	15.00%	4.6%	\$124,499			
Reserves			7 Months	\$785,620	\$785,620	7 Months			0.0%	\$0			
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$18,148,961	\$266,718 / Unit	\$30,939,263	\$29,868,569	\$257,488 / Unit	\$18,148,960	\$0	3.6%	\$1,070,694		
Acquisition Cost	\$0				\$0								
Contingency		(\$0)			(\$0)								
Contractor's Fee		(\$0)			(\$0)								
Financing Cost		\$0											
Developer Fee	\$0	(\$0)	15.00%	15.00%	(\$0)								
Reserves					\$0								
ADJUSTED BASIS / COST		\$0	\$18,148,960	\$266,718/unit	\$30,939,263	\$29,868,569	\$257,488/unit	\$18,148,960	\$0	3.6%	\$1,070,694		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$30,939,263								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Saison North, Austin, 9% HTC #21070

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$18,148,960	\$0	$18,148,960
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$18,148,960	\$0	\$18,148,960
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$23,593,648	\$0	\$23,593,648
Applicable Fraction	70.69%	70.69%	71%	71%
TOTAL QUALIFIED BASIS	\$0	\$16,678,269	\$0	\$16,678,269
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,501,044	\$0	\$1,501,044
CREDITS ON QUALIFIED BASIS	\$1,501,044		\$1,501,044	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9098	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,501,044	\$13,656,770	----	----	----
Needed to Fill Gap	\$1,597,986	\$14,538,763	----	----	----
Applicant Request	\$1,500,000	\$13,647,270	\$1,500,000	\$0	\$0

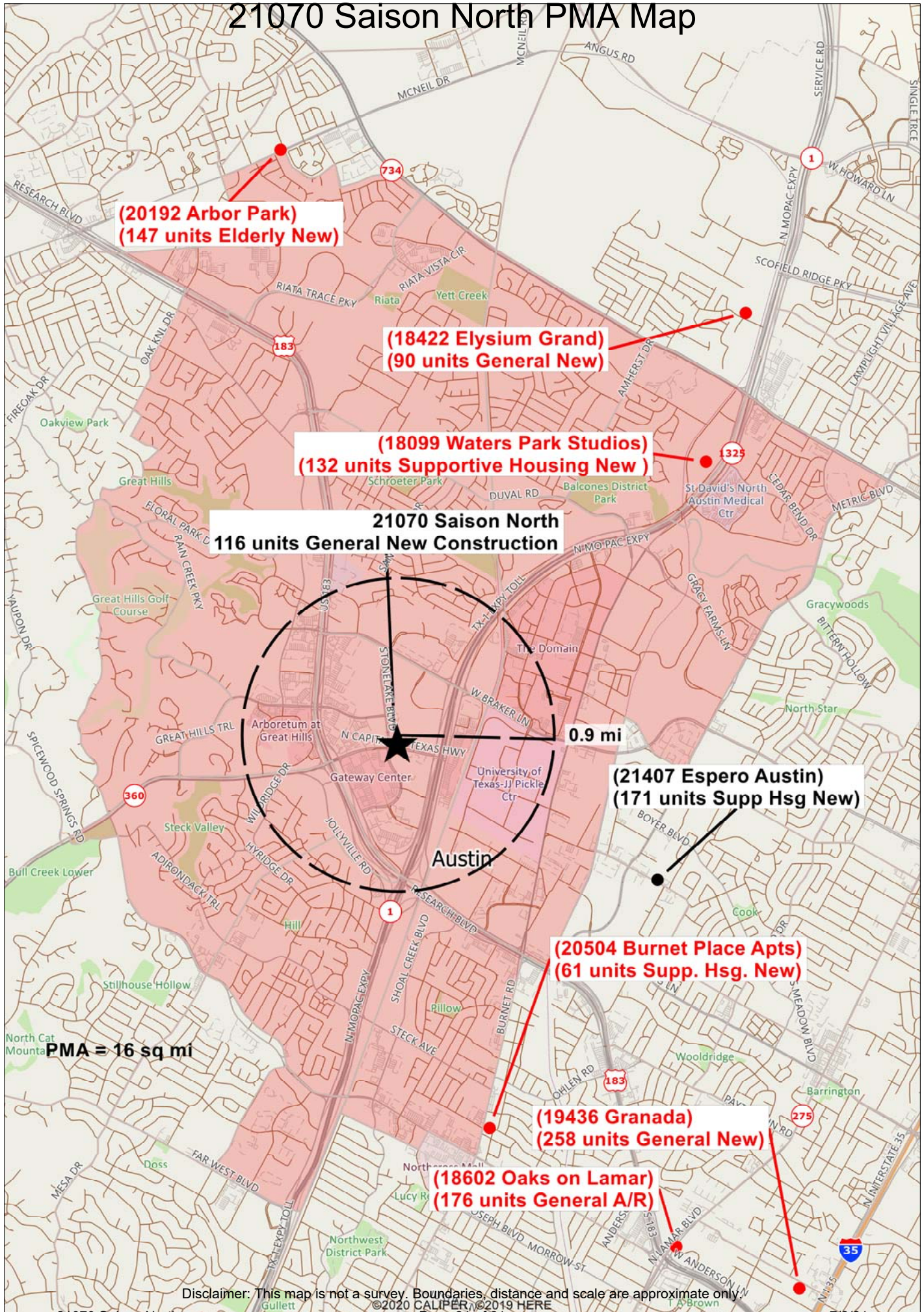
BUILDING COST ESTIMATE					
CATEGORY	FACTOR	UNITS/SF	PER SF		
Base Cost:	Mid-Rise (Over 5 Stories)	96,052 SF	\$96.70	9,287,818	
Adjustments					
Exterior Wall Finish	2.88%		2.78	\$267,489	
Elderly	0.00%		0.00	0	
9-Ft. Ceilings	0.00%		0.00	0	
Roof Adjustment(s)			0.00	0	
Subfloor			0.45	43,416	
Floor Cover			2.56	245,893	
Breezeways	\$30.22	23,252	7.32	702,753	
Balconies	\$27.47	1,322	0.38	36,315	
Plumbing Fixtures	\$1,610	204	3.42	328,440	
Rough-ins	\$600	232	1.45	139,200	
Built-In Appliances	\$2,950	116	3.56	342,200	
Exterior Stairs	\$2,460	18	0.46	44,280	
Heating/Cooling			2.34	224,762	
Storage Space	\$30.22	6,884	2.17	208,057	
Carports	\$12.25	7,020	0.90	85,995	
Garages		0	0.00	0	
Common/Support Area	\$137.26	3,800	5.43	521,573	
Elevators	\$132,900	2	2.77	265,800	
Other: Podium	(\$13.53)	96,052	-13.53	(1,300,000)	
Fire Sprinklers	\$2.88	129,988	3.90	374,365	
SUBTOTAL			123.04	11,818,356	
Current Cost Multiplier	1.00		0.00	0	
Local Multiplier	1.00		0.00	0	
Reserved				0	
TOTAL BUILDING COSTS			123.04	\$11,818,356	
Plans, specs, survey, bldg permits	3.30%		(4.06)	(\$390,006)	
Contractor's OH & Profit	11.50%		(14.15)	(1,359,111)	
NET BUILDING COSTS		\$86,804/unit	\$104.83/sf	\$10,069,239	

Long-Term Pro Forma

Saison North, Austin, 9% HTC #21070

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,505,682	\$1,535,795	\$1,566,511	\$1,597,841	\$1,629,798	\$1,799,429	\$1,986,715	\$2,193,494	\$2,421,795	\$2,673,857	\$2,952,154
TOTAL EXPENSES	3.00%	\$621,601	\$639,496	\$657,913	\$676,867	\$696,374	\$802,791	\$925,689	\$1,067,645	\$1,231,639	\$1,421,124	\$1,640,093
NET OPERATING INCOME ("NOI")		\$884,081	\$896,299	\$908,598	\$920,974	\$933,424	\$996,638	\$1,061,026	\$1,125,849	\$1,190,155	\$1,252,733	\$1,312,061
EXPENSE/INCOME RATIO		41.3%	41.6%	42.0%	42.4%	42.7%	44.6%	46.6%	48.7%	50.9%	53.1%	55.6%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639	\$749,639
DEBT COVERAGE RATIO		1.18	1.20	1.21	1.23	1.25	1.33	1.42	1.50	1.59	1.67	1.75
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$134,442	\$146,661	\$158,960	\$171,336	\$183,785	\$246,999	\$311,387	\$376,211	\$440,517	\$503,094	\$562,422
Deferred Developer Fee Balance		\$757,051	\$610,390	\$451,431	\$280,095	\$96,310	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$1,011,665	\$2,439,490	\$4,190,897	\$6,265,296	\$8,656,582	\$11,351,684

21070 Saison North PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.
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21075 June West - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21075	TDHCA Program	Request	Recommended	
Development	June West	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$18,750/Unit \$0.90
City / County	Austin / Travis				
Region/Area	7 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Owner/Developer/Guarantor: Saigebrook Development Saigebrook: Lisa Stephens (100%)		
Related Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

**BUILDING 1
FRONT ELEVATION**

CLUBHOUSE
31 ZERO BEDROOM UNITS
11 ONE BEDROOM UNITS
24 TWO BEDROOM UNITS
14 THREE BEDROOM UNITS

EXTERIOR MATERIALS:
TINACA MASONRY 38.0%
CEMENTITIOUS S/DING 64.0%

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	31	39%	20%	-	0%
1	11	14%	30%	10	13%
2	24	30%	40%	-	0%
3	14	18%	50%	32	40%
4	-	0%	60%	32	40%
			70%	-	0%
			80%	6	8%
			MR	-	0%
TOTAL	80	100%	TOTAL	80	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.30	Expense Ratio	57.2%
Breakeven Occ.	83.5%	Breakeven Rent	\$912
Average Rent	\$1,013	B/E Rent Margin	\$101
Property Taxes	\$1,350/unit	Exemption/PILOT	0%
Total Expense	\$6,530/unit	Controllable	\$3,652/unit

SITE PLAN

**BUILDING 1 - COMMUNITY,
MANAGEMENT & RESIDENTIAL**

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			4.1%
Highest Unit Capture Rate	21%	1 BR/60%	4
Dominant Unit Cap. Rate	11%	0 BR/50%	12
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	756 SF	Density	70.8/acre
Acquisition		\$50K/unit	\$4,000K
Building Cost	\$107.44/SF	\$81K/unit	\$6,495K
Hard Cost		\$106K/unit	\$8,452K
Total Cost		\$253K/unit	\$20,210K
Developer Fee	\$1,991K	(19% Deferred)	Paid Year: 5
Contractor Fee	\$1,235K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	4.50%	\$5,300,000	1.30	City of Austin	40/0	0.00%	\$1,400,000	1.30	Hudson Capital	\$13,498,650
										Saigebrook Development	\$382,718
TOTAL DEBT (Must Pay)			\$5,300,000		CASH FLOW DEBT / GRANTS			\$1,400,500		TOTAL EQUITY SOURCES	\$13,881,368
										TOTAL DEBT SOURCES	\$6,700,500
										TOTAL CAPITALIZATION	\$20,581,868

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by Carryover:
 - a: Formal approval for \$1.4 M loan from City of Austin clearly stating all terms and conditions.
- 3 Receipt and acceptance by 10% test:
 - a: Architect or engineer certification that the site plan conforms to City of Austin requirements associated with a Critical Water Quality Zone (CWQZ).
- 4 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - c: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

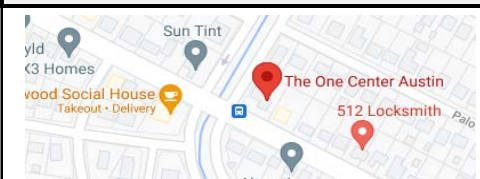
STRENGTHS/MITIGATING FACTORS

- Proximity to jobs, highways, services
- Low capture rates
- High DCR

WEAKNESSES/RISKS

- Infeasible without unapproved financing from City of Austin

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21075 Program(s): 9% HTC

June West

Address/Location: NWC W Koenig Lane and Grover Ave

City: Austin County: Travis Zip: 78756

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Mid-Rise (Over 5 Stories) Region: 7

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	10
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	32
80% of AMI	80% of AMI	6

DEVELOPMENT SUMMARY

The proposed development will have a single five-story elevator served building that will include both the residential units and common amenities. Portions of the SWC and parking areas fall in the AE, 100 year floodplain.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Proximity to jobs, highways, services
▫	Low capture rates
▫	High DCR

WEAKNESSES/RISKS	
▫	Infeasible without unapproved financing from City of Austin
▫	
▫	

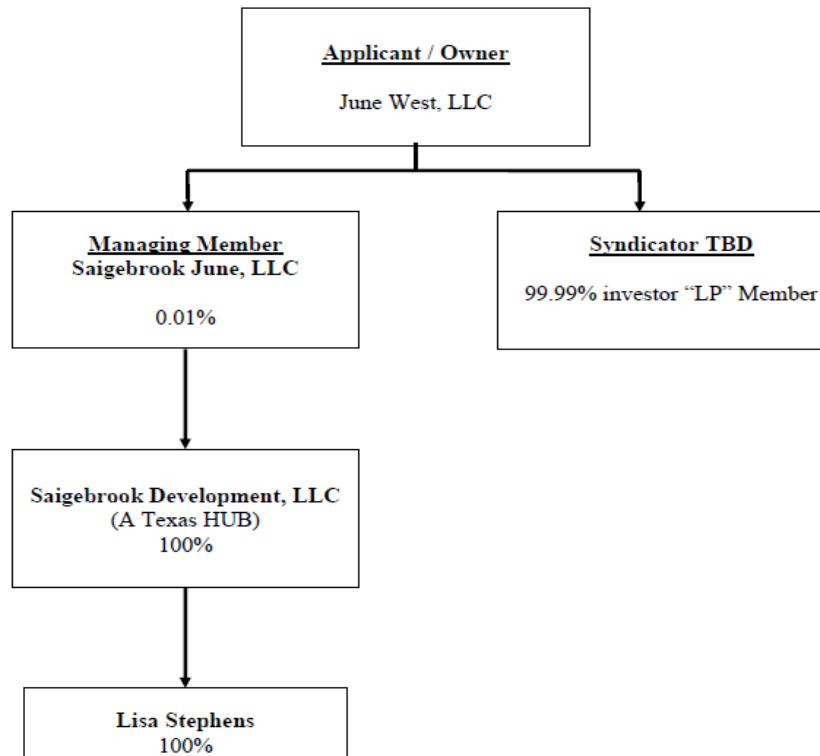
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Lisa Stephens
Phone: (352) 213-8700
Relationship: Developer

Name: Alyssa Carpenter
Phone: (512) 789-1295
Relationship: Consultant

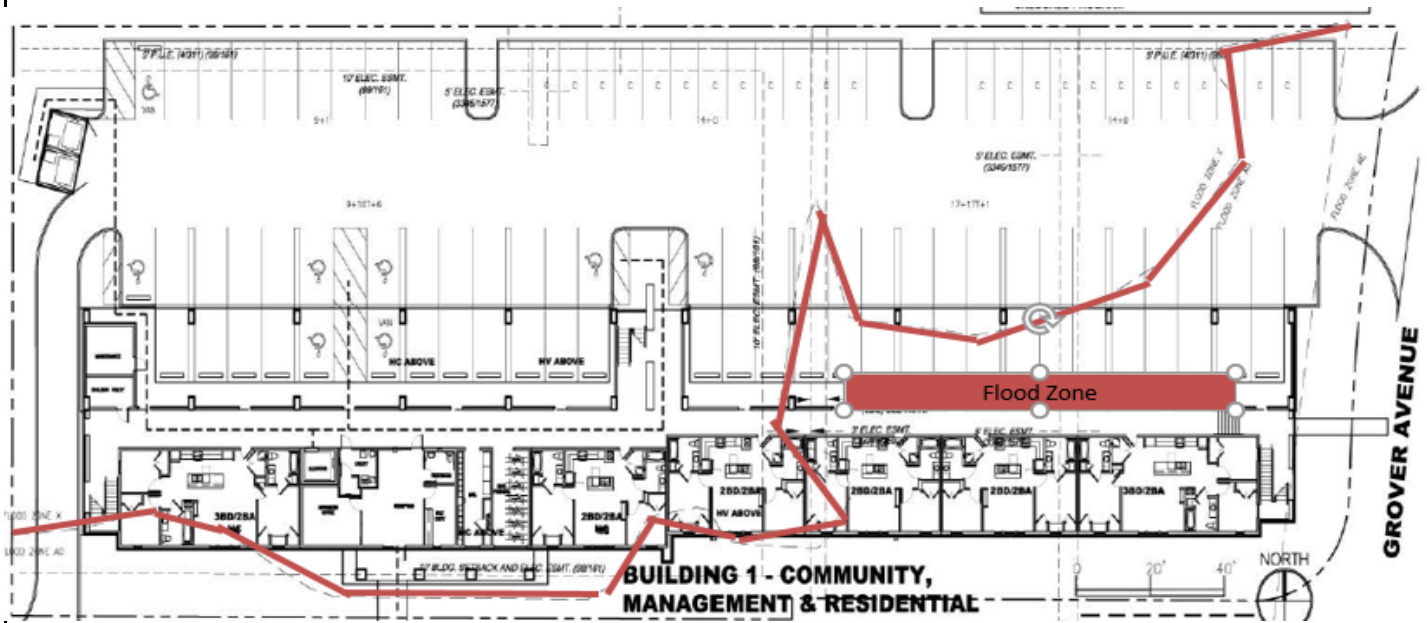
OWNERSHIP STRUCTURE



- Applicant, Developer, and Guarantor are related entities. Lisa Stephens, is owner and President of Saigebrook Development, and has over 20 years of experience developing, financing, and operating affordable housing throughout the Southeast US. Saigebrook has been part of 25 successful 9% LIHTC applications in 10 years. More information can be found at www.affordablehousingtexas.com

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The site is currently being used as a car sales facility. An existing one-story commercial building and two carport structures will be demolished. Also there is no existing detention on-site, however, since there will be an overall decrease in impervious cover compared to existing use it is not anticipated that it will be required.

The site is partially located within the FEMA 100yr floodplain (AO) The finish floor elevation must be 24" above the base flood elevation. Parking areas will be raised a minimum of 6 inches to ensure that drive areas are also above base flood elevation.

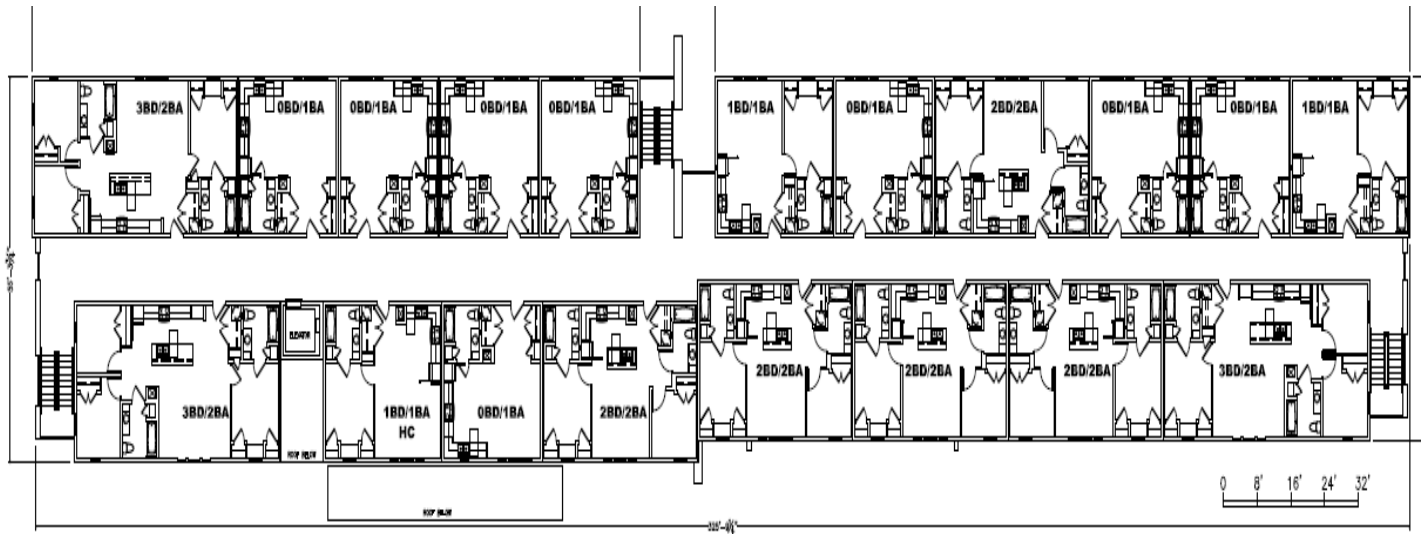
The east side of the property is within a Critical Water Quality Zone. The development must adhere to the City of Austin Land Development Code (LDC) Section 25-8-261 which specifies prohibited forms of development. The engineer or architect will obtain compliance to Code as part of the final site plan approval process.

Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	69	0.9/unit	0	--	69	0.9/unit
Carport	29	0.4/unit	0	--	29	0.4/unit
Garage	0	--	0	--	0	--
Total Parking	98	1.2/unit	0	--	98	1.2/unit

Comments:

The standard parking code would require 160 parking spaces, but the development will be compliant under the City's Affordability Unlocked program, which reduces the parking requirement. The podium covers approximately 29 spaces.

BUILDING PLAN (Typical)



Comments:

Long narrow building suited for shape of site. Single corridor allows for efficiency for access and plumbing runs. Two and three bedroom units have split master bedroom. Building is split length wise with 1/2 being podium and the other 1/2 of the building being slab on grade.

BUILDING ELEVATION



EXTERIOR MATERIALS:
 TDS-A MASONRY 36.0%
 CEMENTITIOUS SIDING 64.0%

BUILDING 1
 FRONT ELEVATION
 CLUBHOUSE
 31 ZERO BEDROOM UNITS
 11 ONE BEDROOM UNITS
 24 TWO BEDROOM UNITS
 14 THREE BEDROOM UNITS

Other Observations:

Current zoning would not permit multifamily development. However, the City's Affordability Unlocked Program makes a qualifying affordable development a permitted use in a commercial base zoning district. The Applicant has provided documentation that the development has been approved to utilize the Affordability Unlocked Program.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/3/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- The southeastern portion of the property was impacted as a result of a petroleum product release from the former onsite UST system. It did receive regulatory agency closure however it still represents a historical recognized environmental condition (HREC).

Comments:

The on-site building was constructed in the 1960s, thus a visual asbestos inspection was conducted by Phase Engineering, Inc. Potential asbestos containing building materials (ACBMs) in the form of wall material, ceiling material and miscellaneous building materials in good non-friable condition were observed at the subject property. No asbestos sampling was performed as part of this ESA and no previous asbestos inspection reports or abatement reports were provided to Phase Engineering, Inc.

Since the subject property consists of a commercial building that was built prior to 1978, lead-based paint may be present on painted surfaces of the building. No paint chips were noted on the ground during the site inspection. No lead-based paint sampling was performed as part of this ESA and no previous lead-based paint inspection reports or abatement reports were provided to Phase Engineering, Inc.

Per EPA and HUD regulations, in the event of total demolition no further sampling or lead abatement is required. However, the use of lead-safe practices is recommended during the demolition activities in order to minimize exposure to lead dust.

The calculated noise value falls within the "Normally Unacceptable" range. The greatest contributor of noise is car traffic along West Koening located just to the southwest. Noise mitigation will be required.

MARKET ANALYSIS

Provider: Apartment Market Data LLC Date: 3/15/2021
 Contact: Darrell Jack Phone: (210) 530-0040

Primary Market Area (PMA): 14 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Travis County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$15,390	\$16,470	\$19,770	\$19,770	\$22,830	\$22,830	---
	Max	\$20,520	\$23,430	\$26,370	\$29,280	\$31,650	\$33,990	---
50% AMGI	Min	\$25,650	\$27,450	\$32,940	\$32,940	\$38,070	\$38,070	---
	Max	\$34,200	\$39,050	\$43,950	\$48,800	\$52,750	\$56,650	---
60% AMGI	Min	\$30,780	\$32,940	\$39,540	\$39,540	\$45,690	\$45,690	---
	Max	\$41,040	\$46,860	\$52,740	\$58,560	\$63,300	\$67,980	---
80% AMGI	Min	\$41,040	\$43,950	\$52,740	\$52,740	\$60,930	\$60,930	---
	Max	\$54,720	\$62,480	\$70,320	\$78,080	\$84,400	\$90,640	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19436	Granada	Y	New	General	211	258
19295	The Abali	N	New	General	51	56
19407	Norwood Estates	N	New	General	228	228
21070	Saison West	N	New	General	82	116
21429	The Henderson at Reinli	N	New	General	211	306
21402	Belmont	N	New	General	93	146

Other Affordable Developments in PMA since 2016

16420	Pathways at North Loop	New	Elderly Preference	n/a	130
16421	Pathways at Northgate	New	General	n/a	50
16418	Pathways at Georgian Manor	New	General	n/a	94
18602	Oaks on Lamar	New	General	n/a	176

Stabilized Affordable Developments in PMA

Total Units	7
Total Developments	1,188
Average Occupancy	95%

Proposed, Under Construction, and Unstabilized Competitive Supply:

If we included the 665 competitive units that are located outside the Subject PMA, but share some census tracts, the GCR would be 5.5%. This is a worst case scenario as it includes the outside supply, but none of the additional demand from #19295, #19407, #21070, #21429, and #21402 PMAs. #21070 is currently higher scoring in 2021 9% HTC competitive cycle and #21429 and #21402 are recently approved bond transactions.

Because the competitive units are located outside the Market Analyst's determined PMA, and Underwriter's worst case scenario test produced an acceptable Gross Capture Rate, Market Analyst's capture rates are used for analysis.

Market Analyst's capture rates include 233 competitive units from #19436 Granada, located in the PMA. They also included 401 competitive units outside the PMA.

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	89,896			
Potential Demand from the Primary Market Area	15,812			
10% External Demand	1,581			
GROSS DEMAND	17,393			
Subject Affordable Units	80		80	
Unstabilized Competitive Units	634			
RELEVANT SUPPLY	714			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	4.1%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	2,717	272	10	19	1%
50% AMGI	1,533	153	32	72	6%
60% AMGI	8,487	849	32	543	6%
80% AMGI	3,076	308	6	0	0%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
0 BR/30%	299	30	6	9	5%
0 BR/50%	264	26	12	19	11%
0 BR/60%	515	52	12	47	10%
0 BR/80%	533	53	1	0	0%
1 BR/30%	513	51	1	7	1%
1 BR/50%	487	49	4	29	6%
1 BR/60%	1,074	107	4	241	21%
1 BR/80%	1,093	109	2	0	0%
2 BR/30%	576	58	2	2	1%
2 BR/50%	508	51	10	19	5%
2 BR/60%	1,276	128	10	161	12%
2 BR/80%	1,327	133	2	0	0%
3 BR/30%	330	33	1	1	1%
3 BR/50%	250	25	6	5	4%
3 BR/60%	562	56	6	94	16%
3 BR/80%	309	31	1	0	0%

Market Analyst Comments:

Employment growth in the PMA suggests that the primary market area will absorb 844 units per year. This site is located in an area in which the demand for affordable housing is strong. The site has excellent linkages and demand generators. The level of tax credit rent charged is 9% to 68% lower than the adjusted rents charged at market rate comparables within the PMA. (p 17)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$390,266	Avg. Rent:	\$1,013	Expense Ratio:	57.2%
Debt Service:	\$300,991	B/E Rent:	\$912	Controllable Expenses:	\$3,652
Net Cash Flow:	\$89,275	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,350
Aggregate DCR:	1.30	B/E Occupancy:	83.5%	Program Rent Year:	2020

Project has elected income averaging and 100% restricted with a mix of 30%, 50%, 60% and 80% HTC Units (54% AMI overall). Applicant has set-aside 6 (7.5%) of the units at 80% AMI. The 80% units are underwritten at same rents as a recent lease-up of Applicant's (Elysium Grand) and should be achievable given the small number of 80% units. If 80% rents were underwritten at 60% rents, the DCR would still be above 1.3x. Project is underwritten at 6 units vacant and breakeven is 13 units. Expense ratio of 57% is on low end of average range due to high area AMI of \$98k. Controllable expenses are average at \$3,652/unit.

The interest rate on the primary debt can increase by approximately one percentage point, before any adjustments to debt would need to be made. Deferred fee pays off in year 5 and the 15 year cumulative cash flow is \$1.23M.

Cash flow is sufficient over 40 years to repay the City of Austin loan of \$1.4M before the end of the 40 year term. According to the letter provided by the City, the source of funds is General Obligation bonds so there are no issues with other federal funds as a source that could impact eligible basis.

Applicant has budgeted \$15k for Supportive Services on this project. Pursuant to TDCHA underwriting rules, this amount will be included in the DCR calculation at cost certification, regardless if actually incurred.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$3,539,823/ac	\$50,000/unit	\$4,000,000	Contractor Fee	\$1,235,335
Off-site + Site Work		\$17,250/unit	\$1,380,000	Soft Cost + Financing	\$4,020,519
Building Cost	\$107.44/sf	\$81,182/unit	\$6,494,562	Developer Fee	\$1,990,509
Contingency	7.00%	\$7,216/unit	\$577,259	Reserves	\$511,684
Total Development Cost	\$252,623/unit	\$20,209,868	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Acquisition:

\$3.5M (\$50k/unit) per acre high land cost, however, this is an in-fill property with improvements and full access to utilities.

Off-site:

\$10k in off-site costs are for the sidewalk in the Right of Way along Koenig.

Site Work:

\$14k/ unit are for demolition of existing building (\$100k), grading (\$310k), on-site utilities (\$330k) and on site retaining walls (\$30k).

Building Cost:

TDHCA's typical cost methodology using Marshall & Swift's (M&S) good quality construction values results in a total building cost estimate of \$6.3M (\$104.79/sf) which is \$160k less than Applicant's estimate. \$372k is for the additional concrete and metal costs for the partial podium build.

Soft Costs:

Site Development Fees will be waived under the City of Austin's SMART Housing Waiver.

Reserves:

Sponsor's total capital reserves as required by limited partner represent approximately 7 months of operating expenses and debt service.

Comments:

Applicant limited eligible building costs to \$84.33/SF for scoring purposes. Eligible building costs are actually \$1.8M higher.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$20,581,868	\$12,911,094	\$1,510,598

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citibank	Conventional Loan	\$14,300,000	4.50%	70%
Hudson Capital	HTC	\$3,374,663	\$0.90	16%
City of Austin	Local Government Loan	\$1,400,000		7%
Saigebrook Development	Fee	\$1,490,509		7%
		\$20,565,672	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citibank	\$5,300,000	4.50%	35	15	\$5,300,000	4.50%	35	15	26%
City of Austin	\$1,400,000	0.00%	0	40	\$1,400,000	0.00%	0	40	7%
Total	\$6,700,500				\$6,700,500				

Comments:

City of Austin is loaning \$1.4M for 40 years. No repayment is required until the end of Year 40. Approval is anticipated at the August 19 AHFC Board Meeting. There is sufficient cash flow over 40 years to repay loan before the maturity date.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Capital	\$13,498,650	\$0.90		\$13,498,650	\$0.90	66%	
Saigebrook Development	\$383,218		19%	\$382,718		2%	19%
Total	\$13,881,868			\$13,881,368			
				\$20,581,868		Total Sources	

Credit Price Sensitivity based on current capital structure	
\$0.925	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.818	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$20,581,868
Permanent Sources (debt + non-HTC equity)	\$6,700,500
Gap in Permanent Financing	\$13,881,368

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,594,023	\$1,510,598
Needed to Balance Sources & Uses	\$13,881,368	\$1,542,529
Requested by Applicant	\$13,498,650	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,498,650	\$1,500,000

Deferred Developer Fee	\$382,718	(19% deferred)
Repayable in	5 years	

Comments:

Underwriter recommends applicant request for \$1.5M in annual 9% Housing Tax Credits.

Underwriter:	<u>Eric Weiner</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE
June West, Austin, 9% HTC #21075

LOCATION DATA	
CITY:	Austin
COUNTY:	Travis
Area Median Income	\$97,600
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	31	38.8%	0	0
1	11	13.8%	0	0
2	24	30.0%	0	0
3	14	17.5%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	80	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	756 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	10	-	32	32	-	6	-	80
Income	% Total	0.0%	12.5%	0.0%	40.0%	40.0%	0.0%	7.5%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$513	6	0	1	550	\$513	\$48	\$465	\$0	\$0.85	\$465	\$2,790	\$2,790	\$465	\$1	\$0	\$1,100	\$2.00	\$1,216
TC 50%	\$855	12	0	1	550	\$855	\$48	\$807	\$0	\$1.47	\$807	\$9,684	\$9,684	\$807	\$1	\$0	\$1,100	\$2.00	\$1,216
TC 60%	\$1,026	12	0	1	550	\$1,026	\$48	\$978	\$0	\$1.78	\$978	\$11,736	\$11,736	\$978	\$2	\$0	\$1,100	\$2.00	\$1,216
TC 80%	\$1,368	1	0	1	550	\$1,368	\$48	\$1,320	(\$220)	\$2.00	\$1,100	\$1,100	\$1,100	\$1,100	\$2	(\$220)	\$1,100	\$2.00	\$1,216
TC 30%	\$549	1	1	1	650	\$549	\$56	\$493	\$0	\$0.76	\$493	\$493	\$493	\$493	\$1	\$0	\$1,200	\$1.85	\$1,415
TC 50%	\$915	4	1	1	650	\$915	\$56	\$859	\$0	\$1.32	\$859	\$3,436	\$3,436	\$859	\$1	\$0	\$1,200	\$1.85	\$1,415
TC 60%	\$1,098	4	1	1	650	\$1,098	\$56	\$1,042	\$0	\$1.60	\$1,042	\$4,168	\$4,168	\$1,042	\$2	\$0	\$1,200	\$1.85	\$1,415
TC 80%	\$1,465	2	1	1	650	\$1,465	\$56	\$1,409	(\$209)	\$1.85	\$1,200	\$2,400	\$2,400	\$1,200	\$2	(\$209)	\$1,200	\$1.85	\$1,415
TC 30%	\$659	2	2	2	850	\$659	\$72	\$587	\$0	\$0.69	\$587	\$1,174	\$1,174	\$587	\$1	\$0	\$1,600	\$1.88	\$1,762
TC 50%	\$1,098	10	2	2	850	\$1,098	\$72	\$1,026	\$0	\$1.21	\$1,026	\$10,260	\$10,260	\$1,026	\$1	\$0	\$1,600	\$1.88	\$1,762
TC 60%	\$1,318	10	2	2	850	\$1,318	\$72	\$1,246	\$0	\$1.47	\$1,246	\$12,460	\$12,460	\$1,246	\$1	\$0	\$1,600	\$1.88	\$1,762
TC 80%	\$1,758	2	2	2	850	\$1,758	\$72	\$1,686	(\$86)	\$1.88	\$1,600	\$3,200	\$3,200	\$1,600	\$2	(\$86)	\$1,600	\$1.88	\$1,762
TC 30%	\$761	1	3	2	1,132	\$761	\$88	\$673	\$0	\$0.59	\$673	\$673	\$673	\$673	\$1	\$0	\$1,750	\$1.55	\$2,124
TC 50%	\$1,269	6	3	2	1,132	\$1,269	\$88	\$1,181	\$0	\$1.04	\$1,181	\$7,086	\$7,086	\$1,181	\$1	\$0	\$1,750	\$1.55	\$2,124
TC 60%	\$1,523	6	3	2	1,132	\$1,523	\$88	\$1,435	\$0	\$1.27	\$1,435	\$8,610	\$8,610	\$1,435	\$1	\$0	\$1,750	\$1.55	\$2,124
TC 80%	\$2,031	1	3	2	1,132	\$2,031	\$88	\$1,943	(\$193)	\$1.55	\$1,750	\$1,750	\$1,750	\$1,750	\$2	(\$193)	\$1,750	\$1.55	\$2,124
TOTALS/AVERAGES:		80			60,448				(\$13)	\$1.34	\$1,013	\$81,020	\$81,020	\$1,013	\$1.34	(\$13)	\$1,378	\$1.82	\$1,566

ANNUAL POTENTIAL GROSS RENT:	\$972,240	\$972,240
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STABILIZED PRO FORMA

June West, Austin, 9% HTC #21075

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Other	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
	POTENTIAL GROSS RENT			\$1.34		\$1,013	\$972,240	\$972,240	\$1,013	\$1.34		0.0%	$0
fees, retained deposits, interest income						\$15.00	\$14,400					
Total Secondary Income						\$15.00	\$14,400	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$986,640	\$986,640			0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(73,998)	(73,998)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME							\$912,642	\$912,642			0.0%	\$0

General & Administrative	\$37,173	\$465/Unit	\$38,607	\$483	4.82%	\$0.73	\$550	\$44,000	\$37,173	\$465	\$0.61	4.07%	18.4%	6,827
Management	\$35,410	3.6% EGI	\$34,195	\$427	5.00%	\$0.75	\$570	\$45,632	\$45,632	\$570	\$0.75	5.00%	0.0%	-
Payroll & Payroll Tax	\$109,111	\$1,364/Unit	\$86,434	\$1,080	13.07%	\$1.97	\$1,491	\$119,260	\$114,861	\$1,436	\$1.90	12.59%	3.8%	4,399
Repairs & Maintenance	\$57,517	\$719/Unit	\$44,803	\$560	5.71%	\$0.86	\$651	\$52,084	\$52,000	\$650	\$0.86	5.70%	0.2%	84
Electric/Gas	\$24,242	\$303/Unit	\$21,696	\$271	2.19%	\$0.33	\$250	\$20,000	\$21,696	\$271	\$0.36	2.38%	-7.8%	(1,696)
Water, Sewer, & Trash	\$58,499	\$731/Unit	\$52,206	\$653	6.22%	\$0.94	\$710	\$56,800	\$52,206	\$653	\$0.86	5.72%	8.8%	4,594
Property Insurance	\$28,701	\$0.47 /sf	\$23,052	\$288	3.77%	\$0.57	\$430	\$34,400	\$34,400	\$430	\$0.57	3.77%	0.0%	-
Property Tax (@ 100%) 2.1449	\$60,158	\$752/Unit	\$76,996	\$962	11.83%	\$1.79	\$1,350	\$108,000	\$111,087	\$1,389	\$1.84	12.17%	-2.8%	(3,087)
Reserve for Replacements					2.63%	\$0.40	\$300	\$24,000	\$24,000	\$300	\$0.40	2.63%	0.0%	-
Supportive Services					1.64%	\$0.25	\$188	\$15,000	\$15,000	\$188	\$0.25	1.64%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.35%	\$0.05	\$40	\$3,200	\$3,200	\$40	\$0.05	0.35%	0.0%	-
TOTAL EXPENSES					57.24%	\$8.64	\$6,530	\$522,376	\$511,255	\$6,391	\$8.46	56.02%	2.2%	\$ 11,121
NET OPERATING INCOME ("NOI")					42.76%	\$6.46	\$4,878	\$390,266	\$401,387	\$5,017	\$6.64	43.98%	-2.8%	\$ (11,121)

CONTROLLABLE EXPENSES							\$3,652/Unit			\$3,474/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

June West, Austin, 9% HTC #21075

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Citibank		1.33	1.30	300,991	4.50%	35	15	\$5,300,000	\$5,300,000	15	35	4.50%	\$300,991	1.30	25.8%
CASH FLOW DEBT / GRANTS															
City of Austin		1.33	1.30		0.00%	0	40	\$1,400,000	\$1,400,000	40	0	0.00%		1.30	6.8%
City of Austin		1.33	1.30		0.00%	0	0	\$500	\$500	0	0	0.00%		1.30	0.0%
				\$300,991	TOTAL DEBT / GRANT SOURCES			\$6,700,500	\$6,700,500	TOTAL DEBT SERVICE			\$300,991	1.30	32.6%
NET CASH FLOW		\$100,396	\$89,275					APPLICANT	NET OPERATING INCOME			\$390,266	\$89,275	NET CASH FLOW	

EQUITY SOURCES												
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												Hudson Capital	LIHTC Equity	65.6%	$1,500,000	0.89991	$13,498,650	$13,498,650	$0.8999	$1,500,000	65.6%	$18,750	Applicant Request
Saigebrook Development	Deferred Developer Fees	1.9%	(19% Deferred)		\$383,218	\$382,718	(19% Deferred)		1.9%		Total Developer Fee: \$1,990,509	
TOTAL EQUITY SOURCES		67.4%			\$13,881,868	\$13,881,368			67.4%			
TOTAL CAPITALIZATION						\$20,582,368	\$20,581,868					15-Yr Cash Flow after Deferred Fee: \$1,229,056

DEVELOPMENT COST / ITEMIZED BASIS												
		APPLICANT COST / BASIS ITEMS				TDHCA COST / BASIS ITEMS				COST VARIANCE		
		Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$	
		Acquisition	New Const. Rehab			New Const. Rehab	Acquisition					
Land Acquisition				\$50,000 / Unit	\$4,000,000	\$4,000,000	\$50,000 / Unit			0.0%	\$0	
Off-Sites				\$125 / Unit	\$10,000	\$10,000	\$125 / Unit			0.0%	\$0	
Site Work			\$1,010,000	\$14,375 / Unit	\$1,150,000	\$1,150,000	\$14,375 / Unit	\$1,010,000		0.0%	\$0	
Site Amenities			\$220,000	\$2,750 / Unit	\$220,000	\$220,000	\$2,750 / Unit	\$220,000		0.0%	\$0	
Podium Parking			\$372,000	\$4,650 / Unit	\$372,000	\$372,000	\$4,650 / Unit	\$372,000		0.0%	\$0	
Building Cost		\$4,725,562	\$107.44 /sf	\$81,182/Unit	\$6,494,562	\$6,334,454	\$79,181/Unit	\$104.79 /sf	\$4,725,562	2.5%	\$160,108	
Contingency		\$442,929	7.00%	7.00%	\$577,259	\$566,052	7.00%	7.00%	\$442,929	2.0%	\$11,208	
Contractor Fees		\$947,869	14.00%	14.00%	\$1,235,335	\$1,211,351	14.00%	14.00%	\$947,869	2.0%	\$23,984	
Soft Costs	\$0	\$1,926,305		\$25,329 / Unit	\$2,026,305	\$2,026,305	\$25,329 / Unit		\$1,926,305	\$0	\$0	
Financing	\$0	\$1,582,765		\$24,928 / Unit	\$1,994,214	\$1,994,214	\$24,928 / Unit		\$1,582,765	\$0	\$0	
Developer Fee	\$0	\$1,683,664	15.00%	14.99%	\$1,990,509	\$1,966,417	15.00%	15.00%	\$1,683,664	\$0	\$24,092	
Reserves				7 Months	\$511,684	\$511,684	8 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$12,911,094		\$257,273 / Unit	\$20,581,868	\$20,362,476	\$254,531 / Unit	\$12,911,094	\$0	1.1%	\$219,393
Acquisition Cost	\$0				\$0							
Contingency		\$0			\$0							
Contractor's Fee		\$0			\$0							
Financing Cost		\$0			\$0							
Developer Fee	\$0	\$0			\$0				\$0			
Reserves					\$0							
ADJUSTED BASIS / COST		\$0	\$12,911,094		\$257,273/unit	\$20,581,868	\$20,362,476	\$254,531/unit	\$12,911,094	\$0	1.1%	\$219,393
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$20,581,868						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

June West, Austin, 9% HTC #21075

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$12,911,094	\$0	\$12,911,094
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$12,911,094	\$0	\$12,911,094
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$16,784,422	\$0	\$16,784,422
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$16,784,422	\$0	\$16,784,422
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,510,598	\$0	\$1,510,598
CREDITS ON QUALIFIED BASIS	\$1,510,598		\$1,510,598	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8999	Credits	Proceeds
Eligible Basis	\$1,510,598	\$13,594,023	----	----	----
Needed to Fill Gap	\$1,542,529	\$13,881,368	----	----	----
Applicant Request	\$1,500,000	\$13,498,650	\$1,500,000	\$0	\$0

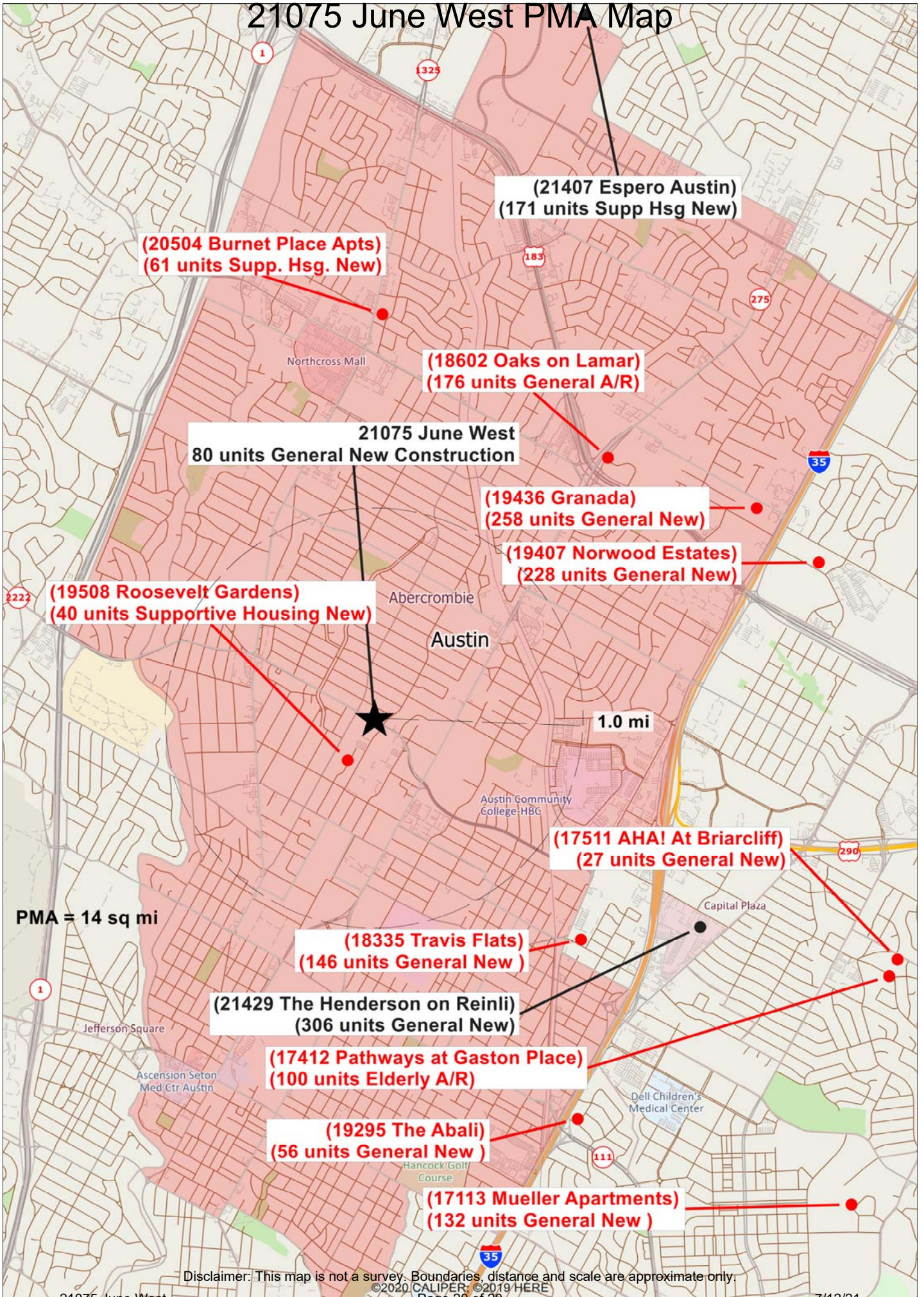
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Mid-Rise (Over 5 Stories)	60,448 SF	\$94.39	5,705,566
Adjustments				
Exterior Wall Finish	2.88%		2.72	\$164,320
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			0.00	0
Subfloor			0.45	27,322
Floor Cover			2.56	154,747
Breezeways	\$30.77	12,090	6.16	372,058
Balconies	\$27.47	337	0.15	9,257
Plumbing Fixtures	\$1,610	114	3.04	183,540
Rough-ins	\$600	160	1.59	96,000
Built-In Appliances	\$2,950	80	3.90	236,000
Exterior Stairs	\$2,460	12	0.49	29,520
Heating/Cooling			2.34	141,448
Storage Space	\$30.77	740	0.38	22,773
Carports	\$12.25	4,698	0.95	57,551
Garages		0	0.00	0
Common/Support Area	\$145.46	2,207	5.31	321,025
Elevators	\$132,900	1	2.20	132,900
Other:			0.00	0
Fire Sprinklers	\$2.88	75,485	3.60	217,397
SUBTOTAL			130.22	7,871,424
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			130.22	\$7,871,424
Plans, specs, survey, bldg permits	3.30%		(4.30)	(\$259,757)
Contractor's OH & Profit	11.50%		(14.98)	(905,214)
NET BUILDING COSTS		\$83,831/unit	\$110.95/sf	\$6,706,454

Long-Term Pro Forma

June West, Austin, 9% HTC #21075

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$912,642	\$930,895	\$949,513	\$968,503	\$987,873	\$1,090,692	\$1,204,212	\$1,329,547	\$1,467,927	\$1,620,710	\$1,789,395
TOTAL EXPENSES	3.00%	\$522,376	\$537,591	\$553,253	\$569,376	\$585,973	\$676,577	\$781,329	\$902,451	\$1,042,519	\$1,204,514	\$1,391,889
NET OPERATING INCOME ("NOI")		\$390,266	\$393,304	\$396,259	\$399,127	\$401,900	\$414,114	\$422,883	\$427,096	\$425,409	\$416,196	\$397,506
EXPENSE/INCOME RATIO		57.2%	57.7%	58.3%	58.8%	59.3%	62.0%	64.9%	67.9%	71.0%	74.3%	77.8%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991	\$300,991
DEBT COVERAGE RATIO		1.30	1.31	1.32	1.33	1.34	1.38	1.40	1.42	1.41	1.38	1.32
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$89,275	\$92,312	\$95,268	\$98,136	\$100,909	\$113,123	\$121,892	\$126,105	\$124,417	\$115,205	\$96,515
Deferred Developer Fee Balance		\$293,444	\$201,131	\$105,863	\$7,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$93,181	\$635,550	\$1,229,056	\$1,853,226	\$2,481,351	\$3,079,176	\$3,603,359

21075 June West PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

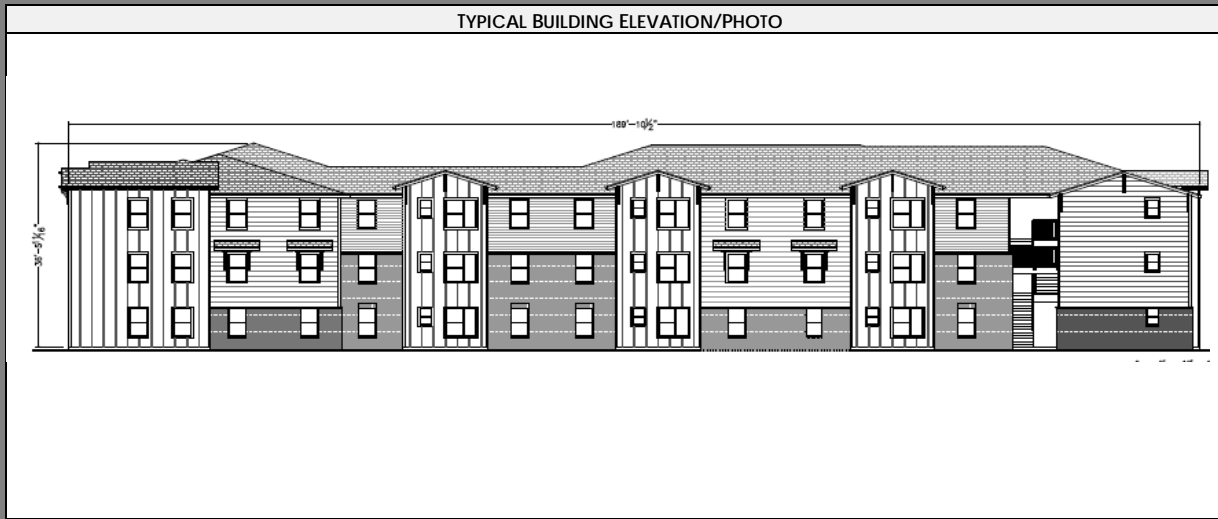
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21081 Kiva East - Application Summary

PROPERTY IDENTIFICATION	
Application #	21081
Development	Kiva East
City / County	Dallas / Dallas
Region/Area	3 / Urban
Population	General
Set-Aside	General
Activity	New Construction

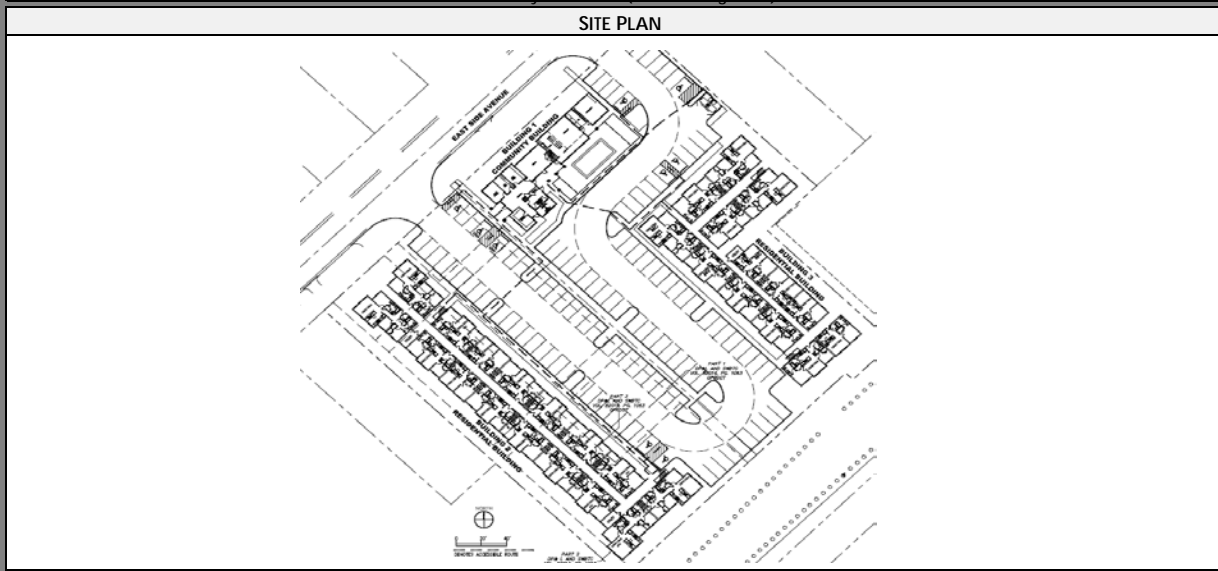
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHC (9% Credit)	\$1,500,000	\$1,500,000	\$17,241/Unit	\$0.90

KEY PRINCIPALS / SPONSOR		
Owner/Developer/Guarantor: Saigebrook Development Saigebrook: Lisa Stephens (1005)		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	18	21%	30%	8	9%
2	48	55%	40%	-	0%
3	21	24%	50%	29	33%
4	-	0%	60%	34	39%
			70%	-	0%
			80%	-	0%
			MR	16	18%
TOTAL	87	100%	TOTAL	87	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.22	Expense Ratio	✓ 57.3%
Breakeven Occ.	✓ 85.3%	Breakeven Rent	\$901
Average Rent	\$979	B/E Rent Margin	⚠ \$78
Property Taxes	\$1,839/unit	Exemption/PILOT	0%
Total Expense	\$6,319/unit	Controllable	\$3,166/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	0.8%	
Highest Unit Capture Rate	✓ 4%	2 BR/50%	14
Dominant Unit Cap. Rate	✓ 3%	2 BR/60%	23
Premiums (↑60% Rents)	Yes ✓	\$87/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	869 SF	Density	34.8/acre
Acquisition		\$38K/unit	\$3,270K
Building Cost	\$102.64/SF	\$89K/unit	\$7,762K
Hard Cost		\$121K/unit	\$10,509K
Total Cost		\$261K/unit	\$22,700K
Developer Fee	\$2,352K	(34% Deferred)	Paid Year: 10
Contractor Fee	\$1,471K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	4.50%	\$5,900,000	1.22						Hudson Capital	\$13,498,650
										Saigebrook Development	\$801,509
TOTAL DEBT (Must Pay)			\$5,900,000		CASH FLOW DEBT / GRANTS			\$2,500,000		TOTAL EQUITY SOURCES	\$14,300,159
										TOTAL DEBT SOURCES	\$8,400,000
										TOTAL CAPITALIZATION	\$22,700,159

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: Formal approval for \$2.5M loan from the City of Dallas clearly stating all terms and conditions.
- 2 Receipt and acceptance by 10% test:
 - a: Documentation that the City has approved the proposed amount of parking, and that the minimum parking required by the City will be available to the residents free of charge.
- 3 Receipt and acceptance by Cost Certification:
 - a: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.
 - b: Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

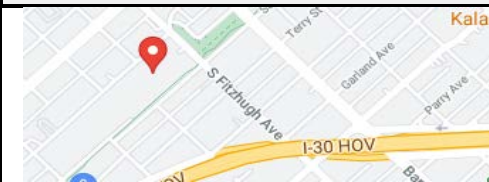
STRENGTHS/MITIGATING FACTORS

- Proximity to jobs, services, highways, DART
 - First affordable development in PMA since 2014.
 - Low gross capture rates
- Market premiums possible on 16 units.

WEAKNESSES/RISKS

- Little green space on the site
- Tight turn around on site
- If City of Dallas loan is federally funded, there will be a valid debt issue.

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21081 Program(s): 9% HTC

Kiva East

Address/Location: 4724 and 4806 East Side Avenue

City: Dallas County: Dallas Zip: 75226

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Carryover:
 - a: Formal approval for \$2.5M loan from the City of Dallas clearly stating all terms and conditions.
- 2 Receipt and acceptance by 10% test:
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SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	29
60% of AMI	60% of AMI	34

DEVELOPMENT SUMMARY

Kiva East is a proposed new construction development serving the general population. The development will have two three-story residential buildings and one single-story community building.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Proximity to jobs, services, highways, DART
▫	First affordable development in PMA since 2014.
▫	Low gross capture rates
▫	Market premiums possible on 16 units.

WEAKNESSES/RISKS	
▫	Little green space on the site
▫	Tight turn around on site
▫	If City of Dallas loan is federally funded, there will be a valid debt issue.

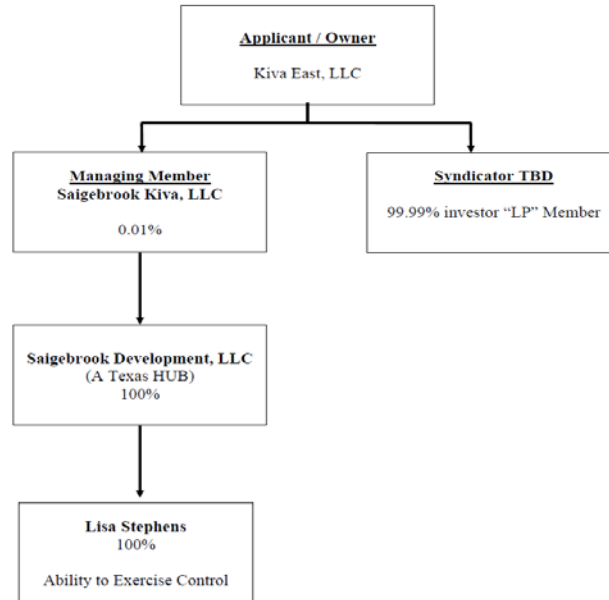
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Lisa Stephens
Phone: (352) 213-8700
Relationship: Developer

Name: Alyssa Carpenter
Phone: (512) 789-1295
Relationship: Consultant

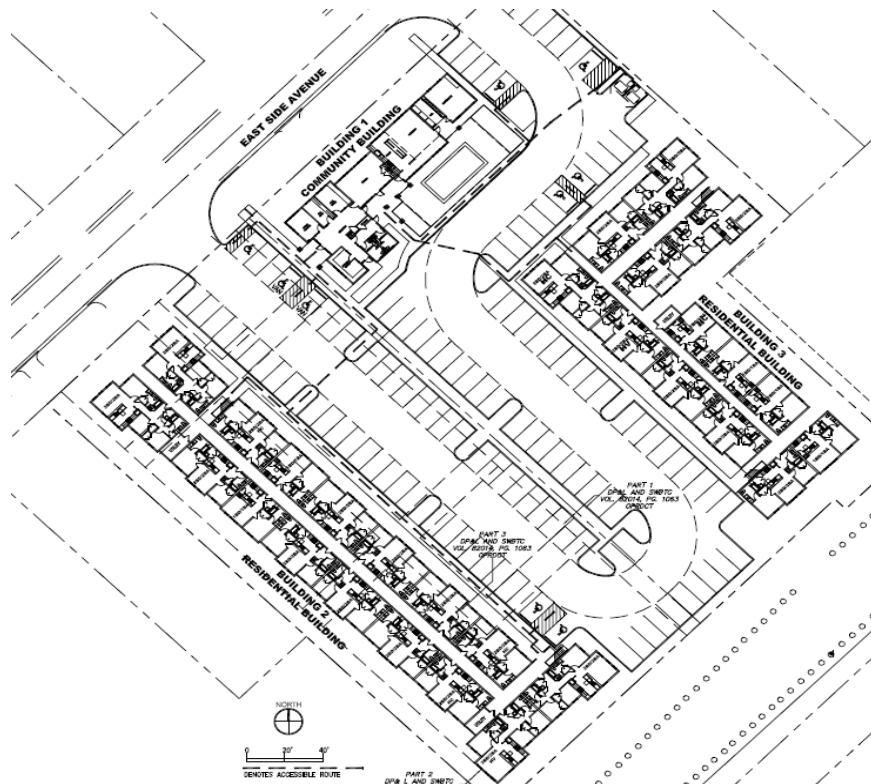
OWNERSHIP STRUCTURE



- Applicant, Developer, and Guarantor are related entities. Lisa Stephens, is owner and President of Saigebrook Development, and has over 20 years of experience developing, financing, and operating affordable housing throughout the Southeast US. Saigebrook has been part of 25 successful 9% LIHTC applications in 10 years. More information can be found at www.affordablehousingtexas.com

DEVELOPMENT SUMMARY

SITE PLAN





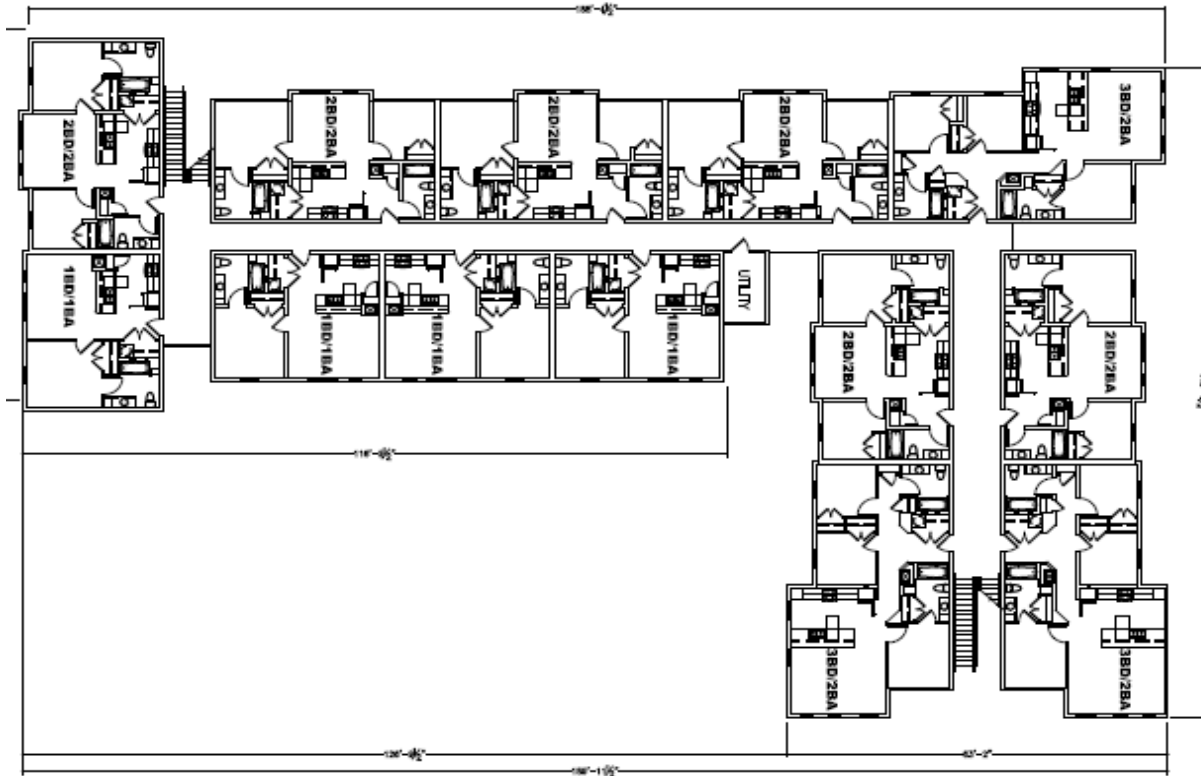
Comments:

The proposed vehicle access to the project site is from East Side Avenue and is consistent with the existing access points. There is an existing 8" sanitary sewer main and 8" water main along East Side Ave. The storm water is being detained in the parking lot areas (max depth of 6") and then being routed to the storm system via drains. The Applicant has utilized this same storm system in the past which is relatively inexpensive (\$20k) as it relies on sheet flow or gravity. Zoning only permits buildings 36 feet or lower limiting building to 3 stories.

Comments:

There are 126 surface parking spaces which does not meet City's requirement of 167 spaces. A parking variance will be needed.

BUILDING PLAN (Typical)



Comments:

Long corridors with 3 bedroom units and stairwells at end of hallways. Plumbing systems designed efficiently with washer dryers, hot water heater, and bathroom near each other to facilitate placement of drains. Two bedroom has split master plan.

BUILDING ELEVATION



Comments:

Applicant has incorporated many contemporary features in the design. Mixing up exterior features and roof pitches gives the property a multi-dimensional appearance. Also incorporating metal features, different window sizes adds ornamentation features.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/4/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- All the calculated noise values fall within the range of 65-75 dB range which is considered "Normally Unacceptable." The greatest contributor of noise is the E.R.L. Thornton Freeway, located to the south.

MARKET ANALYSIS

Provider: Apartment Market Data Date: 3/20/2021
 Contact: Darrell Jack Phone: (210) 530-0040

Primary Market Area (PMA): 20 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Dallas County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$14,550	\$14,550	\$17,460	\$17,460	\$20,160	\$20,160	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	\$27,930	\$30,000	---
50% AMGI	Min	\$24,240	\$24,240	\$29,100	\$29,100	\$33,600	\$33,600	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	---
60% AMGI	Min	\$29,100	\$29,100	\$34,920	\$34,920	\$40,320	\$40,320	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	\$55,860	\$60,000	---

AFFORDABLE HOUSING INVENTORY							
Competitive Supply (Proposed, Under Construction, and Unstabilized)							
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units	
21615	The Terrace at Southern Oaks	N	New Construction	General	288	300	
Other Affordable Developments in PMA since 2016							
Stabilized Affordable Developments in PMA						Total Units	17
						Total Developments	2,591
						Average Occupancy	94%

Proposed, Under Construction, and Unstabilized Competitive Supply:

#21615 is a recently approved bond deal (1/28/21 reservation date) located south of PMA with competitive units.

OVERALL DEMAND ANALYSIS

		Market Analyst			
		HTC	Assisted		
Total Households in the Primary Market Area		76,862			
Potential Demand from the Primary Market Area		7,997			
GROSS DEMAND		8,797			
Subject Affordable Units		71			
Unstabilized Competitive Units		0			
RELEVANT SUPPLY		71			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		0.8%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

AMGI Band	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	1,061	106	8	0	1%					
50% AMGI	3,266	327	29	0	1%					
60% AMGI	3,670	367	34	0	1%					

Demand Analysis:

If we included the 288 competitive units that are located outside the Subject PMA, but share some census tracts, the GCR would be 4.1%. This is a worst case scenario as it includes the outside supply, but none of the additional demand from 21615 The Terrace at Southern Oaks' PMA.

Because the competitive units are located outside the Market Analyst's determined PMA, and Underwriter's worst case scenario test produced an acceptable Gross Capture Rate, Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE

Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	467	47	3	0	1%					
1 BR/50%	398	40	7	0	2%					
1 BR/60%	649	65	4	0	1%					
2 BR/30%	494	49	3	0	1%					
2 BR/50%	345	35	14	0	4%					
2 BR/60%	783	78	23	0	3%					
3 BR/30%	437	44	2	0	0%					
3 BR/50%	285	29	8	0	3%					
3 BR/60%	625	63	7	0	1%					

Market Analyst Comments:

The most recently constructed affordable family project in the PMA is Buckeye Trail Commons I and II which was completed in 2014 and leased rapidly (323 units). The site is located in an area in which the demand for affordable housing is strong and there is sufficient income qualified population. The level of tax credit rent being charged is 8% to 63% lower than the adjusted rents charged at market rate comparables.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$409,916	Avg. Rent:	\$979	Expense Ratio:	57.3%
Debt Service:	\$335,066	B/E Rent:	\$901	Controllable Expenses:	\$3,166
Net Cash Flow:	\$74,851	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,839
Aggregate DCR:	1.22	B/E Occupancy:	85.3%	Program Rent Year:	2020

HTC restricted units are expected to achieve full program rents. There are 16 market rate units (18% of all units) assumed at gross 60% HTC rents as required by lender. Underwritten market rents are \$146-\$388 below Market Analyst determined market rents.

Breakeven occupancy occurs with 12 units vacant (underwritten at 6).

The project is underwritten with \$801,509 of deferred developer paying off in Year 10 and cumulative net cash flow over 15 years of \$606k. The 35 year residual cash flow of \$2.7M is sufficient to repay the City of Dallas loan of \$2.5M over the 35 year term. Per Applicant funding from the City is federally sourced from HOME Funds and a final decision will be made when the award is made in August.

Underwriter is assuming Applicant's submitted landlord paid water/sewer/trash at \$530/unit which is much lower than local comps and the TDHCA database of \$831/unit and \$727/unit respectively. Database and local comps include older properties which may not have water saving devices. In addition, the 2.5 acre site does not have much green space to irrigate, there is no pool or common area laundry facilities. Per Applicant, the site will be certified as NGBS (National Green Building Structures). NGBS certified properties expect water expense reduction of \$100-\$200/unit. If Underwriter used the comp number of \$831/unit, Applicant's pro forma would still be within 5% of Underwriter's.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$1,308,048/ac	\$37,588/unit	\$3,270,120	Contractor Fee	\$1,471,249
Off-site + Site Work		\$23,675/unit	\$2,059,700	Soft Cost + Financing	\$4,555,336
Building Cost	\$102.64/sf	\$89,215/unit	\$7,761,724	Developer Fee	\$2,352,120
Contingency	7.00%	\$7,902/unit	\$687,500	Reserves	\$542,411
Total Development Cost	\$260,921/unit		\$22,700,159	Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH
---------------------------------------	--

Acquisition:

\$1.3M/ac (\$37k/unit) high land cost, however, this is an in-fill property with full access to utilities

Off-site:

\$10k for concrete sidewalks in Right of Way.

Site Work:

Applicant submitted CPA letter stating that \$1,584,700 (\$18k/unit) may be included in eligible basis. Site Work includes grading costs of \$375k, Concrete and paving of \$560k, and onsite utilities of \$475k

Building Cost:

TDHCA's typical cost methodology using Marshall & Swift's (M&S) good construction values results in a total building estimate of \$8M (\$105.95/sf) which is 3.1% more than Applicant's building cost estimate.

Higher building cost/sf attributed to small number of units/NRA compare to gross building area.

Units have 8 foot ceilings.

Reserves:

Sponsor's capital reserves as required by limited partner represent approximately 7 months of operating expenses and debt service.

Comments:

Applicant limited eligible building costs to \$79/sf for scoring purposes. Eligible building costs are actually \$1.8M higher.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$22,700,159	\$15,769,923	\$1,505,756

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Citibank	Conventional Loan	\$17,400,000	4.50%	78%
Hudson Capital	HTC	\$3,374,663	\$0.90	15%
Saigebrook Development	Deferred Developer Fee	\$1,652,120		7%
\$22,427,282			Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citibank	\$5,900,000	4.50%	35	15	\$5,900,000	4.50%	35	15	26%
City of Dallas	\$2,500,000	0.00%	0	35	\$2,500,000	0.00%	0	35	11%
Total	\$8,400,000				\$8,400,000				

Comments:

The Applicant has applied for \$2.5M from City of Dallas for a non-amortizing loan that has a 35 year term, 0% interest and balloon payment requirement.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Capital	\$13,498,650	\$0.90		\$13,498,650	\$0.90	59%	
Saigebrook Development	\$801,509		34%	\$801,509		4%	34%
Total	\$14,300,159			\$14,300,159			
				\$22,700,159	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.953	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.859	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$22,700,159
Permanent Sources (debt + non-HTC equity)	\$8,400,000
Gap in Permanent Financing	\$14,300,159

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,550,446	\$1,505,756
Needed to Balance Sources & Uses	\$14,300,159	\$1,589,065
Requested by Applicant	\$13,498,650	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,498,650	\$1,500,000

Deferred Developer Fee	\$801,509	(34% deferred)
Repayable in	10 years	

Comments:

Underwriter recommends Applicant request for \$1.5M in 9% annual tax credits.

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Kiva East, Dallas, 9% HTC #21081

LOCATION DATA	
CITY:	Dallas
COUNTY:	Dallas
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	18	20.7%	0	0
2	48	55.2%	0	0
3	21	24.1%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	87	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	81.61%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	869 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	29	34	-	-	16	87
Income	% Total	0.0%	9.2%	0.0%	33.3%	39.1%	0.0%	0.0%	18.4%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	3	1	1	651	\$485	\$66	\$419	\$0	\$0.64	\$419	\$1,257	\$1,257	\$419	\$1	\$0	\$970	\$1.49	\$1,116
TC 50%	\$808	7	1	1	651	\$808	\$66	\$742	\$0	\$1.14	\$742	\$5,194	\$5,194	\$742	\$1	\$0	\$970	\$1.49	\$1,116
TC 60%	\$970	4	1	1	651	\$970	\$66	\$904	\$0	\$1.39	\$904	\$3,616	\$3,616	\$904	\$1	\$0	\$970	\$1.49	\$1,116
MR		4	1	1	651	\$0	\$66		NA	\$1.49	\$970	\$3,880	\$3,880	\$970	\$1	NA	\$970	\$1.49	\$1,116
TC 30%	\$582	3	2	2	850	\$582	\$86	\$496	\$0	\$0.58	\$496	\$1,488	\$1,488	\$496	\$1	\$0	\$1,164	\$1.37	\$1,341
TC 50%	\$970	14	2	2	850	\$970	\$86	\$884	\$0	\$1.04	\$884	\$12,376	\$12,376	\$884	\$1	\$0	\$1,164	\$1.37	\$1,341
TC 60%	\$1,164	23	2	2	850	\$1,164	\$86	\$1,078	\$0	\$1.27	\$1,078	\$24,794	\$24,794	\$1,078	\$1	\$0	\$1,164	\$1.37	\$1,341
MR		8	2	2	850	\$0	\$86		NA	\$1.37	\$1,164	\$9,312	\$9,312	\$1,164	\$1	NA	\$1,164	\$1.37	\$1,341
TC 30%	\$672	2	3	2	1,100	\$672	\$109	\$563	\$0	\$0.51	\$563	\$1,126	\$1,126	\$563	\$1	\$0	\$1,344	\$1.22	\$1,732
TC 50%	\$1,120	8	3	2	1,100	\$1,120	\$109	\$1,011	\$0	\$0.92	\$1,011	\$8,088	\$8,088	\$1,011	\$1	\$0	\$1,344	\$1.22	\$1,732
TC 60%	\$1,344	7	3	2	1,100	\$1,344	\$109	\$1,235	\$0	\$1.12	\$1,235	\$8,645	\$8,645	\$1,235	\$1	\$0	\$1,344	\$1.22	\$1,732
MR		4	3	2	1,100	\$0	\$109		NA	\$1.22	\$1,344	\$5,376	\$5,376	\$1,344	\$1	NA	\$1,344	\$1.22	\$1,732
TOTALS/AVERAGES:		87			75,618				\$0	\$1.13	\$979	\$85,152	\$85,152	\$979	\$1.13	\$0	\$1,167	\$1.34	\$1,389

ANNUAL POTENTIAL GROSS RENT:	\$1,021,824	\$1,021,824
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STABILIZED PRO FORMA

Kiva East, Dallas, 9% HTC #21081

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA			VARIANCE		
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.13	\$979	\$1,021,824	\$1,021,824	\$979	\$1.13		0.0%	\$0
fees, retained deposits, interest income						\$15,000	\$15,660					
Total Secondary Income						\$15,000	\$15,660	\$15,000			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,037,484	\$1,037,484				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(77,811)	(77,811)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$959,673	\$959,673				0.0%	\$0

General & Administrative	\$48,580	\$558/Unit	\$47,171	\$542	3.97%	\$0.50	\$438	\$38,100	\$48,580	\$558	\$0.64	5.06%	-21.6%	(10,480)
Management	\$41,434	3.5% EGI	\$35,275	\$405	5.00%	\$0.63	\$552	\$47,984	\$47,984	\$552	\$0.63	5.00%	0.0%	-
Payroll & Payroll Tax	\$117,376	\$1,349/Unit	\$113,908	\$1,309	11.75%	\$1.49	\$1,296	\$112,760	\$112,760	\$1,296	\$1.49	11.75%	0.0%	-
Repairs & Maintenance	\$60,942	\$700/Unit	\$78,125	\$898	5.91%	\$0.75	\$651	\$56,673	\$56,550	\$650	\$0.75	5.89%	0.2%	123
Electric/Gas	\$22,029	\$253/Unit	\$34,254	\$394	2.27%	\$0.29	\$250	\$21,750	\$22,029	\$253	\$0.29	2.30%	-1.3%	(279)
Water, Sewer, & Trash	\$63,249	\$727/Unit	\$72,300	\$831	4.81%	\$0.61	\$530	\$46,140	\$46,140	\$530	\$0.61	4.81%	0.0%	-
Property Insurance	\$31,660	\$0.42 /sf	\$32,784	\$377	3.90%	\$0.49	\$430	\$37,410	\$37,410	\$430	\$0.49	3.90%	0.0%	-
Property Tax (@ 100%) 2.7336	\$100,989	\$1,161/Unit	\$38,037	\$437	16.67%	\$2.12	\$1,839	\$160,000	\$149,394	\$1,717	\$1.98	15.57%	7.1%	10,606
Reserve for Replacements					2.72%	\$0.35	\$300	\$26,100	\$26,100	\$300	\$0.35	2.72%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TOTAL EXPENSES					57.29%	\$7.27	\$6,319	\$549,756	\$549,787	\$6,319	\$7.27	57.29%	0.0%	\$ (31)
NET OPERATING INCOME ("NOI")					42.71%	\$5.42	\$4,712	\$409,916	\$409,886	\$4,711	\$5.42	42.71%	0.0%	\$ 31

CONTROLLABLE EXPENSES							\$3,166/Unit			\$3,288/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Kiva East, Dallas, 9% HTC #21081

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
Citibank		1.22	1.22	335,066	4.50%	35	15	\$5,900,000	\$5,900,000	15	35	4.50%	\$335,066	1.22	26.0%
CASH FLOW DEBT / GRANTS															
City of Dallas		1.22	1.22		0.00%	0	35	\$2,500,000	\$2,500,000	35	0	0.00%		1.22	11.0%
				\$335,066	TOTAL DEBT / GRANT SOURCES			\$8,400,000	\$8,400,000	TOTAL DEBT SERVICE			\$335,066	1.22	37.0%
NET CASH FLOW		\$74,820	\$74,851					APPLICANT	NET OPERATING INCOME			\$409,916	\$74,851	NET CASH FLOW	

EQUITY SOURCES													
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
EQUITY / DEFERRED FEES													
Hudson Capital		LIHTC Equity	59.5%	\$1,500,000	0.89991	\$13,498,650	\$13,498,650	\$0.8999	\$1,500,000	59.5%	\$17,241	Applicant Request	
Saigebrook Development		Deferred Developer Fees	3.5%	(34% Deferred)		\$801,509	\$801,509	(34% Deferred)		3.5%	Total Developer Fee:	\$2,352,120	
TOTAL EQUITY SOURCES			63.0%			\$14,300,159	\$14,300,159			63.0%			
TOTAL CAPITALIZATION							\$22,700,159	\$22,700,159				15-Yr Cash Flow after Deferred Fee:	\$606,298

DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
		Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition				\$37,588 / Unit	\$3,270,120	\$3,270,120	\$37,588 / Unit					0.0%	\$0
Off-Sites				\$115 / Unit	\$10,000	\$10,000	\$115 / Unit					0.0%	\$0
Site Work				\$1,584,700	\$18,445 / Unit	\$1,604,700	\$1,604,700	\$18,445 / Unit	\$1,584,700			0.0%	\$0
Site Amenities				\$445,000	\$5,115 / Unit	\$445,000	\$5,115 / Unit	\$445,000				0.0%	\$0
Building Cost				\$5,952,649	\$102.64 /sf	\$89,215/Unit	\$7,761,724	\$8,011,407	\$92,085/Unit	\$105.95 /sf	\$5,952,649	-3.1%	(\$249,684)
Contingency				\$558,770	7.00%	7.00%	\$687,500	\$687,500	6.83%	7.00%	\$558,764	0.0%	\$0
Contractor Fees				\$1,195,767	14.00%	14.00%	\$1,471,249	\$1,471,249	13.68%	14.00%	\$1,195,756	0.0%	\$0
Soft Costs		\$0	\$2,178,302	\$26,187 / Unit	\$2,278,302	\$2,278,302	\$26,187 / Unit		\$2,178,302	\$0	\$0	0.0%	\$0
Financing		\$0	\$1,797,805	\$26,173 / Unit	\$2,277,035	\$2,277,035	\$26,173 / Unit		\$1,797,805	\$0	\$0	0.0%	\$0
Developer Fee		\$0	\$2,056,960	15.00%	15.00%	\$2,352,120	\$2,352,120	14.76%	15.00%	\$2,056,946	\$0	0.0%	\$0
Reserves				7 Months	\$542,411	\$442,426	6 Months					22.6%	\$99,984
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$15,769,953	\$260,921 / Unit	\$22,700,159	\$22,849,858	\$262,642 / Unit	\$15,769,923	\$0	-0.7%	(\$149,984)		
Acquisition Cost		\$0				\$0							
Contingency			(\$5)			\$0							
Contractor's Fee			(\$11)			\$0							
Financing Cost			\$0										
Developer Fee		\$0	(\$14)	15.00%	15.00%	(\$0)							
Reserves						\$0							
ADJUSTED BASIS / COST		\$0	\$15,769,923	\$260,921/unit	\$22,700,159	\$22,849,858	\$262,642/unit	\$15,769,923	\$0	-0.7%	(\$149,699)		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$22,700,159								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Kiva East, Dallas, 9% HTC #21081

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$15,769,923	\$0	$15,769,923
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$15,769,923	\$0	\$15,769,923
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$20,500,900	\$0	\$20,500,900
Applicable Fraction	81.61%	81.61%	82%	82%
TOTAL QUALIFIED BASIS	\$0	\$16,730,619	\$0	\$16,730,619
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,505,756	\$0	\$1,505,756
CREDITS ON QUALIFIED BASIS	\$1,505,756		\$1,505,756	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8999	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,505,756	\$13,550,446	----	----	----
Needed to Fill Gap	\$1,589,065	\$14,300,159	----	----	----
Applicant Request	\$1,500,000	\$13,498,650	\$1,500,000	\$0	\$0

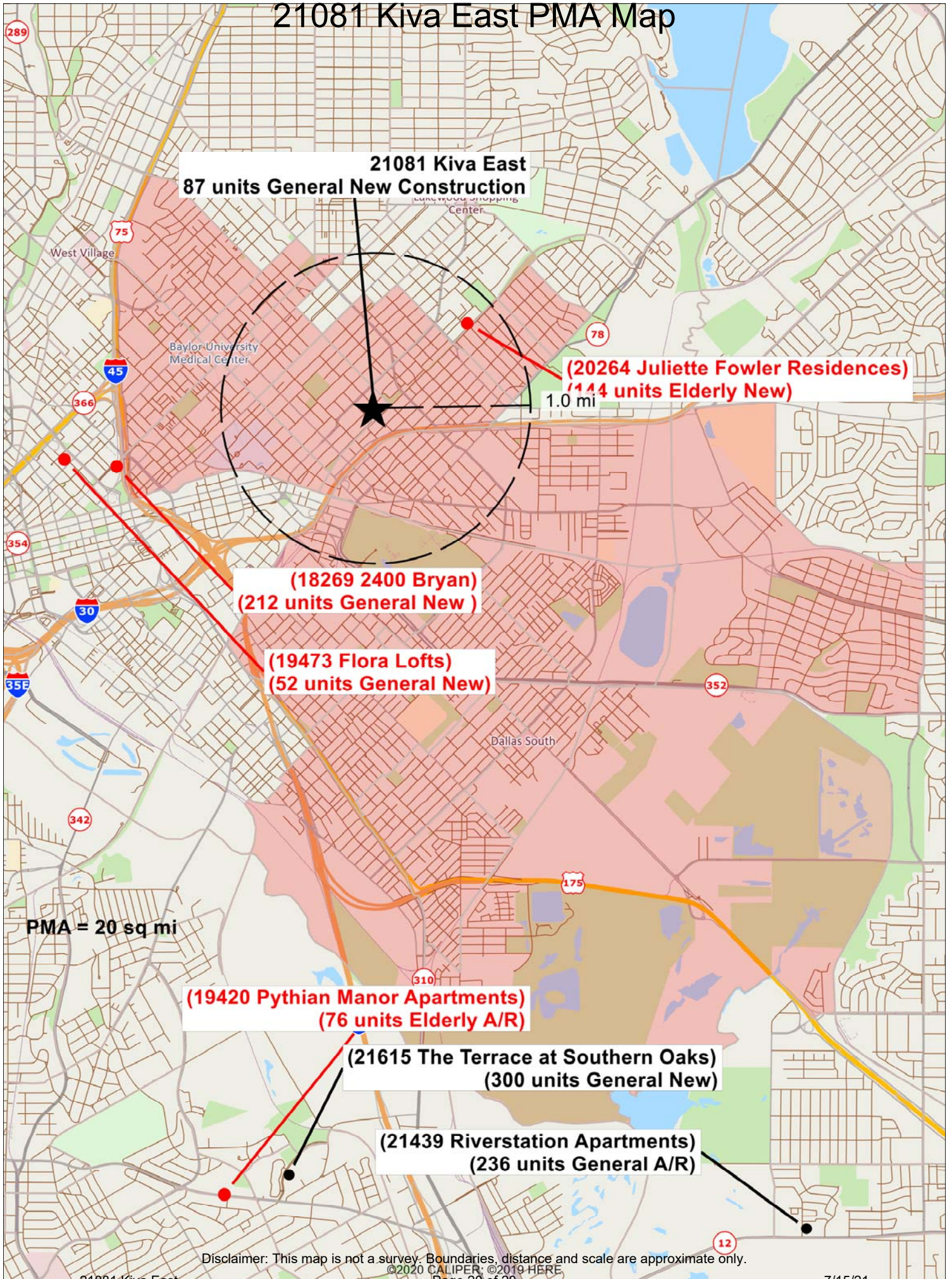
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	75,618 SF	\$93.31	7,056,276
Adjustments				
Exterior Wall Finish	2.56%		2.39	\$180,641
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(12,099)
Floor Cover			2.56	193,582
Breezeways	\$30.22	9,963	3.98	301,115
Balconies	\$27.47	444	0.16	12,197
Plumbing Fixtures	\$1,610	207	4.41	333,270
Rough-ins	\$600	174	1.38	104,400
Built-In Appliances	\$2,950	87	3.39	256,650
Exterior Stairs	\$2,460	8	0.26	19,680
Heating/Cooling			2.34	176,946
Storage Space	\$30.22	597	0.24	18,043
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$136.23	3,696	6.66	503,522
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.88	89,874	3.42	258,837
SUBTOTAL			124.35	9,403,060
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			124.35	\$9,403,060
Plans, specs, survey, bldg permits	3.30%		(4.10)	(\$310,301)
Contractor's OH & Profit	11.50%		(14.30)	(1,081,352)
NET BUILDING COSTS		\$92,085/unit	\$105.95/sf	\$8,011,407

Long-Term Pro Forma

Kiva East, Dallas, 9% HTC #21081

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$959,673	\$978,866	\$998,443	\$1,018,412	\$1,038,781	\$1,146,898	\$1,266,268	\$1,398,062	\$1,543,573	\$1,704,230	\$1,881,607
TOTAL EXPENSES	3.00%	\$549,756	\$565,769	\$582,253	\$599,221	\$616,689	\$712,044	\$822,289	\$949,764	\$1,097,179	\$1,267,671	\$1,464,876
NET OPERATING INCOME ("NOI")		\$409,916	\$413,097	\$416,191	\$419,191	\$422,092	\$434,853	\$443,978	\$448,298	\$446,394	\$436,558	\$416,732
EXPENSE/INCOME RATIO		57.3%	57.8%	58.3%	58.8%	59.4%	62.1%	64.9%	67.9%	71.1%	74.4%	77.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066	\$335,066
DEBT COVERAGE RATIO		1.22	1.23	1.24	1.25	1.26	1.30	1.33	1.34	1.33	1.30	1.24
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$74,851	\$78,031	\$81,125	\$84,125	\$87,026	\$99,788	\$108,913	\$113,232	\$111,329	\$101,492	\$81,666
Deferred Developer Fee Balance		\$726,658	\$648,627	\$567,502	\$483,376	\$396,350	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$78,314	\$606,298	\$1,166,004	\$1,729,261	\$2,259,952	\$2,712,392

21081 Kiva East PMA Map



21081 Kiva East
87 units General New Construction

(20264 Juliette Fowler Residences)
(114 units Elderly New)

(18269 2400 Bryan)
(212 units General New)

(19473 Flora Lofts)
(52 units General New)

(19420 Pythian Manor Apartments)
(76 units Elderly A/R)

(21615 The Terrace at Southern Oaks)
(300 units General New)

(21439 Riverstation Apartments)
(236 units General A/R)

PMA = 20 sq mi

1.0 mi

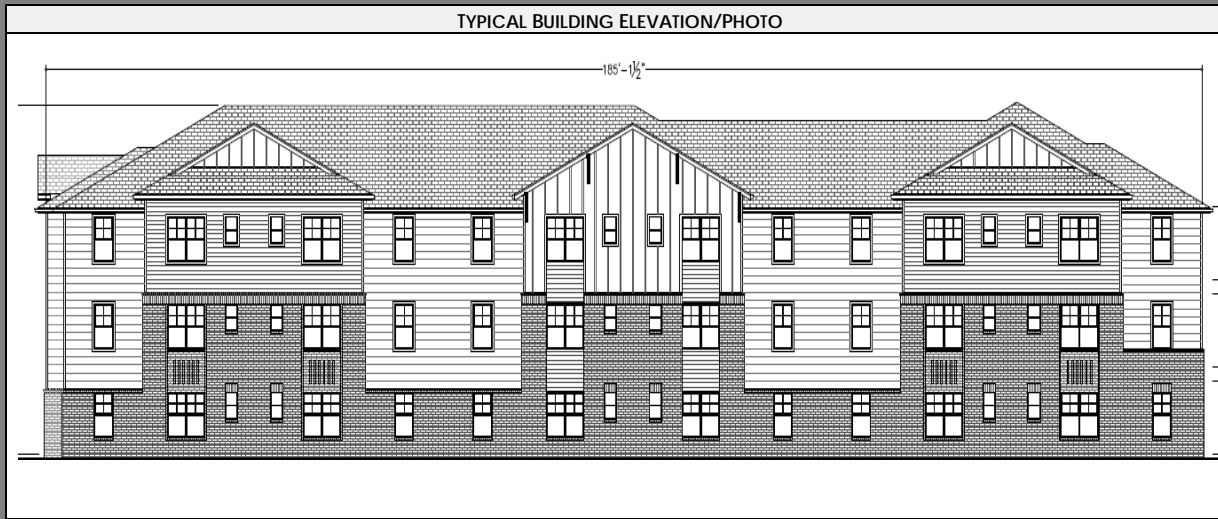
Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21087 The Versia - Application Summary

PROPERTY IDENTIFICATION	
Application #	21087
Development	The Versia
City / County	Irving / Dallas
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

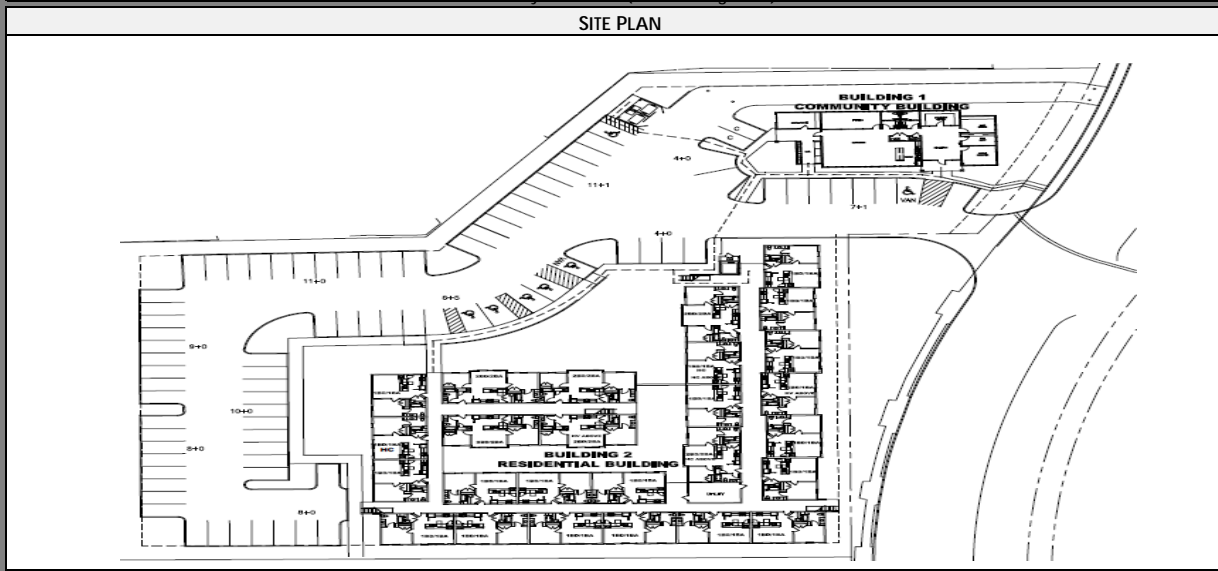
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LHTC (9% Credit)	\$1,500,000	\$1,500,000	\$19,231/Unit	\$0.90	

KEY PRINCIPALS / SPONSOR		
SGI Ventures Across Versia Alice Cruz Sally Gaskin		
Related Parties	Contractor - TBD	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	60	77%	30%	10	13%
2	18	23%	40%	-	0%
3	-	0%	50%	34	44%
4	-	0%	60%	26	33%
			70%	-	0%
			80%	8	10%
			MR	-	0%
TOTAL	78	100%	TOTAL	78	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.27	Expense Ratio	⚠ 60.8%
Breakeven Occ.	✓ 84.9%	Breakeven Rent	\$749
Average Rent	\$818	B/E Rent Margin	✓ \$69
Property Taxes	\$1,205/unit	Exemption/PILOT	0%
Total Expense	\$5,621/unit	Controllable	\$3,184/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓	1.1%	
Highest Unit Capture Rate	✓ 10%	1 BR/50%	28
Dominant Unit Cap. Rate	✓ 10%	1 BR/50%	28

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	735 SF	Density	36.3/acre
Acquisition		\$21K/unit	\$1,652K
Building Cost	\$114.54/SF	\$84K/unit	\$6,563K
Hard Cost		\$113K/unit	\$8,793K
Total Cost		\$230K/unit	\$17,942K
Developer Fee	\$1,967K	(33% Deferred)	Paid Year: 10
Contractor Fee	\$1,231K	30% Boost	Yes

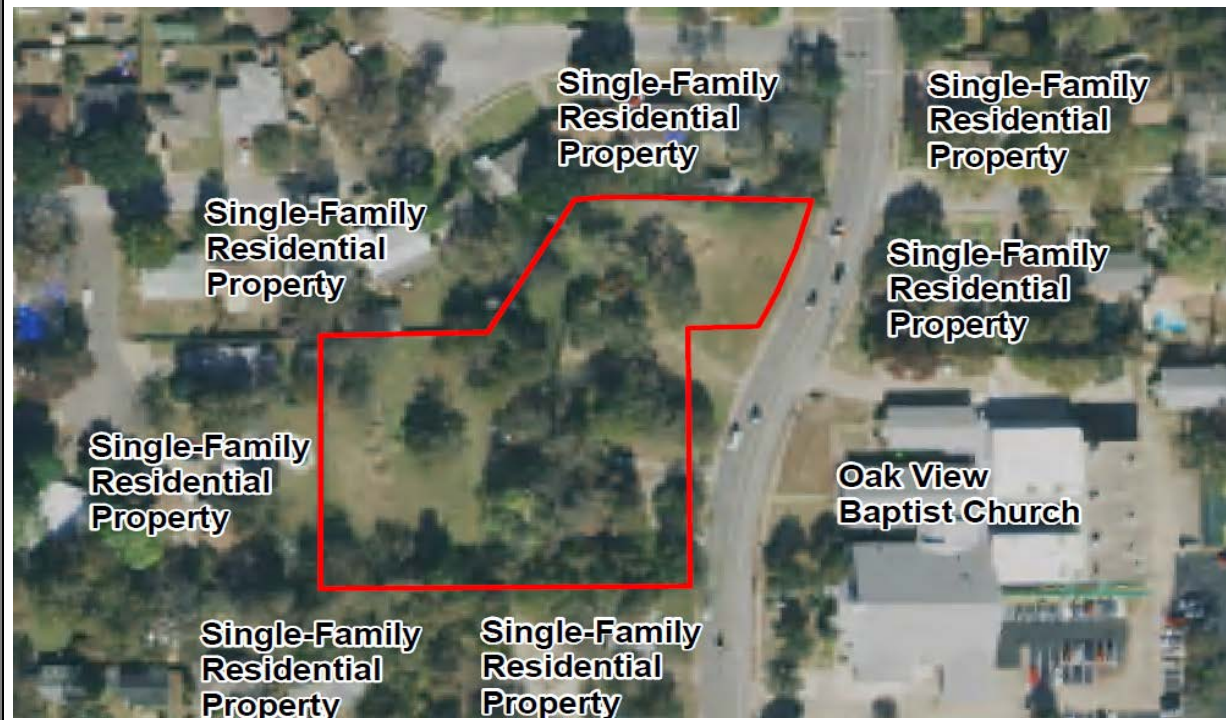
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citibank	15/35	4.50%	\$3,300,000	1.51						Hudson Capital	\$13,498,650
Seller Financing	18/18	3.00%	\$500,000	1.27						SGI	\$643,610
TOTAL DEBT (Must Pay)			\$3,800,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$14,142,260
										TOTAL DEBT SOURCES	\$3,800,000
										TOTAL CAPITALIZATION	\$17,942,260

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - b: Site plan approval confirming sufficient parking consistent with the local code and the QAP.
- 2 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(s)



RISK PROFILE

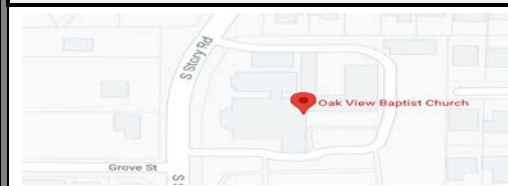
STRENGTHS/MITIGATING FACTORS

- Central Metroplex location with proximity to services, jobs and major roads.
- Low gross capture rate
- Seller providing supportive services at no charge to Applicant.
- Attractive seller financing terms

WEAKNESSES/RISKS

- Low long term cash flow
- Site needs to be rezoned
- Site will require parking variance; current parking plan does not meet code.

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21087 Program(s): 9% HTC

The Versia

Address/Location: NWC Grove Street and S Story Road

City: Irving County: Dallas Zip: 75060

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
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- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	10
50% of AMI	50% of AMI	34
60% of AMI	60% of AMI	26
80% of AMI	80% of AMI	8

DEVELOPMENT SUMMARY

The Versia is a proposed new construction development serving seniors. The site will have one community building and one three-story building with an elevator.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Central Metroplex location with proximity to services, jobs and major roads.
▫	Low gross capture rate
▫	Seller providing supportive services at no charge to Applicant.
▫	Attractive seller financing terms

WEAKNESSES/RISKS	
▫	Low long term cash flow
▫	Site needs to be rezoned
▫	Site will require parking variance; current parking plan does not meet code.
▫	Parking is not convenient to units

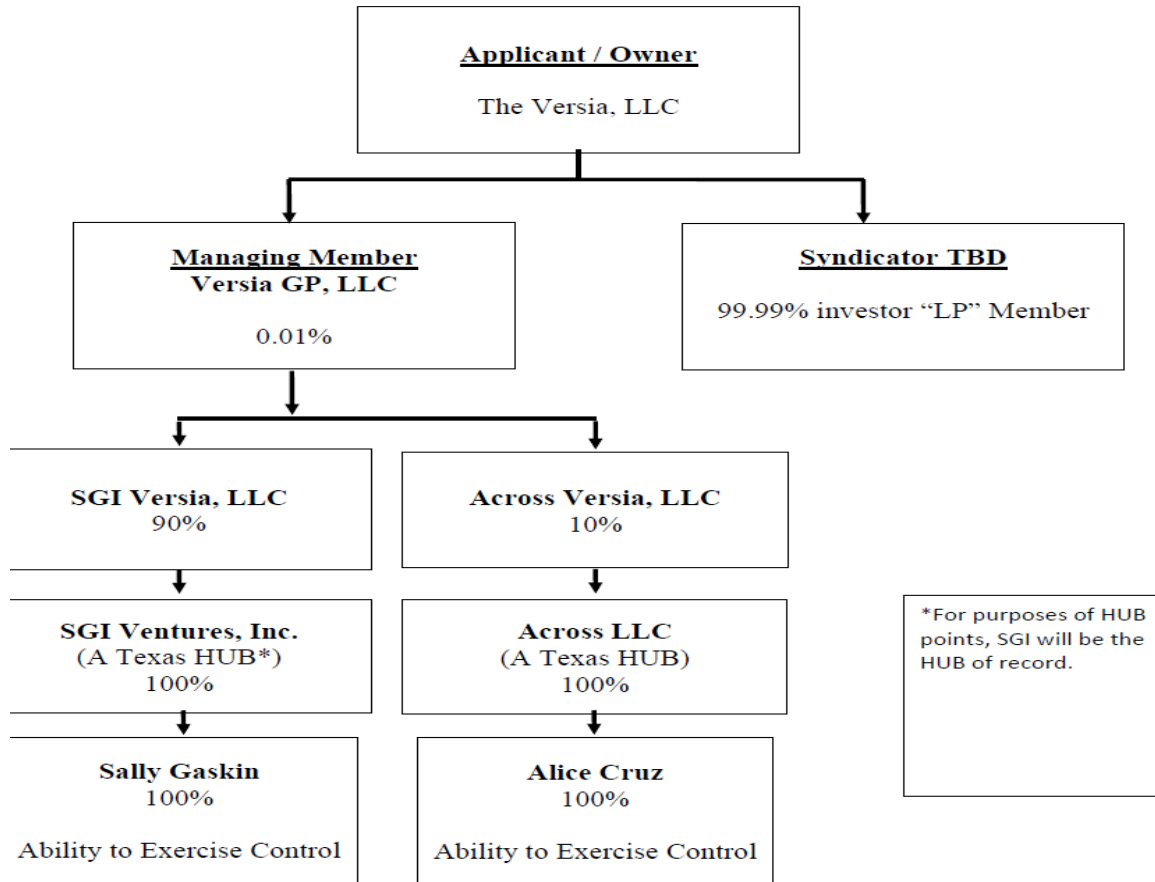
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Sally Gaskin
Phone: (713) 882-3233
Relationship: Developer

Name: Alyssa Carpenter
Phone: (512) 789-1295
Relationship: Consultant

OWNERSHIP STRUCTURE

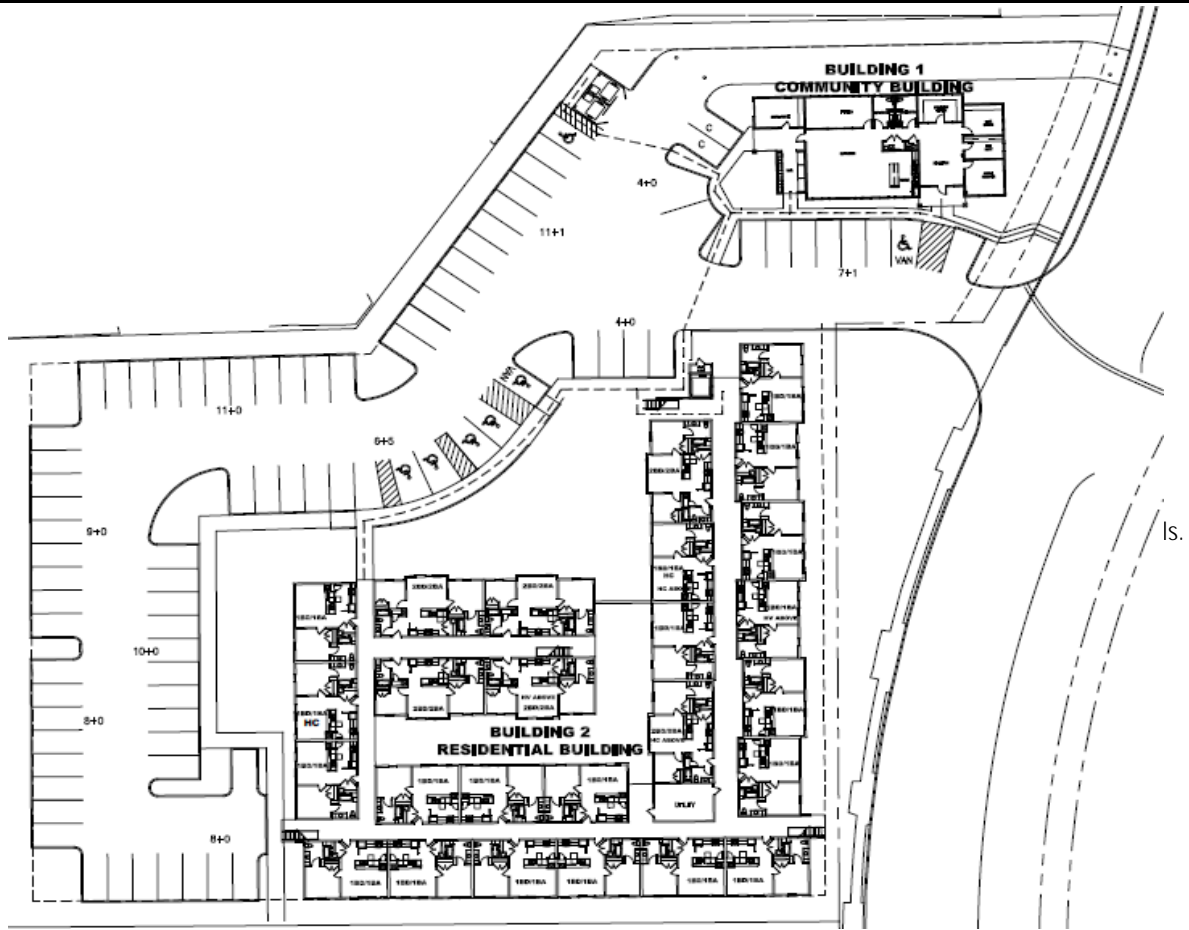


*For purposes of HUB points, SGI will be the HUB of record.

- SGI Ventures has been in the affordable housing industry since 1996. Ms Gaskin, the sole principal, has co-developed seven tax credit developments with over 970 units. Alice Cruz, sole principal of Across LLC, previously worked at Fort Worth Housing Solutions. Ms. Cruz or Across LLC has no previous participation as either an owner or developer.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

Demolition of an existing single family home on property is required. It is unknown if abatement will be required, however due to the age of the home there is a possibility that asbestos and/or lead paint is present.

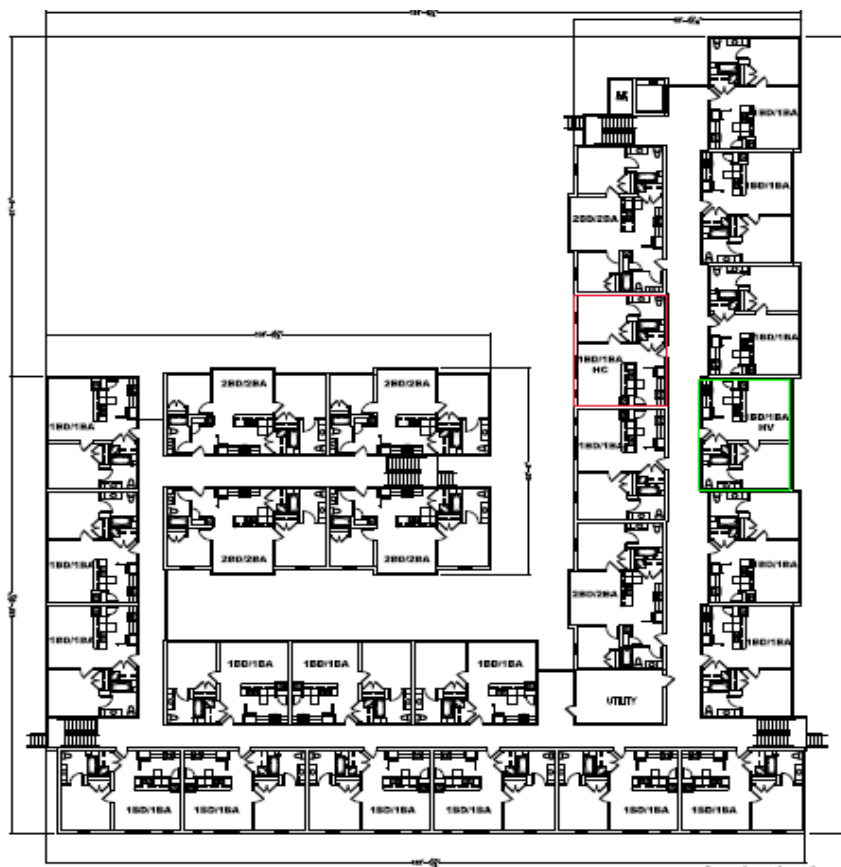
The 2.15 acre site will house one residential building and a clubhouse. There is only one planned egress. The site will not require stormwater retention.

Comments:

There will be 85 total spaces including 7 handicapped spaces. Final parking count will be approved along with site plan approval. A variance will be required as City requires 126 spaces. Applicant requested the same variance from the City of Irving and believes it will also be granted. However, should it not be granted Applicant stated that there are alternative that they can explore to meet parking needs.

Parking is not close to units.

BUILDING PLAN (Typical)



Comments:

3 story residential elevator served building. Split master plan in two bedrooms is ideal for roommates. Building floorplan maximizes units by having mostly one bedroom units on long corridors and two bedroom units located primarily on an extension on north side.

TENANT RELOCATION

There is a single family house rented to one tenant for the past 3+ years by the landowner, Oak View Baptist Church. When the house was first leased, the church explained that the land would eventually be developed. In November 2020, the tenant was notified in person by the Church representatives of the possibility of development occurring in late 2021, and the tenant understood and acknowledged this. The church has assured the tenant that they will help to find an alternative rental opportunity, either in one of the other two rent houses owned by the church, or through networking with other church members who own rental properties. The budget for this relocation is \$0.

SITE INFORMATION

Flood Zone:	<u> X </u>	Scattered Site?	<u> No </u>
Zoning:	<u> R-6 </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> yes </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> NA </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:

Single family residential and surplus undeveloped land

Surrounding Uses:

Single family residential, Oak View Baptist Church

Other Observations:

The property is currently zoned R-6 which does not allow multi-family and will need to be rezoned. Applicant will also need a parking variance which is not an uncommon variance for an elderly property.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Date: 2/8/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

This proposed development will require that an existing house built in the 1950s be demolished. This house could contain asbestos building materials (ACBMs) in the wall material, or ceiling material although no potential damaged friable ACBMS were observed. As part of the ESA provider investigation, it was also determined that noise levels in buildings adjacent or near Story Road on the eastern side of the property may not meet acceptable noise standards.

MARKET ANALYSIS

Provider: Apartment Market Data

Date: 3/22/2021

Contact: Darrell Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 22 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Dallas County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,640	\$11,640	\$13,968	\$13,968	---	---	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	---	---	---
50% AMGI	Min	\$19,392	\$19,392	\$23,280	\$23,280	---	---	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	---	---	---
60% AMGI	Min	\$23,280	\$23,280	\$27,936	\$27,936	---	---	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	---	---	---
80% AMGI	Min	\$31,056	\$31,056	\$37,248	\$37,248	---	---	---
	Max	\$48,320	\$55,200	\$62,080	\$68,960	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
Other Affordable Developments in PMA since 2016						
18361	Canova Palms		New	Elderly Limitation	n/a	58
20083	Lakeview Preserve		New	General	n/a	84
Stabilized Affordable Developments in PMA					Total Units	5
					Total Developments	513
					Average Occupancy	97%

OVERALL DEMAND ANALYSIS			
	Market Analyst		
	HTC	Assisted	
Total Households in the Primary Market Area	32,030		
Senior Households in the Primary Market Area	15,857		
Potential Demand from the Primary Market Area	6,284		
10% External Demand	628		
GROSS DEMAND	6,912		
Subject Affordable Units	78		
Unstabilized Competitive Units	0		
RELEVANT SUPPLY	78		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		1.1%	

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate: 10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,222	122	10	0	1%
50% AMGI	1,079	108	34	0	3%
60% AMGI	2,285	229	26	0	1%
80% AMGI	1,698	170	8	0	0%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	425	43	6	0	1%
1 BR/50%	263	26	28	0	10%
1 BR/60%	1,018	102	20	0	2%
1 BR/80%	746	75	6	0	1%
2 BR/30%	298	30	4	0	1%
2 BR/50%	155	16	6	0	4%
2 BR/60%	919	92	6	0	1%
2 BR/80%	796	80	2	0	0%

Market Analyst Comments:

This site is located in an area in which demand for affordable housing is strong. The level of affordable rent being charged is 14% to 64% lower than market rate comparables within the PMA.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$283,030	Avg. Rent:	\$818	Expense Ratio:	60.8%
Debt Service:	\$223,393	B/E Rent:	\$749	Controllable Expenses:	\$3,184
Net Cash Flow:	\$59,637	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,205
Aggregate DCR:	1.27	B/E Occupancy:	84.9%	Program Rent Year:	2020

Applicant has elected income averaging and is 100% restricted with a mix of 30%, 50%, 60% and 80% HTC Units. The development has set-aside 8 (10%) of the units at 80% AMI which results in an overall income averaging of 54%. The 80% units are underwritten at 60% gross rents (before utility allowance adjustment) as required by Limited Partner who is requiring a more conservative estimate due to the fact that this is an elderly project. Development is underwritten at 6 units vacant and breakeven is 12 units. Controllable expenses are average at \$3,184/unit.

The interest rate on the primary debt can increase by one percentage point, before any adjustments to debt would need to be made. Deferred fee pays off in year 10 and the 15 year cumulative cash flow is \$375k.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$768,346/ac	\$21,179/unit	\$1,651,944	Contractor Fee	\$1,231,072
Off-site + Site Work		\$21,218/unit	\$1,655,000	Soft Cost + Financing	\$3,927,860
Building Cost	\$114.54/sf	\$84,142/unit	\$6,563,102	Developer Fee	\$1,967,480
Contingency	7.00%	\$7,375/unit	\$575,267	Reserves	\$370,535
Total Development Cost	\$230,029/unit	\$17,942,260		Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?	High Opportunity Index [9% only]
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Acquisition:

Seller will be carrying a \$500k note

Off-site:

\$20k in off-site costs will be for driveway and sidewalk connections along Story Rd within the City's ROW.

The City may require a sanitary sewer study that could indicate if improvements to the sanitary sewer system are needed to handle the capacity of the proposed multifamily. It is unknown at this time if offsite sewer improvements are required and may impact cost.

Site Work:

Site Work Costs of \$18k/unit were certified by CPA as potentially includable in eligible basis at cost certification. Per unit site work is higher due to the small number of units.

Building Cost:

Applicant cost of \$114 /SF is used for analysis. Underwriter's estimate is \$113/SF based on Marshall & Swift's "Good Quality" base adjusted for an elevator served building.

Reserves:

Sponsor's total capital reserves as required by limited partner represent approximately 7 months of operating expenses and debt service.

Comments:

Applicant limited eligible building cost to \$84/SF for scoring purposes; eligible building costs are actual \$1.7M higher.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$17,942,260	\$12,906,030	\$1,510,006

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citibank	Conventional Loan	\$12,600,000	4.50%	70%
Seller Financing	Private Loan	\$500,000	3.00%	3%
Hudson Capital	HTC	\$3,374,663	\$0.90	19%
SGI	Deferred Fee	\$1,467,480		8%
		\$17,942,143	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citibank	\$3,300,000	4.50%	35	15	\$3,300,000	4.50%	35	15	18%
Seller Financing	\$500,000	3.00%	18	18	\$500,000	3.00%	18	18	3%
Total	\$3,800,000				\$3,800,000				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Capital	\$13,498,650	\$0.90		\$13,498,650	\$0.90	75%	
SGI	\$643,610		33%	\$643,610		4%	33%
Total	\$14,142,260			\$14,142,260			
				\$17,942,260		Total Sources	

Credit Price Sensitivity based on current capital structure

\$0.943	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.875	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$17,942,260
Permanent Sources (debt + non-HTC equity)	\$3,800,000
Gap in Permanent Financing	\$14,142,260

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,588,691	\$1,510,006
Needed to Balance Sources & Uses	\$14,142,260	\$1,571,519
Requested by Applicant	\$13,498,650	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,498,650	\$1,500,000

Deferred Developer Fee	\$643,610	(33% deferred)
Repayable in	10 years	

Comments:

Underwriter recommends applicant request of \$1,500,000 in annual tax credits.

Underwriter: Eric Weiner
 Manager of Real Estate Analysis: Jeanna Adams
 Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
The Versia, Irving, 9% HTC #21087

LOCATION DATA	
CITY:	Irving
COUNTY:	Dallas
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	60	76.9%	0	0
2	18	23.1%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	78	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	735 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	10	-	34	26	-	8	-	78
Income	% Total	0.0%	12.8%	0.0%	43.6%	33.3%	0.0%	10.3%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	6	1	1	685	\$485	\$59	\$426	\$0	\$0.62	\$426	\$2,556	\$2,556	\$426	\$0.62	\$0	\$1,168	\$1.71	\$1,168
TC 50%	\$808	28	1	1	685	\$808	\$59	\$749	\$0	\$1.09	\$749	\$20,972	\$20,972	\$749	\$1.09	\$0	\$1,168	\$1.71	\$1,168
TC 60%	\$970	20	1	1	685	\$970	\$59	\$911	\$0	\$1.33	\$911	\$18,220	\$18,220	\$911	\$1.33	\$0	\$1,168	\$1.71	\$1,168
TC 80%	\$1,294	6	1	1	685	\$1,294	\$59	\$1,235	(\$265)	\$1.42	\$970	\$5,820	\$5,820	\$970	\$1.42	(\$265)	\$1,168	\$1.71	\$1,168
TC 30%	\$582	4	2	2	900	\$582	\$75	\$507	\$0	\$0.56	\$507	\$2,028	\$2,028	\$507	\$0.56	\$0	\$1,361	\$1.51	\$1,361
TC 50%	\$970	6	2	2	900	\$970	\$75	\$895	\$0	\$0.99	\$895	\$5,370	\$5,370	\$895	\$0.99	\$0	\$1,361	\$1.51	\$1,361
TC 60%	\$1,164	6	2	2	900	\$1,164	\$75	\$1,089	\$0	\$1.21	\$1,089	\$6,534	\$6,534	\$1,089	\$1.21	\$0	\$1,361	\$1.51	\$1,361
TC 80%	\$1,552	2	2	2	900	\$1,552	\$75	\$1,477	(\$313)	\$1.29	\$1,164	\$2,328	\$2,328	\$1,164	\$1.29	(\$313)	\$1,361	\$1.51	\$1,361
TOTALS/AVERAGES:		78			57,300				(\$28)	\$1.11	\$818	\$63,828	\$63,828	\$818	\$1.11	(\$28)	\$1,213	\$1.65	\$1,213

ANNUAL POTENTIAL GROSS RENT:	\$765,936	\$765,936
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STABILIZED PRO FORMA

The Versia, Irving, 9% HTC #21087

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.11	\$818	\$765,936	\$765,936	\$818	\$1.11			0.0%	\$0
fees, retained deposits, interest income					\$15.00	\$14,040						
Total Secondary Income					\$15.00	\$14,040	\$15.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$779,976	\$779,976				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI	(58,498)	(58,498)	7.5% PGI				0.0%	-
EFFECTIVE GROSS INCOME						\$721,478	\$721,478				0.0%	\$0

General & Administrative	\$39,780	\$510/Unit	\$49,545	\$635	4.64%	\$0.58	\$429	\$33,450	\$33,450	\$429	\$0.58	4.64%	0.0%	-
Management	\$33,984	3.6% EGI	\$34,760	\$446	5.00%	\$0.63	\$462	\$36,074	\$36,074	\$462	\$0.63	5.00%	0.0%	-
Payroll & Payroll Tax	\$105,234	\$1,349/Unit	\$111,774	\$1,433	14.16%	\$1.78	\$1,310	\$102,180	\$104,980	\$1,346	\$1.83	14.55%	-2.7%	(2,800)
Repairs & Maintenance	\$54,638	\$700/Unit	\$56,845	\$729	7.43%	\$0.94	\$687	\$53,584	\$50,700	\$650	\$0.88	7.03%	5.7%	2,884
Electric/Gas	\$18,081	\$232/Unit	\$15,181	\$195	2.70%	\$0.34	\$250	\$19,500	\$18,081	\$232	\$0.32	2.51%	7.8%	1,419
Water, Sewer, & Trash	\$56,706	\$727/Unit	\$64,301	\$824	5.49%	\$0.69	\$508	\$39,600	\$56,706	\$727	\$0.99	7.86%	-30.2%	(17,106)
Property Insurance	\$28,385	\$0.50 /sf	\$34,079	\$437	4.65%	\$0.59	\$430	\$33,540	\$33,540	\$430	\$0.59	4.65%	0.0%	-
Property Tax (@ 100%) 2.5458	\$82,041	\$1,052/Unit	\$91,644	\$1,175	13.03%	\$1.64	\$1,205	\$94,000	\$91,592	\$1,174	\$1.60	12.70%	2.6%	2,408
Reserve for Replacements					3.24%	\$0.41	\$300	\$23,400	\$23,400	\$300	\$0.41	3.24%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.43%	\$0.05	\$40	\$3,120	\$3,120	\$40	\$0.05	0.43%	0.0%	-
TOTAL EXPENSES					60.77%	\$7.65	\$5,621	\$ 438,448	\$451,644	\$5,790	\$7.88	62.60%	-2.9%	\$ (13,196)
NET OPERATING INCOME ("NOI")					39.23%	\$4.94	\$3,629	\$283,030	\$269,834	\$3,459	\$4.71	37.40%	4.9%	\$ 13,196

CONTROLLABLE EXPENSES							\$3,184/Unit				\$3,384/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
The Versia, Irving, 9% HTC #21087

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Citibank		1.44	1.51	187,410	4.50%	35	15	\$3,300,000	\$3,300,000	15	35	4.50%	\$187,410	1.51	18.4%
Seller Financing		1.22	1.28	\$33,276	3.00%	18	18	\$500,000	\$500,000	18	18	3.00%	\$35,983	1.27	2.8%
CASH FLOW DEBT / GRANTS															
				\$220,686	TOTAL DEBT / GRANT SOURCES	\$3,800,000	\$3,800,000		TOTAL DEBT SERVICE	\$223,393	1.27	21.2%			
NET CASH FLOW		\$49,148	\$62,344				APPLICANT	NET OPERATING INCOME	\$283,030	\$59,637	NET CASH FLOW				

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
SGI	Deferred Developer Fees	3.6%	(33% Deferred)		\$643,610	\$643,610	(33% Deferred)		3.6%		Total Developer Fee: \$1,967,480
0		0.0%			\$0				0.0%		
	Additional (Excess) Funds Req'd	0.0%			\$0				0.0%		
TOTAL EQUITY SOURCES		78.8%			\$14,142,260	\$14,142,260			78.8%		
TOTAL CAPITALIZATION					\$17,942,260	\$17,942,260			15-Yr Cash Flow after Deferred Fee:	\$374,750	

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
Eligible Basis	Acquisition	New Const. Rehab	Total Costs		Total Costs		Eligible Basis		%	\$		
							New Const. Rehab	Acquisition				
Land Acquisition			\$21,179 / Unit	\$1,651,944	\$1,651,944	\$21,179 / Unit			0.0%	\$0		
Off-Sites			\$256 / Unit	\$20,000	\$20,000	\$256 / Unit			0.0%	\$0		
Site Work			\$1,390,000	\$18,077 / Unit	\$1,410,000	\$1,410,000	\$18,077 / Unit	\$1,390,000	0.0%	\$0		
Site Amenities			\$225,000	\$2,885 / Unit	\$225,000	\$2,885 / Unit	\$225,000		0.0%	\$0		
Building Cost			\$4,833,102	\$114.54 /sf	\$84,142/Unit	\$6,563,102	\$6,486,359	\$83,158/Unit	\$113.20 /sf	\$4,833,102	1.2%	\$76,743
Contingency			\$451,367	7.00%	7.00%	\$575,267	\$569,895	7.00%	7.00%	\$451,367	0.9%	\$5,372
Contractor Fees			\$965,926	14.00%	14.00%	\$1,231,072	\$1,219,576	14.00%	14.00%	\$965,926	0.9%	\$11,496
Soft Costs	\$0	\$1,922,934	\$26,576 / Unit	\$2,072,934	\$2,072,934	\$26,576 / Unit	\$1,922,934		\$0	0.0%	\$0	
Financing	\$0	\$1,434,306	\$23,781 / Unit	\$1,854,926	\$1,854,926	\$23,781 / Unit	\$1,434,306		\$0	0.0%	\$0	
Developer Fee	\$0	\$1,683,395	15.00%	15.00%	\$1,967,480	\$1,955,163	15.00%	15.00%	\$1,683,395	\$0	0.6%	\$12,317
Reserves			7 Months	\$370,535	\$370,535	7 Months			\$0	0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)			\$0	\$12,906,030	\$230,029 / Unit	\$17,942,260	\$17,836,332	\$228,671 / Unit	\$12,906,030	\$0	0.6%	\$105,928
Acquisition Cost	\$0											
Contingency				(\$0)								
Contractor's Fee				(\$0)								
Financing Cost				\$0								
Developer Fee	\$0			(\$0)	15.00%	15.00%	(\$0)					
Reserves												
ADJUSTED BASIS / COST			\$0	\$12,906,030	\$230,029/unit	\$17,942,260	\$17,836,332	\$228,671/unit	\$12,906,030	\$0	0.6%	\$105,928
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$17,942,260							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Versia, Irving, 9% HTC #21087

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$12,906,030	\$0	\$12,906,030
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$12,906,030	\$0	\$12,906,030
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$16,777,839	\$0	\$16,777,839
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$16,777,839	\$0	\$16,777,839
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,510,006	\$0	\$1,510,006
CREDITS ON QUALIFIED BASIS	\$1,510,006		\$1,510,006	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8999	Variance to Request	
				Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,510,006	\$13,588,691	----	----	----
Needed to Fill Gap	\$1,571,519	\$14,142,260	----	----	----
Applicant Request	\$1,500,000	\$13,498,650	\$1,500,000	\$0	\$0

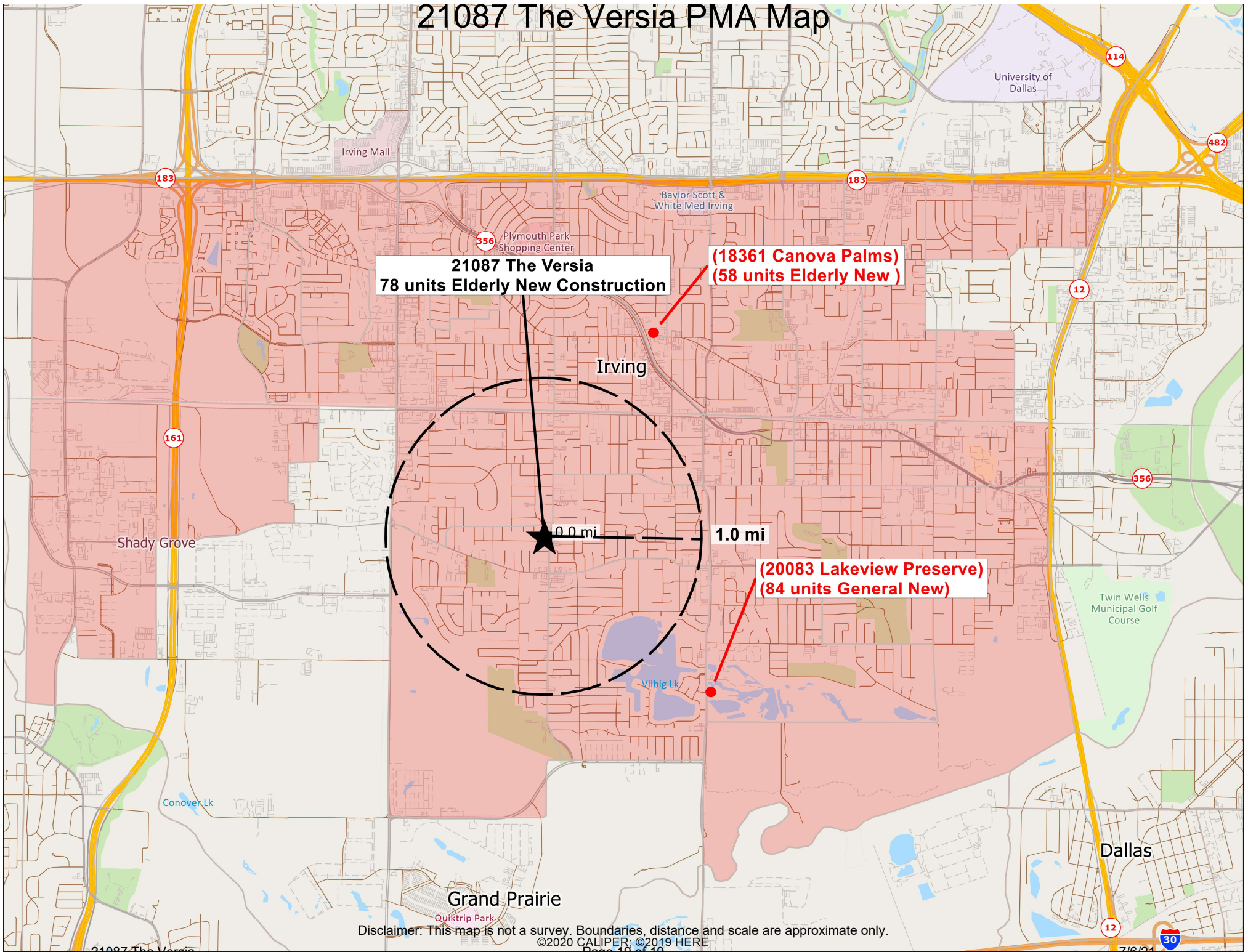
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	57,300 SF	\$95.22	5,456,364
Adjustments				
Exterior Wall Finish	2.72%		2.59	\$148,413
Elderly	3.00%		2.86	163,691
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(9,168)
Floor Cover			2.56	146,688
Breezeways	\$30.22	11,637	6.14	351,709
Balconies	\$27.47	276	0.13	7,582
Plumbing Fixtures	\$1,610	54	1.52	86,940
Rough-ins	\$600	156	1.63	93,600
Built-In Appliances	\$2,950	78	4.02	230,100
Exterior Stairs	\$2,460	6	0.26	14,760
Heating/Cooling			2.34	134,082
Storage Space	\$30.22	1,050	0.55	31,735
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$138.33	3,192	7.71	441,547
Elevators	\$104,300	1	1.82	104,300
Other:			0.00	0
Fire Sprinklers	\$2.88	73,179	3.68	210,756
SUBTOTAL			132.86	7,613,098
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			132.86	\$7,613,098
Plans, specs, survey, bldg permits	3.30%		(4.38)	(\$251,232)
Contractor's OH & Profit	11.50%		(15.28)	(875,506)
NET BUILDING COSTS		\$83.158/unit	\$113.20/sf	\$6,486,359

Long-Term Pro Forma

The Versia, Irving, 9% HTC #21087

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$721,478	\$735,907	\$750,626	\$765,638	\$780,951	\$862,233	\$951,975	\$1,051,057	\$1,160,452	\$1,281,233	\$1,414,584
TOTAL EXPENSES	3.00%	\$438,448	\$451,241	\$464,410	\$477,967	\$491,923	\$568,118	\$656,226	\$758,118	\$875,966	\$1,012,282	\$1,169,977
NET OPERATING INCOME ("NOI")		\$283,030	\$284,667	\$286,216	\$287,671	\$289,028	\$294,114	\$295,749	\$292,939	\$284,486	\$268,950	\$244,607
EXPENSE/INCOME RATIO		60.8%	61.3%	61.9%	62.4%	63.0%	65.9%	68.9%	72.1%	75.5%	79.0%	82.7%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393	\$223,393
DEBT COVERAGE RATIO		1.27	1.27	1.28	1.29	1.29	1.32	1.32	1.31	1.27	1.20	1.09
ANNUAL CASH FLOW		\$59,637	\$61,274	\$62,823	\$64,278	\$65,635	\$70,721	\$72,356	\$69,546	\$61,093	\$45,557	\$21,214
Deferred Developer Fee Balance		\$583,973	\$522,699	\$459,877	\$395,599	\$329,964	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$14,674	\$374,750	\$730,101	\$1,054,996	\$1,317,008	\$1,475,673

21087 The Versia PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

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21093 Parkside on Carrier - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 14, 2021

PROPERTY IDENTIFICATION	
Application #	21093
Development	Parkside on Carrier
City / County	Grand Prairie / Dallas
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

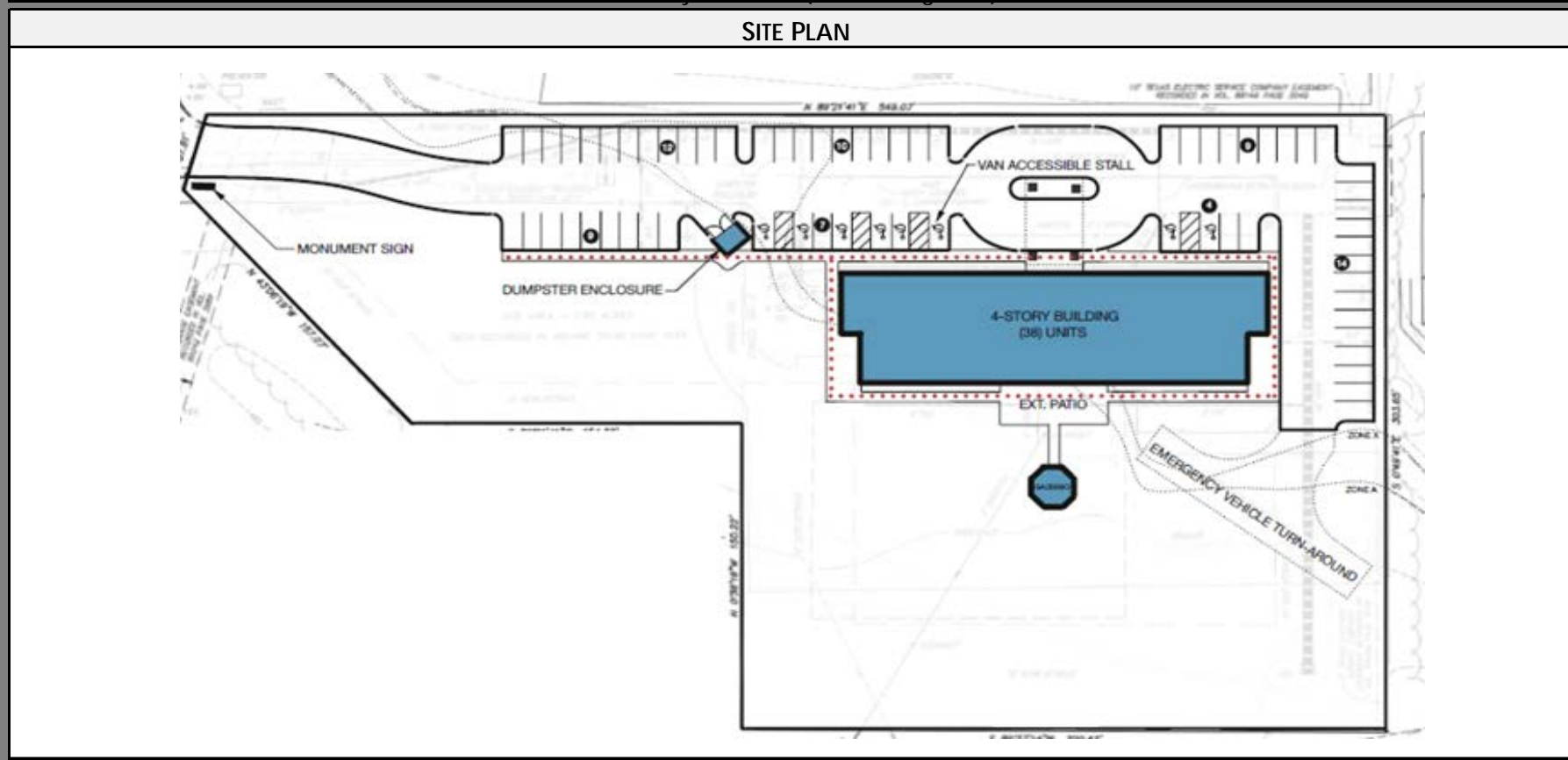
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$782,000	\$782,000	\$20,579/Unit \$0.89

KEY PRINCIPALS / SPONSOR		
JES Dev Co, Inc Brian Kimes Jim Markel		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	12	32%	30%	4	11%
2	26	68%	40%	-	0%
3	-	0%	50%	16	42%
4	-	0%	60%	18	47%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	38	100%	TOTAL	38	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	54.7%
Breakeven Occ.	87.0%	Breakeven Rent	\$843
Average Rent	\$897	B/E Rent Margin	\$54
Property Taxes	\$1,250/unit	Exemption/PILOT	0%
Total Expense	\$5,567/unit	Controllable	\$3,037/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.0%		
Highest Unit Capture Rate	3%	2 BR/50%	11
Dominant Unit Cap. Rate	2%	2 BR/60%	12
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	839 SF	Density	13.3/acre
Acquisition		\$39K/unit	\$1,500K
Building Cost	\$111.31/SF	\$93K/unit	\$3,549K
Hard Cost		\$137K/unit	\$5,213K
Total Cost		\$259K/unit	\$9,840K
Developer Fee	\$1,041K	(35% Deferred)	Paid Year: 12
Contractor Fee	\$730K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	18/35	5.00%	\$2,515,000	1.15	City of Grand Prairie	0/0	0.00%	\$500	1.15	Affordable Equity Partners, Inc.	\$6,958,408
					JES Partnerships-Parkside, LLC	0/0	0.00%	\$110	1.15	JES Dev Co, Inc.	\$366,084
										TOTAL EQUITY SOURCES	\$7,324,492
										TOTAL DEBT SOURCES	\$2,515,610
TOTAL DEBT (Must Pay)			\$2,515,000		CASH FLOW DEBT / GRANTS			\$610		TOTAL CAPITALIZATION	\$9,840,102

CONDITIONS

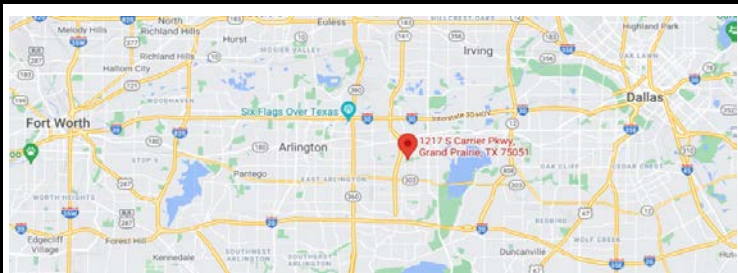
1 Receipt and acceptance by Commitment:

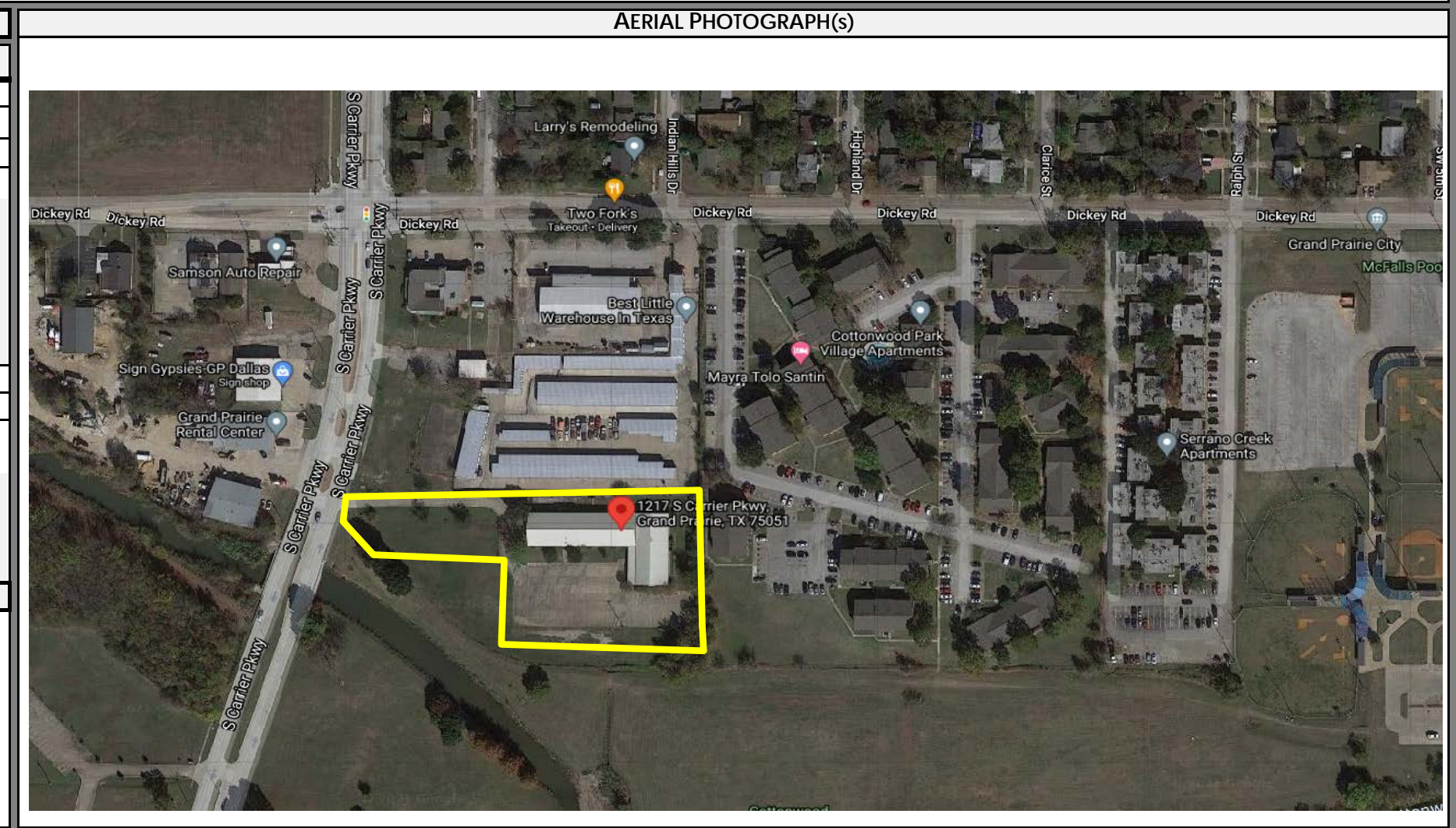
- Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.

2 Receipt and acceptance by Cost Certification:

- a: Certification that testing for asbestos and lead-based paint was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
- b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.
For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Experienced Developer	
▫ Overall Feasibility Indicators	
▫ Attractive Design	
WEAKNESSES/RISKS	
▫ 68% of units are 2 BR	
▫ Potential increased cost due to unknown asbestos conditions	
AREA MAP	
	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21093 Program(s): 9% HTC

Parkside on Carrier

Address/Location: 1217 S. Carrier Parkway

City: Grand Prairie County: Dallas Zip: 75051

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$782,000				\$782,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
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 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structure prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
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SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	16
60% of AMI	60% of AMI	18

DEVELOPMENT SUMMARY

New construction of 38 units, targeting the elderly population aged 55+. One 4-story elevator-served building, and 2,500 s.f. of community space. The unit mix is 32% one bedroom units with the other 68% being 2-bedrooms.

RISK PROFILE

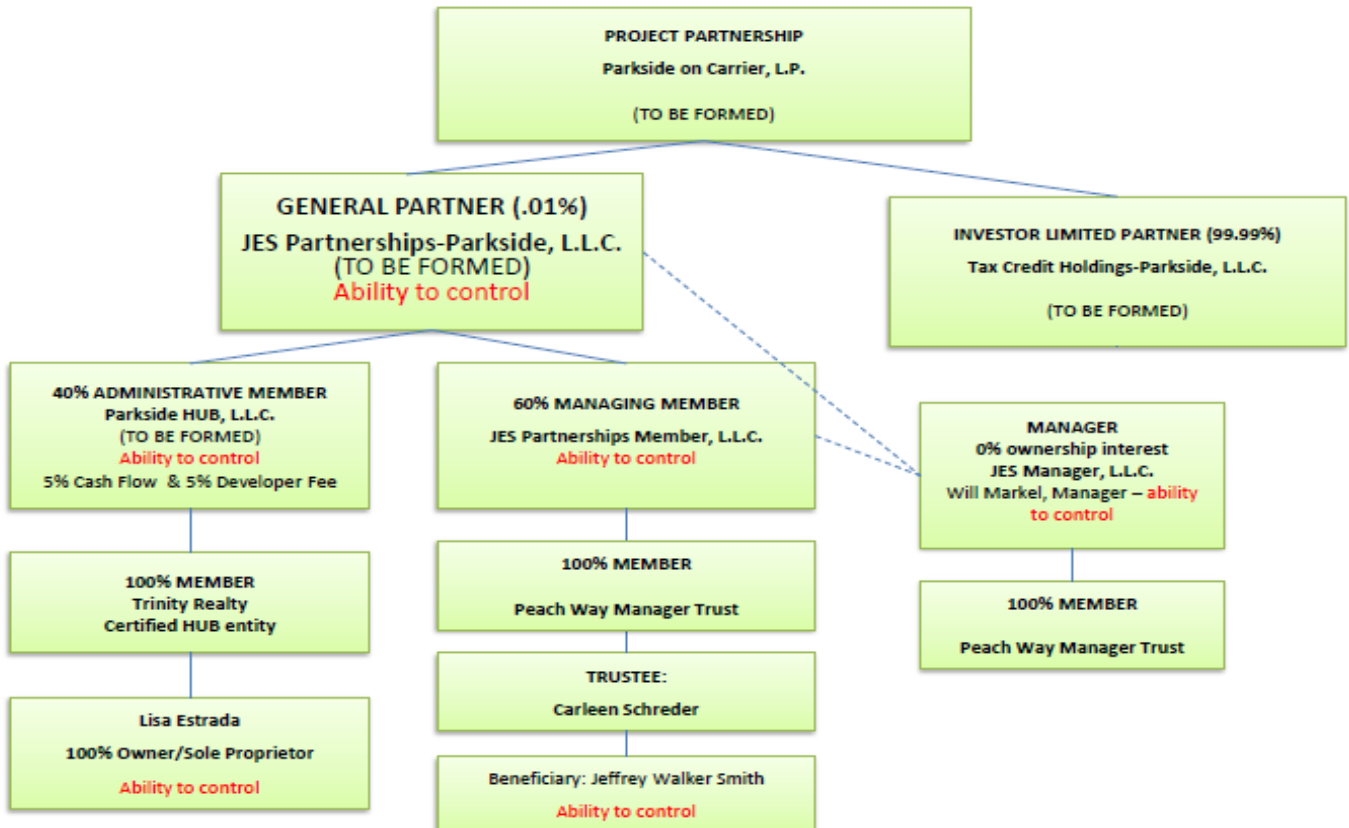
STRENGTHS/MITIGATING FACTORS		WEAKNESSES/RISKS	
▫ Experienced Developer		▫ 68% of units are 2 BR	
▫ Overall Feasibility Indicators		▫ Potential increased cost due to unknown asbestos conditions	
▫ Attractive Design			

DEVELOPMENT TEAM

PRIMARY CONTACTS

Name:	<u>Brian Kimes</u>	Name:	<u>Jim Markel</u>
Phone:	<u>(573) 443-2021</u>	Phone:	<u>(404) 841-2227</u>
Relationship:	<u>Developer</u>	Relationship:	<u>Developer</u>

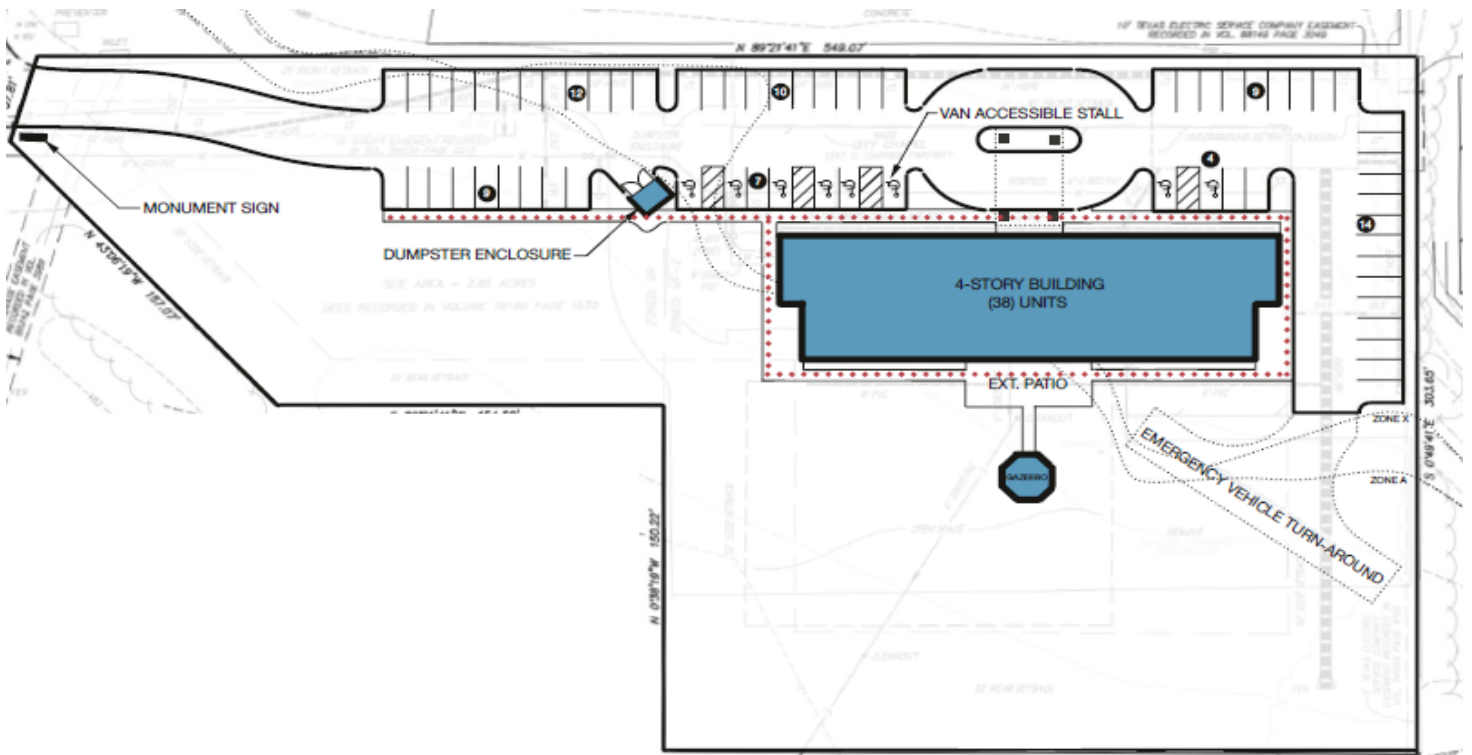
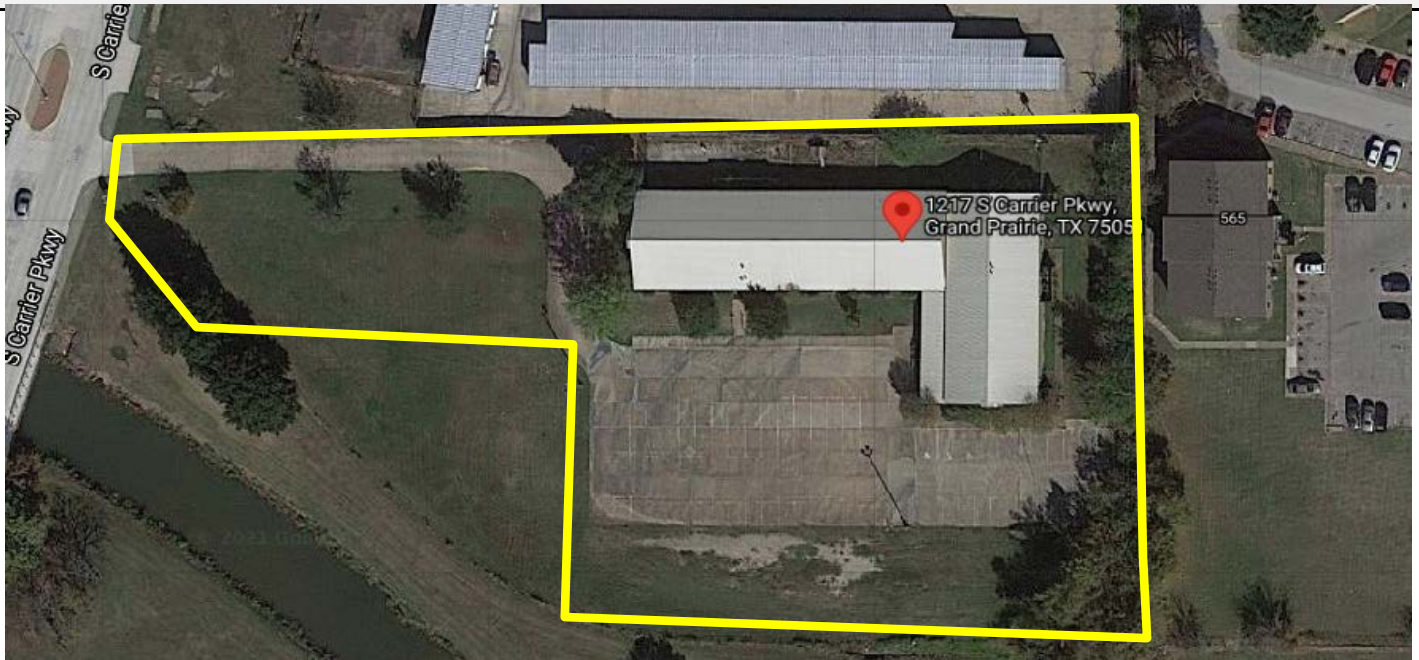
OWNERSHIP STRUCTURE



- Experienced Developer with 6 other LIHTC projects in Texas. Applicant has an in-house General Contracting and Property Management Company that will build and manage this property.

DEVELOPMENT SUMMARY

SITE PLAN

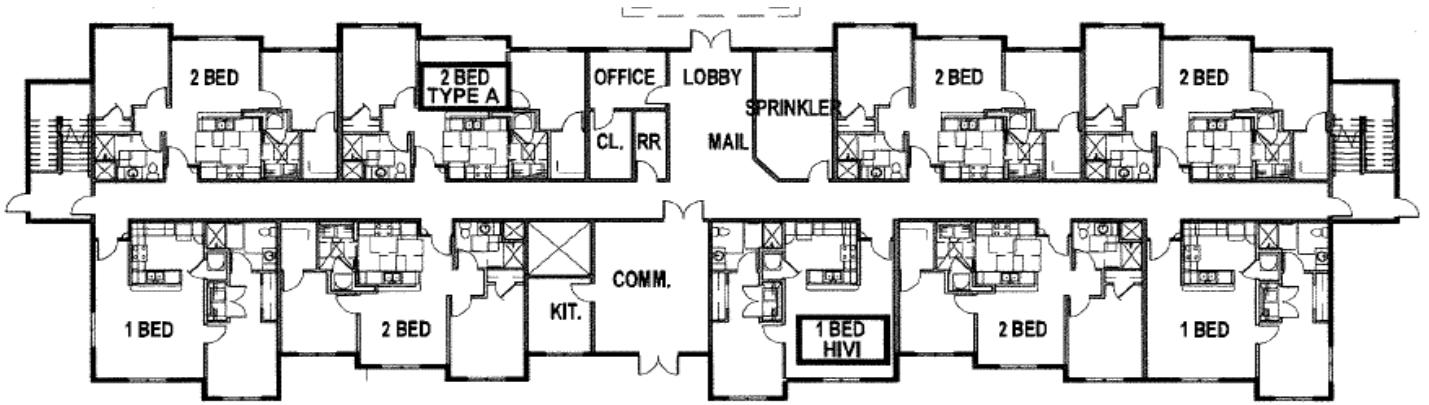


Comments:

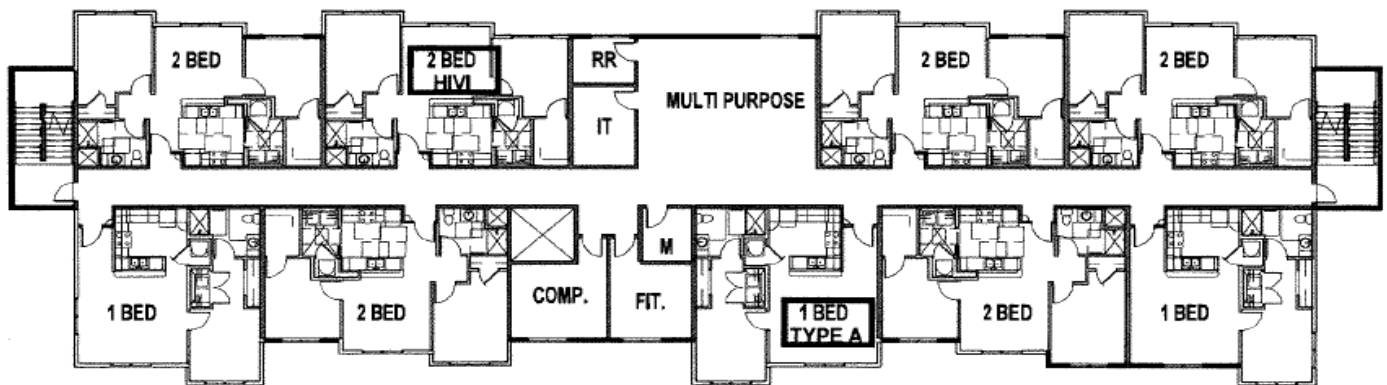
Access to the site will be provided by a single driveway to S. Carrier Parkway. The property has one existing building on the east side of the site with onsite parking to the south of the building. The property is generally L shaped with the long leg in an east west orientation and the short leg on the east end facing south. The east half of the property is zoned MF 2, multifamily two residential district, and the west half is zoned GR, general retail district. The lot is abutted by S. Carrier Parkway to the west, a storage and warehousing facility to the north, multifamily residential to the east, and a City owned park to the south.

Thirty-two parking spaces required, 65 uncovered spaces will be provided free for tenant use.

BUILDING PLAN (Typical)



1ST FLOOR



2ND FLOOR

Comments:

Standard rectangular units with some articulation, multiple plumbing runs throughout the building, 9 foot ceilings and walk-in showers only in all units.

BUILDING ELEVATION



Comments:

A single 4-story, elevator-served building with 9ft ceilings, 6:12 roof pitches, conditioned corridors, above average articulation and 45% masonry exteriors.

BUILDING CONFIGURATION

Building Type	4-Story												Total Buildings
Floors/Stories	4											1	
Number of Bldgs	1												
Units per Bldg	38												
Total Units	38											38	
Avg. Unit Size (SF)		839 sf	Total NRA (SF)		31,880	Common Area (SF)*		8,870					

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 2.85 acres Density: 13.3 units/acre
Site Control: 2.85 **Site Plan:** 2.85 **Appraisal:** NA **ESA:** 2.85
Feasibility Report Survey: 2.85 **Feasibility Report Engineer's Plan:** 2.85

Control Type: Commercial Contract of Sale

Development Site: 2.85 acres Cost: \$1,500,000 \$39,474 per unit

Seller: City Chapel

Buyer: JES Dev Co., Inc.

Related-Party Seller/Identity of Interest: No

SITE INFORMATION

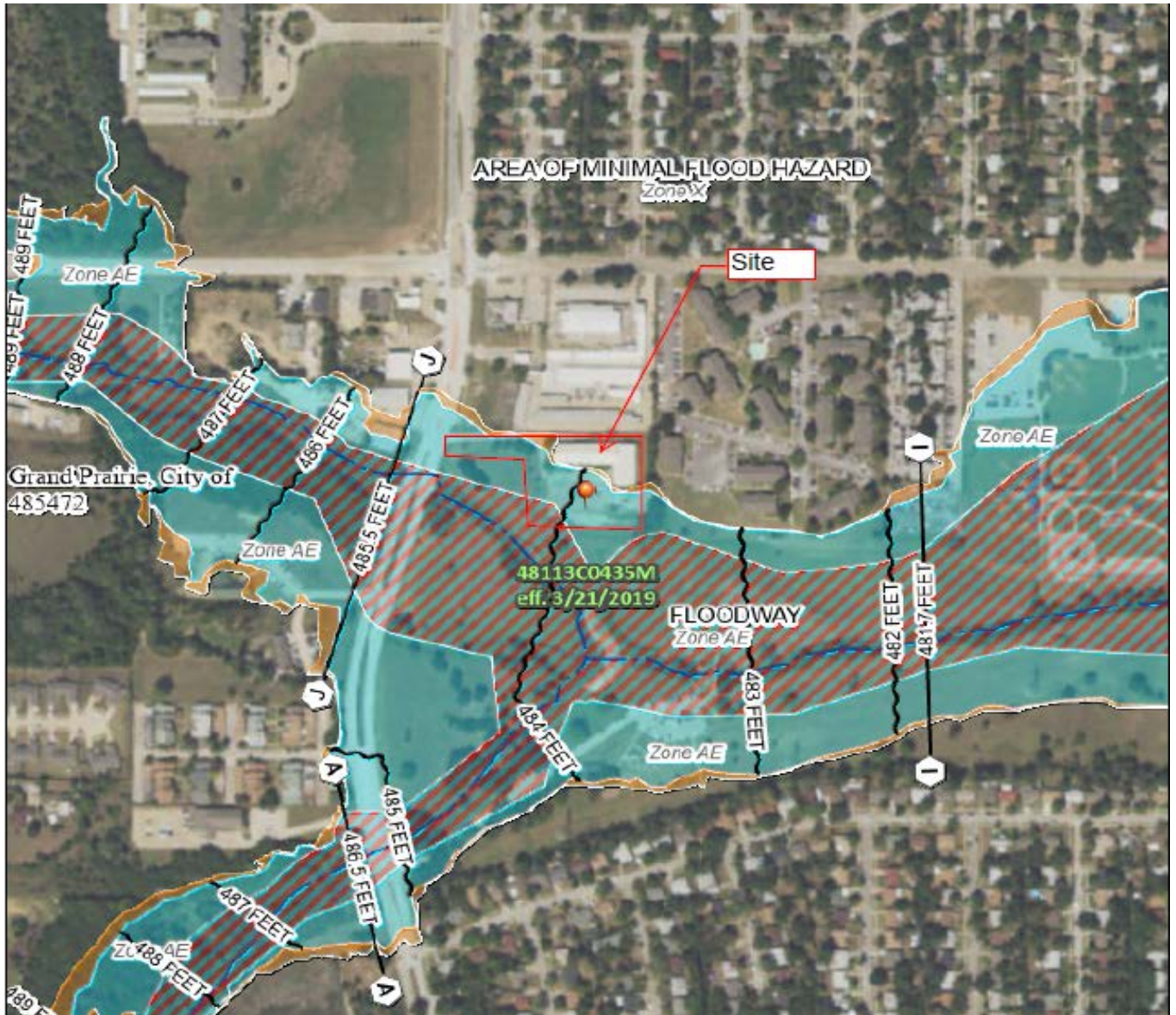
Flood Zone:	<u>AE,X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF-2 and GR</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 City Chapel Church

Surrounding Uses:
North: Best Little Warehouse in Texas, undeveloped grassland and a concrete foundation
South: Cottonwood Creek, Cottonwood Soccer Fields, and McFalls Park
East: Cottonwood Park Apartments
West: South Carrier Parkway, Cottonwood Creek, and Grand Prairie Rental Center

Other Observations:

The property is located to the north of Cottonwood Creek and contains a regulatory floodway in the southwest corner, Zone AE along the south side of the site, Zone X shaded along the south side of the site, and Zone X unshaded.



Proposed Impact & Mitigation: The site plan proposes to raise the building's lowest finish floor a minimum of 2 feet above the FEMA FIRM 100 year base flood elevation (BFE) and all parking areas a minimum of 1 foot above BFE. This will require fill in the northern portions of the site. These areas of fill are expected to be offset by expanding floodplain areas on the south side of the site.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Dominion Due Diligence Group Date: 3/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- Prior to demolition activities, D3G recommends conducting a pre-demolition asbestos inspection of the site structures in accordance with 40 CFR Part 61 Subpart M by a licensed asbestos inspector. Identified ACMs should be removed from the structures prior to demolition activities in accordance with applicable regulations.
- D3G recommends that the site continue to be developed in full compliance with the National Flood Protection Act, as outlined in the TDHCA QAP, inclusive of pursuing and receiving a Letter of Map Revision (LOMR-F) from FEMA.
- All generated debris containing lead-based paint is to be appropriately disposed of in accordance with applicable EPA RCRA requirements.

MARKET ANALYSIS

Provider: Novogradac Date: 3/19/2021
 Contact: John Overath Phone: 469-329-5214

Primary Market Area (PMA): 26 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Dallas County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,640	\$11,640	\$13,968	\$13,968	---	---	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	---	---	---
50% AMGI	Min	\$19,392	\$19,392	\$23,280	\$23,280	---	---	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	---	---	---
60% AMGI	Min	\$23,280	\$23,280	\$27,936	\$27,936	---	---	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	---	---	---

AFFORDABLE HOUSING INVENTORY							
Competitive Supply (Proposed, Under Construction, and Unstabilized)							
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units	
18214	Mariposa Apartment Homes at Westchester	No	New	Elderly Limitation	61	93	
Other Affordable Developments in PMA since 2016							
20120	Lennox House		A/R	Elderly	n/a	40	
Stabilized Affordable Developments in PMA					Total Units	80	
					Total Developments	12	
					Average Occupancy	99%	

Proposed, Under Construction, and Unstabilized Competitive Supply:

Mariposa Apartment Homes at Westchester (#18214, 61 comp units) is a completed bond project, outside the PMA, south of I-20; Market Analyst did not include these units in their calculations. While this competitive property is located outside the PMA, their PMA's share census tracts and therefore share some qualified demand to absorb the new units.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	98,449			
Senior Households in the Primary Market Area	17,370			
Potential Demand from the Primary Market Area	3,495			
10% External Demand	350			
Potential Demand from Other Sources				
GROSS DEMAND	3,845			
Subject Affordable Units	38			
Unstabilized Competitive Units				
RELEVANT SUPPLY	38			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.0%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
--------------------	---------------------------	---------------------	--------------	------------------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	959	96	4		0%					
50% AMGI	1,240	124	16		1%					
60% AMGI	1,296	130	18		1%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

If we included the 61 competitive units that are located outside the Subject PMA, but share some census tracts, the GCR would be 2.6%. This is a worst case scenario as it includes the outside supply, but none of the additional demand from 18214's PMA.

Because the competitive units are located outside the Market Analyst's determined PMA, and Underwriter's worst case scenario test produced an acceptable Gross Capture Rate, Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	136	14	1		1%					
1 BR/50%	185	19	5		2%					
1 BR/60%	199	20	6		3%					
2 BR/30%	245	25	3		1%					
2 BR/50%	288	29	11		3%					
2 BR/60%	448	45	12		2%					

Market Analyst Comments:

The senior population in the PMA grew significantly between 2000 and 2020, however, grew by slightly less than the MSA and the overall nation. The percentage of senior renter households in the PMA increased significantly between 2010 and 2020, and is estimated to be 36.8 percent as of 2025. This is more than the estimated 27.7 percent of renter households across the overall nation. Approximately 42.6 percent of senior renter households in the PMA earn less the \$40,000 annually, indicating a strong need for affordable senior housing. Overall, the combination of rising population and household income levels bodes well for future demand for senior multifamily housing. (p. 33)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$175,225	Avg. Rent:	\$897	Expense Ratio:	54.7%
Debt Service:	\$152,315	B/E Rent:	\$843	Controllable Expenses:	\$3,037
Net Cash Flow:	\$22,911	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,250
Aggregate DCR:	1.15	B/E Occupancy:	87.0%	Program Rent Year:	2020

All units are projected at maximum HTC program rents.

Breakeven occupancy occurs with 4 units vacant (underwritten at 2).

Pro Forma exhibits feasibility throughout the 35 year term. Any increase in the permanent loan rate would cause the pro forma to fall below the minimum 1.15 DCR threshold.

As presented, 15 year residual cash flow is \$127K with a deferral of 35% of the developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$526,316/ac	\$39,474/unit	\$1,500,000	Contractor Fee	\$729,785
Off-site + Site Work		\$36,713/unit	\$1,395,104	Soft Cost + Financing	\$1,301,042
Building Cost	\$111.31/sf	\$93,382/unit	\$3,548,528	Developer Fee	\$1,040,503
Contingency	5.44%	\$7,082/unit	\$269,122	Reserves	\$56,018
Total Development Cost	\$258,950/unit	\$9,840,102	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH				

Site Work:

Certified \$1.2M (\$32K/unit) for demolition, grading, paving, concrete and utility costs. Amenity cost of \$182K (\$4.8K/unit) was not included in certification, but is comprised of \$150K for landscaping, \$20K for fencing, \$12K for trash enclosures and signage.

CPA letter provided identifying \$972,836 of site work to be included in eligible basis (\$25,601/unit).

Building Cost:

TDHCA's typical cost methodology using Marshal & Swift's ("M&S") average quality construction values adjusted for the small number of units and four story build results in a total building cost estimate of \$3.49M (\$92K/unit - \$109.34/sf), which is \$63K (1.8%) lower than the Applicant's budget.

High building cost per square foot is in part due to lower number of units (38).

Applicant limited eligible basis by \$859K for scoring purposes.

Contingency:

Contingency is understated at less than 6.0%. An additional \$127K of repayable Developer fee is available for deferral as additional contingency for any cost overruns.

Comments:

Applicant's total development costs are less than 1% (\$66K) higher than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$9,840,102	\$6,878,171	\$804,746

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Sterling Bank	Conventional Loan	\$7,413,623	5.25%	84%
Affordable Equity Partners, Inc.	HTC	\$1,391,682	\$0.89	16%
City of Grand Prairie	\$11.9(d)(2)LPS Contribution	\$500		0%
JES Partnerships-Parkside, LLC	Owner Equity	\$110		0%
		\$8,805,915	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Sterling Bank	\$2,515,000	5.00%	35	18	\$2,515,000	5.00%	35	18	26%
City of Grand Prairie	\$500	Fee Waiver			\$500	Fee Waiver			0%
JES Partnerships-Parkside, LLC	\$110	Owner Equity			\$110	Owner Equity			0%
Total	\$2,515,610				\$2,515,610				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Affordable Equity Partners, Inc.	\$6,958,408	\$0.89		\$6,958,408	\$0.89	71%	
JES Dev Co, Inc.	\$366,584		35%	\$366,084		4%	35%
Total	\$7,324,992			\$7,324,492			
				\$9,840,102	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.937	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.874	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$9,840,102
Permanent Sources (debt + non-HTC equity)	\$2,515,610
Gap in Permanent Financing	\$7,324,492

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$7,160,807	\$804,746
Needed to Balance Sources & Uses	\$7,324,492	\$823,141
Requested by Applicant	\$6,958,408	\$782,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$6,958,408	\$782,000

Deferred Developer Fee	\$366,084	(35% deferred)
Repayable in	12 years	

Comments:

Recommended credit allocation is \$782,000 as requested by the Applicant.

Underwriter: Diamond Unique Thompson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Parkside on Carrier, Grand Prairie, 9% HTC #21093

LOCATION DATA	
CITY:	Grand Prairie
COUNTY:	Dallas
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	12	31.6%	0	0
2	26	68.4%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	38	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	839 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	4	-	16	18	-	-	-	38
Income	% Total	0.0%	10.5%	0.0%	42.1%	47.4%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	1	1	1	750	\$485	\$58	\$427	\$0	\$0.57	\$427	\$427	\$427	\$427	\$1	\$0	\$1,240	\$1.65	\$1,240
TC 50%	\$808	5	1	1	750	\$808	\$58	\$750	\$0	\$1.00	\$750	\$3,750	\$3,750	\$750	\$1	\$0	\$1,240	\$1.65	\$1,240
TC 60%	\$970	6	1	1	750	\$970	\$58	\$912	\$0	\$1.22	\$912	\$5,472	\$5,472	\$912	\$1	\$0	\$1,240	\$1.65	\$1,240
TC 30%	\$582	3	2	1	880	\$582	\$75	\$507	\$0	\$0.58	\$507	\$1,521	\$1,521	\$507	\$1	\$0	\$1,385	\$1.57	\$1,385
TC 50%	\$970	11	2	1	880	\$970	\$75	\$895	\$0	\$1.02	\$895	\$9,845	\$9,845	\$895	\$1	\$0	\$1,385	\$1.57	\$1,385
TC 60%	\$1,164	12	2	1	880	\$1,164	\$75	\$1,089	\$0	\$1.24	\$1,089	\$13,068	\$13,068	\$1,089	\$1	\$0	\$1,385	\$1.57	\$1,385
TOTALS/AVERAGES:		38			31,880				\$0	\$1.07	\$897	\$34,083	\$34,083	\$897	\$1.07	\$0	\$1,339	\$1.60	\$1,339

ANNUAL POTENTIAL GROSS RENT:	\$408,996	\$408,996
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STABILIZED PRO FORMA

Parkside on Carrier, Grand Prairie, 9% HTC #21093

STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Senior Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.07	\$897	\$408,996	\$408,996	\$897	\$1.07		0.0%	\$0
Late Rent, Forfeited Deposits, App fees, ve					\$20.00	\$9,120						
Total Secondary Income					\$20.00		\$9,120	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$418,116	\$418,116				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(31,359)	(31,359)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$386,757	\$386,757				0.0%	\$0

General & Administrative	\$17,711	\$466/Unit	\$19,711	\$519	4.10%	\$0.50	\$417	\$15,850	\$17,711	\$466	\$0.56	4.58%	-10.5%	(1,861)
Management	\$17,850	5.9% EGI	\$17,420	\$458	4.72%	\$0.57	\$480	\$18,240	\$19,338	\$509	\$0.61	5.00%	-5.7%	(1,098)
Payroll & Payroll Tax	\$33,752	\$888/Unit	\$43,435	\$1,143	11.24%	\$1.36	\$1,144	\$43,472	\$43,435	\$1,143	\$1.36	11.23%	0.1%	37
Repairs & Maintenance	\$27,907	\$734/Unit	\$37,439	\$985	6.75%	\$0.82	\$687	\$26,100	\$24,700	\$650	\$0.77	6.39%	5.7%	1,400
Electric/Gas	\$9,292	\$245/Unit	\$7,767	\$204	2.07%	\$0.25	\$211	\$8,000	\$7,767	\$204	\$0.24	2.01%	3.0%	233
Water, Sewer, & Trash	\$27,701	\$729/Unit	\$21,260	\$559	5.69%	\$0.69	\$579	\$22,000	\$21,260	\$559	\$0.67	5.50%	3.5%	740
Property Insurance	\$14,972	\$0.47 /sf	\$14,229	\$374	4.69%	\$0.57	\$478	\$18,150	\$18,150	\$478	\$0.57	4.69%	0.0%	-
Property Tax (@ 100%) 2.8195	\$24,170	\$636/Unit	\$24,604	\$647	12.28%	\$1.49	\$1,250	\$47,500	\$48,866	\$1,286	\$1.53	12.63%	-2.8%	(1,366)
Reserve for Replacements					2.46%	\$0.30	\$250	\$9,500	\$9,500	\$250	\$0.30	2.46%	0.0%	-
Cable TV					0.16%	\$0.02	\$16	\$600	\$600	\$16	\$0.02	0.16%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.39%	\$0.05	\$40	\$1,520	\$1,520	\$40	\$0.05	0.39%	0.0%	-
Security					0.16%	\$0.02	\$16	\$600	\$600	\$16	\$0.02	0.16%	0.0%	-
TOTAL EXPENSES					54.69%	\$6.64	\$5,567	\$211,532	\$213,447	\$5,617	\$6.70	55.19%	-0.9%	\$ (1,915)
NET OPERATING INCOME ("NOI")					45.31%	\$5.50	\$4,611	\$175,225	\$173,311	\$4,561	\$5.44	44.81%	1.1%	\$ 1,915

CONTROLLABLE EXPENSES	\$3,037/Unit	\$3,023/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Parkside on Carrier, Grand Prairie, 9% HTC #21093

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Sterling Bank		1.14	1.15	152,315	5.00%	35	18	\$2,515,000	\$2,515,000	18	35	5.00%	\$152,315	1.15	25.6%
CASH FLOW DEBT / GRANTS															
City of Grand Prairie		1.14	1.15		0.00%	0	0	\$500	\$500	0	0	0.00%		1.15	0.0%
JES Partnerships-Parkside, LLC		1.14	1.15		0.00%	0	0	\$110	\$110	0	0	0.00%		1.15	0.0%
				\$152,315	TOTAL DEBT / GRANT SOURCES			\$2,515,610	\$2,515,610	TOTAL DEBT SERVICE			\$152,315	1.15	25.6%

NET CASH FLOW	\$20,996	\$22,911		APPLICANT	NET OPERATING INCOME	\$175,225	\$22,911	NET CASH FLOW
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EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Affordable Equity Partners, Inc.	LIHTC Equity	70.7%	\$782,000	\$0.89	\$6,958,408	\$6,958,408	\$0.8898	\$782,000	70.7%	\$20,579	Applicant Request	
JES Dev Co, Inc.	Deferred Developer Fees	3.7%	(35% Deferred)		\$366,584	\$366,084	(35% Deferred)		3.7%	Total Developer Fee: \$1,040,503		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		74.4%			\$7,324,992	\$7,324,492			74.4%			

TOTAL CAPITALIZATION				\$9,840,602	\$9,840,102			15-Yr Cash Flow after Deferred Fee:	\$127,097
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DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$39,474 / Unit	\$1,500,000	\$1,500,000	\$39,474 / Unit					0.0%	\$0
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0
Site Work		\$972,836	\$31,905 / Unit	\$1,212,399	\$1,212,399	\$31,905 / Unit		\$972,836			0.0%	\$0
Site Amenities		\$182,705	\$4,808 / Unit	\$182,705	\$182,705	\$4,808 / Unit		\$182,705			0.0%	\$0
Building Cost		\$2,689,070	\$111.31 /sf	\$93,382/Unit	\$3,548,528	\$3,485,910	\$91,734/Unit	\$109.34 /sf	\$2,689,070		1.8%	\$62,618
Contingency		\$269,122	7.00%	5.44%	\$269,122	\$269,122	5.51%	7.00%	\$269,122		0.0%	\$0
Contractor Fees		\$575,920	14.00%	14.00%	\$729,785	\$721,019	14.00%	14.00%	\$575,920		1.2%	\$8,766
Soft Costs	\$0	\$777,338		\$20,983 / Unit	\$797,338	\$797,338		\$20,983 / Unit	\$777,338	\$0	0.0%	\$0
Financing	\$0	\$370,677		\$13,255 / Unit	\$503,704	\$503,704		\$13,255 / Unit	\$370,677	\$0	0.0%	\$0
Developer Fee	\$0	\$1,040,503	17.82%	15.00%	\$1,040,503	\$1,040,503	15.14%	17.82%	\$1,040,503	\$0	0.0%	\$0
Reserves				2 Months	\$56,018	\$60,960		2 Months			-8.1%	(\$4,942)
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$6,878,171		\$258,950 / Unit	\$9,840,102	\$9,773,660	\$257,202 / Unit	\$6,878,171	\$0	0.7%	\$66,442
Acquisition Cost	\$0				\$0							
Contingency		\$0			\$0							
Contractor's Fee		\$0			\$0							
Financing Cost		\$0			\$0							
Developer Fee	\$0	\$0			\$0				\$0			
Reserves					\$0							
ADJUSTED BASIS / COST		\$0	\$6,878,171		\$258,950/unit	\$9,840,102	\$9,773,660	\$257,202/unit	\$6,878,171	\$0	0.7%	\$66,442
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$9,840,102						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Parkside on Carrier, Grand Prairie, 9% HTC #21093

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$6,878,171	\$0	$6,878,171
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$6,878,171	\$0	\$6,878,171
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$8,941,622	\$0	\$8,941,622
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$8,941,622	\$0	\$8,941,622
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$804,746	\$0	\$804,746
CREDITS ON QUALIFIED BASIS	\$804,746		\$804,746	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8898	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$804,746	\$7,160,807	----	----	----
Needed to Fill Gap	\$823,141	\$7,324,492	----	----	----
Applicant Request	\$782,000	\$6,958,408	\$782,000	\$0	\$0

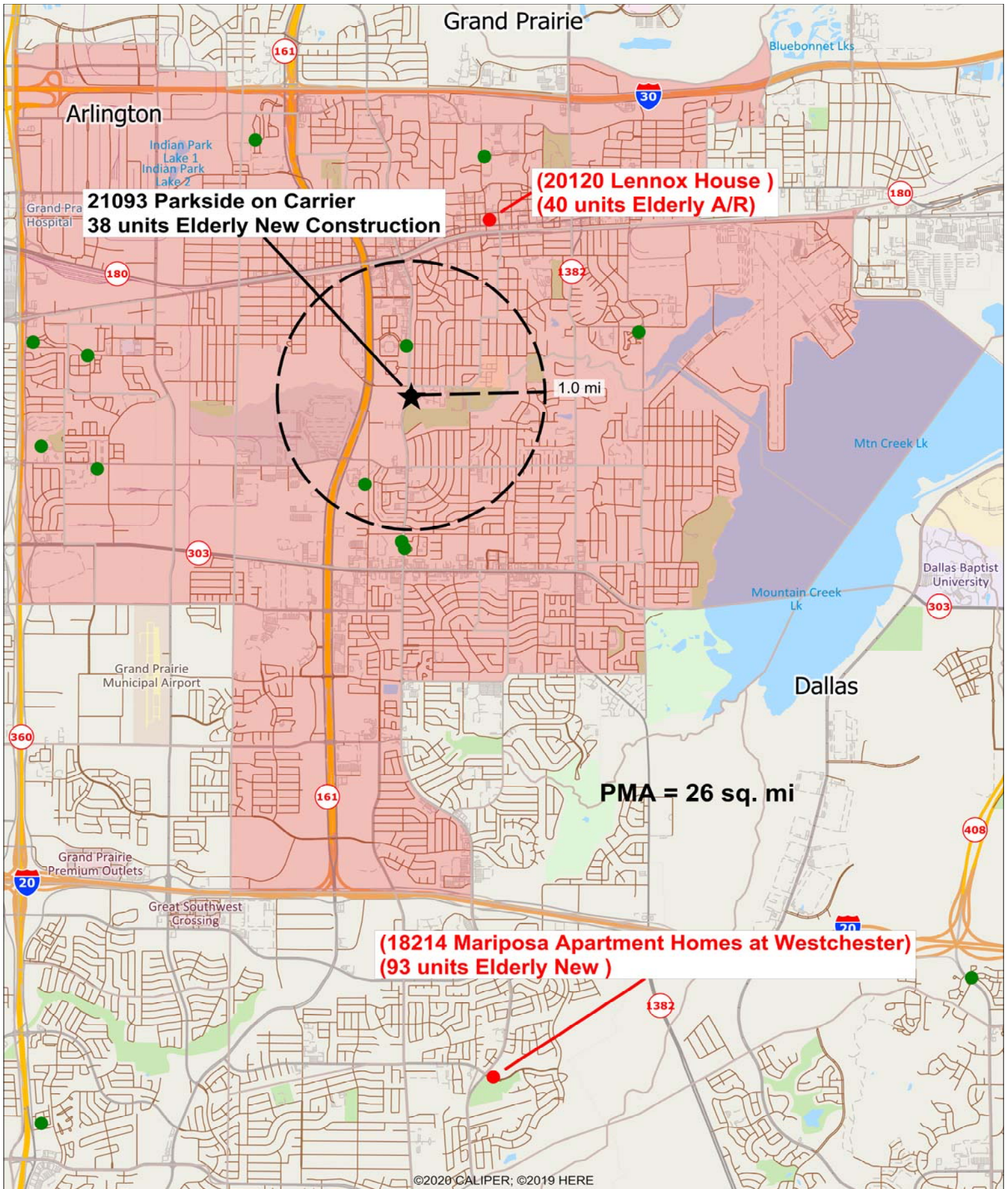
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	31,880 SF	\$78.32	2,496,856
Adjustments				
Exterior Wall Finish	3.60%		2.82	\$89,887
Elderly	3.00%		2.35	74,906
9-Ft. Ceilings	3.45%		2.70	86,142
Roof Adjustment(s)			1.19	38,000
Subfloor			0.22	7,093
Floor Cover			2.56	81,613
Enclosed Corridors	\$69.87	6,650	14.57	464,638
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	78	2.64	84,240
Rough-ins	\$530	76	1.26	40,280
Built-In Appliances	\$1,830	38	2.18	69,540
Exterior Stairs	\$2,460	6	0.46	14,760
Heating/Cooling			2.34	74,599
Storage Space	\$69.87	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$103.12	2,520	8.15	259,858
Elevators	\$90,808	1	2.85	90,808
Other:			0.00	0
Fire Sprinklers	\$2.88	41,050	3.71	118,224
SUBTOTAL			128.34	4,091,444
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			128.34	\$4,091,444
Plans, specs, survey, bldg permits	3.30%		(4.24)	(\$135,018)
Contractor's OH & Profit	11.50%		(14.76)	(470,516)
NET BUILDING COSTS		\$91,734/unit	\$109.34/sf	\$3,485,910

Long-Term Pro Forma

Parkside on Carrier, Grand Prairie, 9% HTC #21093

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$386,757	\$394,492	\$402,382	\$410,430	\$418,639	\$462,211	\$510,318	\$563,432	\$622,075	\$686,821	\$758,306
TOTAL EXPENSES	3.00%	\$211,532	\$217,696	\$224,040	\$230,572	\$237,295	\$274,001	\$316,439	\$365,511	\$422,261	\$487,897	\$563,818
NET OPERATING INCOME ("NOI")		\$175,225	\$176,797	\$178,342	\$179,858	\$181,343	\$188,210	\$193,879	\$197,921	\$199,814	\$198,924	\$194,488
EXPENSE/INCOME RATIO		54.7%	55.2%	55.7%	56.2%	56.7%	59.3%	62.0%	64.9%	67.9%	71.0%	74.4%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315	\$152,315
DEBT COVERAGE RATIO		1.15	1.16	1.17	1.18	1.19	1.24	1.27	1.30	1.31	1.31	1.28
ANNUAL CASH FLOW												
		\$22,911	\$24,482	\$26,027	\$27,543	\$29,028	\$35,895	\$41,565	\$45,607	\$47,499	\$46,609	\$42,173
Deferred Developer Fee Balance		\$343,173	\$318,691	\$292,664	\$265,121	\$236,092	\$69,946	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$127,097	\$347,794	\$582,483	\$818,566	\$1,039,893

21093 Parkside on Carrier PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21100 Hawthorn Terrace - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 23, 2021

PROPERTY IDENTIFICATION	
Application #	21100
Development	Hawthorn Terrace
City / County	Houston / Harris
Region/Area	6 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,667/Unit	\$0.94

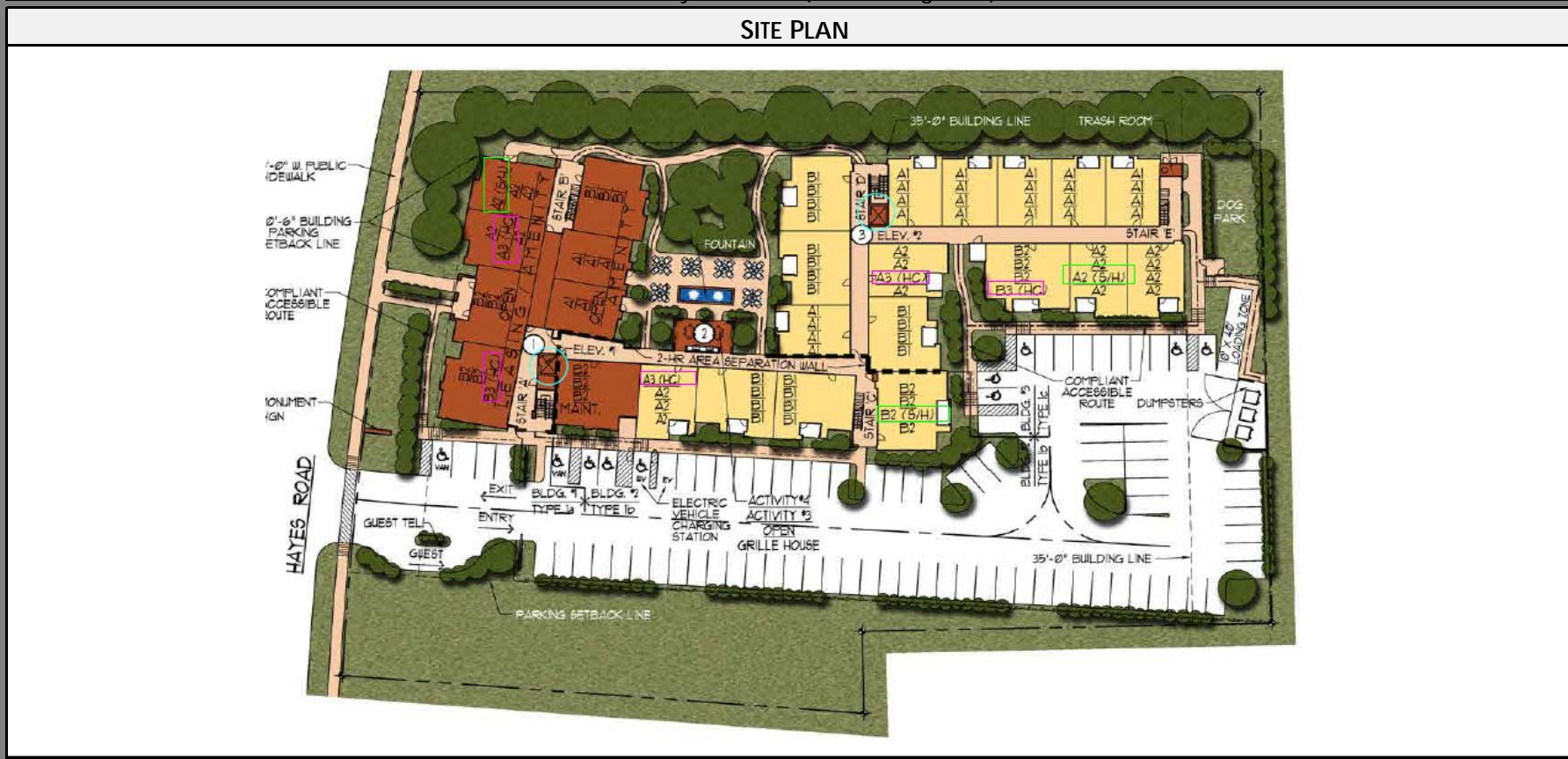
KEY PRINCIPALS / SPONSOR		
J. Steve Ford / Manager Enore Residential		
Jeremy Bartholomew JFB Properties		
Related Parties	Contractor - Yes	Seller - No



TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	51	57%	30%	8	9%
2	39	43%	40%	-	0%
3	-	0%	50%	32	36%
4	-	0%	60%	39	43%
			70%	-	0%
			80%	-	0%
			MR	11	12%
TOTAL	90	100%	TOTAL	90	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.33	Expense Ratio	64.2%
Breakeven Occ.	84.2%	Breakeven Rent	\$703
Average Rent	\$773	B/E Rent Margin	\$70
Property Taxes	\$940/unit	Exemption/PILOT	0%
Total Expense	\$5,597/unit	Controllable	\$3,320/unit



SITE PLAN

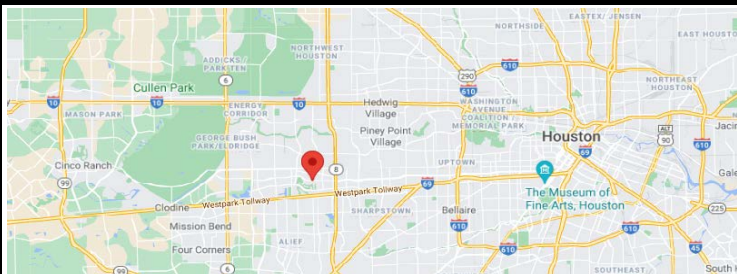
MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.4%		
Highest Unit Capture Rate	3%	1 BR/60%	26
Dominant Unit Cap. Rate	3%	1 BR/60%	26
Premiums (↑60% Rents)	Yes		\$105/Avg.
Rent Assisted Units	N/A		

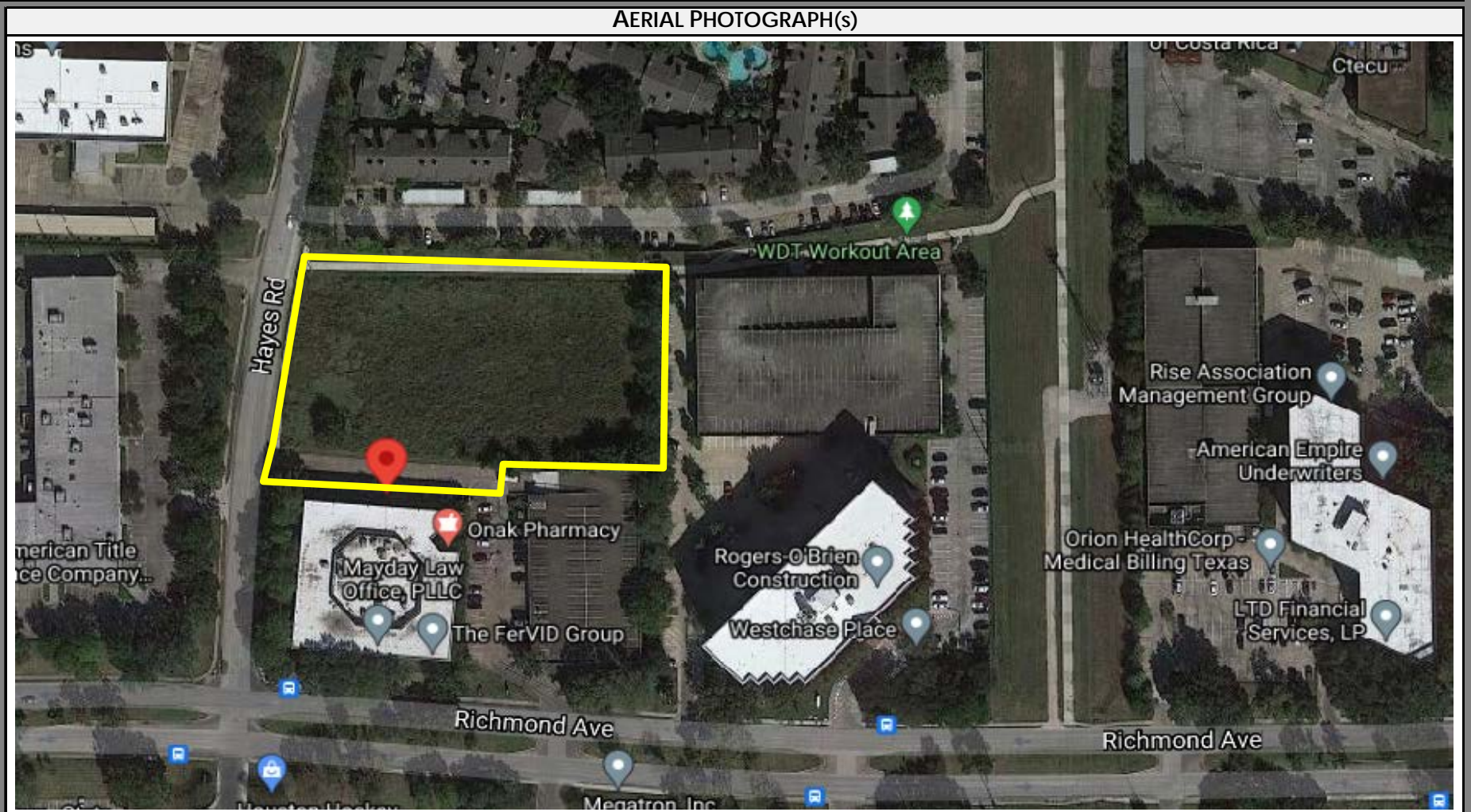
DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs	
Avg. Unit Size	837 SF	Density	36.8/acre
Acquisition		\$24K/unit	\$2,200K
Building Cost	\$97.99/SF	\$82K/unit	\$7,380K
Hard Cost		\$120K/unit	\$10,780K
Total Cost		\$210K/unit	\$18,902K
Developer Fee	\$1,946K	(54% Deferred)	Paid Year: 15
Contractor Fee	\$1,275K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Bank, NA	15/35	4.40%	\$3,750,000	1.33	City of Houston	0/0	0.00%	\$500	1.33	Hudson Housing	\$14,098,590
										Hawthorn Terrace Developers, LLC	\$1,052,533
TOTAL DEBT (Must Pay)			\$3,750,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$15,151,123
										TOTAL DEBT SOURCES	\$3,750,500
										TOTAL CAPITALIZATION	\$18,901,623

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Experienced Developer	
▫ Attractive Design	
WEAKNESSES/RISKS	
▫ High expense ratio and cash flow sensitivity	
▫ Single point of ingress/egress	
AREA MAP	
	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21100 Program(s): 9% HTC

Hawthorn Terrace

Address/Location: 3103 Hayes Road

City: Houston County: Harris Zip: 77082

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	39

DEVELOPMENT SUMMARY

New construction of 90 units, targeting the senior population age 55+. A single 4-story elevator-served building, with 8,397 s.f. of community area spread across 2 floors. The unit mix is 34% one bedroom units and the other 66% being 2-bedrooms. Eleven units (12% of the total) are market rate.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Experienced Developer
▫	Attractive Design
▫	

WEAKNESSES/RISKS	
▫	High expense ratio and cash flow sensitivity
▫	Single point of ingress/egress
▫	

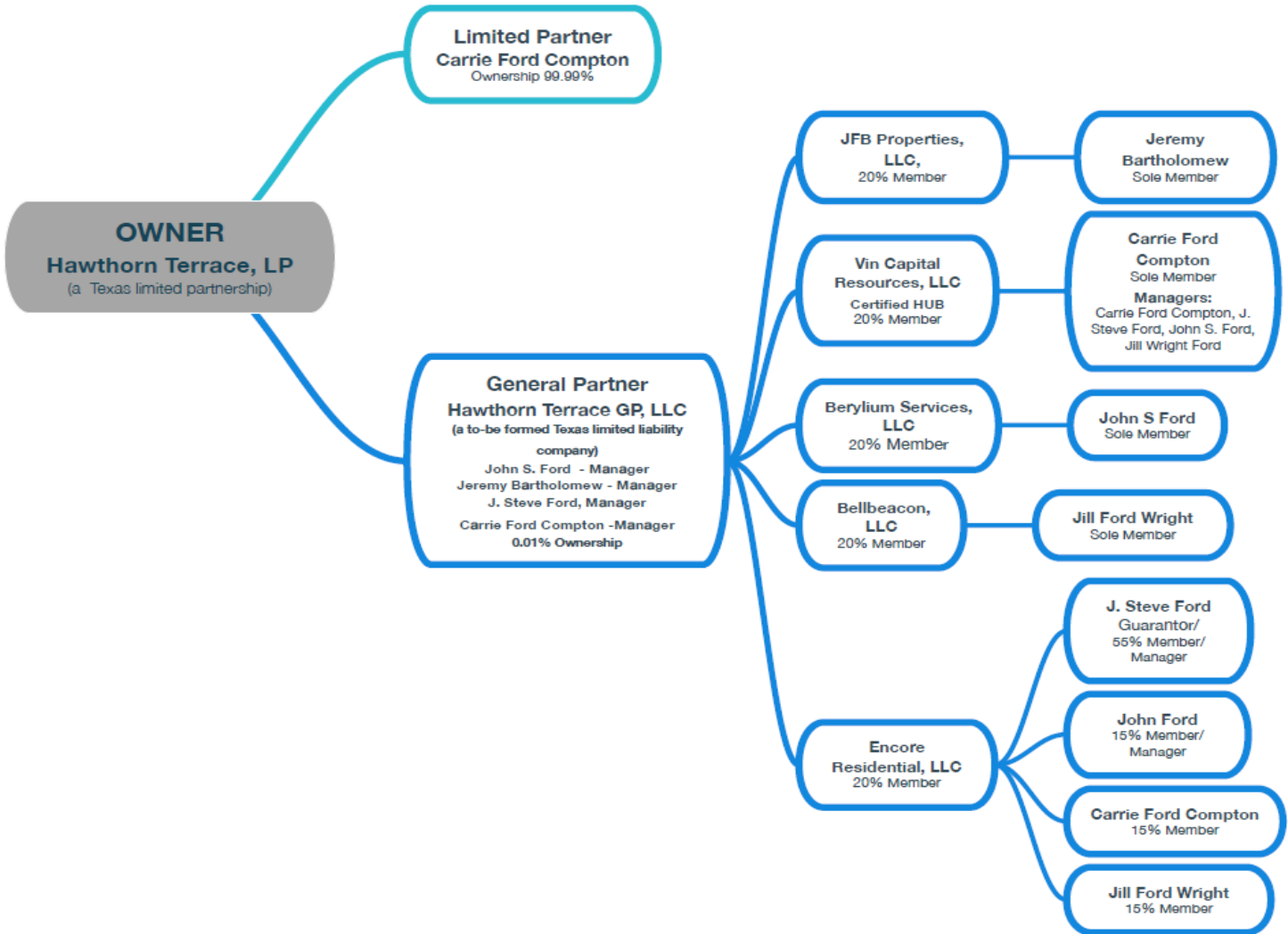
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: J. Steve Ford
 Phone: (713) 334-5514
 Relationship: GP/Developer

Name: Jeremy Bartholomew
 Phone: (713) 334-5514
 Relationship: GP/Developer

OWNERSHIP STRUCTURE



- The principals of Encore Residential Inc. have over 37 years of experience directly related to Construction, Development, Financing and Compliance in the housing industry, having developed over 600 low income tax credit units in Texas. J. Steve Ford (Manager) and their affiliated companies have developed and/or financed approximately 30,000 units with current ownership of over 8,700 units in the state of Texas.

DEVELOPMENT SUMMARY

SITE PLAN

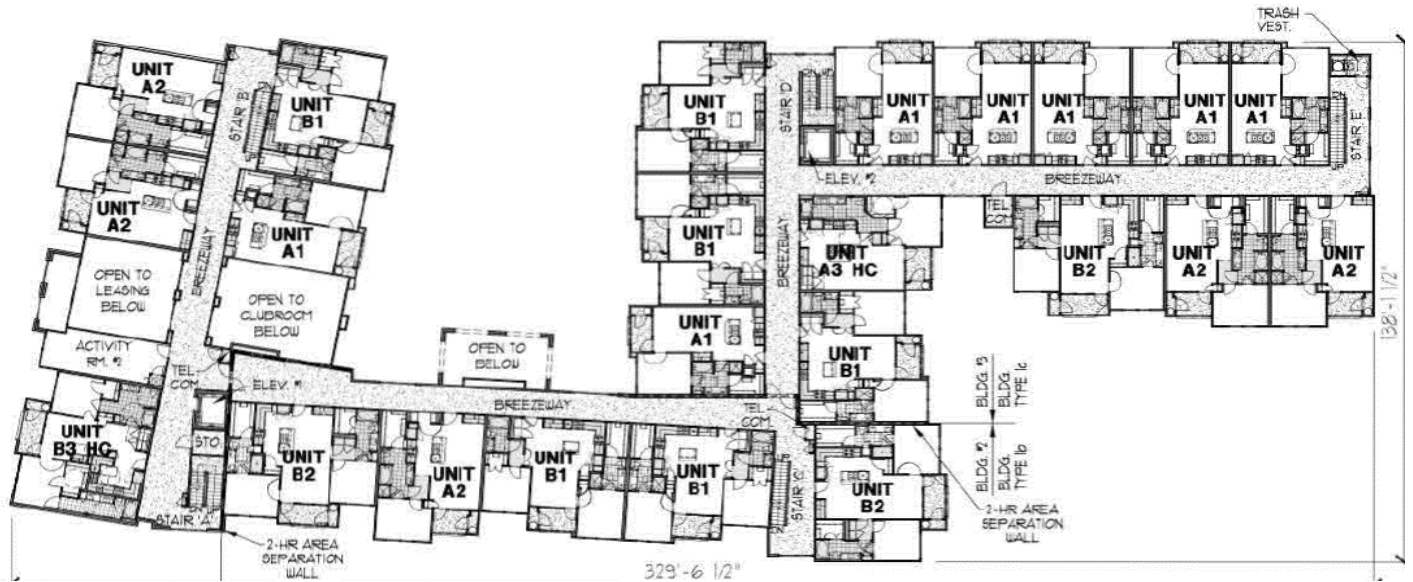


Comments:

Access to the Property will be obtained from a single point of ingress/egress from Hayes Road, a 41-foot wide concrete commercial street with no median within a 60- foot road right of way. The Property also includes the driveway to the adjacent property to the south. Although this driveway is part of the Property, this project will not gain any access from this driveway, and no connection to this driveway will be made.

For senior-living multi-family residential developments, the City of Houston parking requirements dictate a minimum of 3/4 parking space per unit plus 1 parking pace per employee. With three employees, the minimum number of parking spaces that the City of Houston will require is 71 parking spaces. The proposed project will provide 90 parking spaces free for tenant use

BUILDING PLAN (Typical)



Comments:

Typical rectangular units with 9 foot ceilings, double vanities and built-in desks and shelving in all units, island kitchens in 65 units (72% of total units).

BUILDING ELEVATION



Comments:

A single 4-story, elevator-served residential building with interconnecting breezeways, multi-level common space open to lower level, multiple plumbing runs throughout, typical exterior composition (30% brick), some differentiating exterior features and 5/12 roof pitch.

MARKET ANALYSIS

Provider: Affordable Housing Analysts

Date: 3/17/2021

Contact: Bob Coe

Phone: 281-387-7552

Primary Market Area (PMA): 14 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$10,632	\$10,632	\$12,768	\$12,768	---	---	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	---	---	---
50% AMGI	Min	\$17,736	\$17,736	\$21,288	\$21,288	---	---	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	---	---	---
60% AMGI	Min	\$21,288	\$21,288	\$25,560	\$25,560	---	---	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
19307	Briarwest Apartments		New	General	n/a	120
21440	City Park at West Oak		A/R	General	n/a	168
Stabilized Affordable Developments in PMA					Total Units	745
					Total Developments	4
					Average Occupancy	99%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Ella Grand (20205) is a 145 unit elderly development located east of the subject PMA. Beltway 8 is a natural boundary for the subject PMA and the PMA for both have no overlapping census tracts.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	47,522			
Senior Households in the Primary Market Area	14,076			
Potential Demand from the Primary Market Area	5,149			
10% External Demand	515			
Potential Demand from Other Sources				
GROSS DEMAND	5,664			
Subject Affordable Units	79			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	79			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.4%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,112	111	8	0	1%
50% AMGI	1,772	177	32	0	2%
60% AMGI	2,264	226	39	0	2%

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	716	72	4	0	1%
1 BR/50%	823	82	16	0	2%
1 BR/60%	777	78	26	0	3%
2 BR/30%	415	42	4	0	1%
2 BR/50%	618	62	16	0	2%
2 BR/60%	845	85	13	0	1%

Market Analyst Comments:

The primary market area for the subject property had an estimated 47,522 households in 2021 and is projected to have 50,878 households by 2026. Approximately 70.58% of these families were renter households in 2021. The population growth in the primary market area between 2000 and 2010 was 18.80%, between 2010 and 2021 was 17.09% and between 2021 and 2026 is projected to be 7.51%. The population is growing within the primary market area. (p. 13)

Occupancies of the affordable housing projects are high, with some maintaining waiting lists. Therefore, the subject property need only achieve moderate penetration to be feasible. This is a realistic scenario considering the limited supply of quality affordable Elderly housing in the subject's primary market area. (p. 14)

I estimate absorption at 15 to 25 units a month and the property should stabilize within 3 to 5 months of opening. (p. 15)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$280,423	Avg. Rent:	\$773	Expense Ratio:	64.2%
Debt Service:	\$210,187	B/E Rent:	\$703	Controllable Expenses:	\$3,320
Net Cash Flow:	\$70,236	UW Occupancy:	92.5%	Property Taxes/Unit:	\$940
Aggregate DCR:	1.33	B/E Occupancy:	84.2%	Program Rent Year:	2020

All restricted units underwritten at full HTC Program rent.

Eleven (12% of total units) are market rate units and limited to 60% gross HTC rents per rule.

Average rent with 1 month concession on 60% & Market rate units is \$30 over break-even, but concessions are likely unnecessary with subject's market units offering on average a 30% discount to market rents.

Breakeven occupancy occurs with 14 units vacant (underwritten at 6).

Pro Forma exhibits feasibility through year 27. NOI can support a 5 basis point increase in the permanent loan rate (up to 4.45% vs. projected rate of 4.40%) before 15 year cashflow becomes negative.

As presented, 15 year residual cash flow is \$37.6K with a deferral of 54% of the developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs)

Acquisition	\$898,730/ac	\$24,444/unit	\$2,200,000	Contractor Fee	\$1,275,120
Off-site + Site Work		\$30,700/unit	\$2,763,000	Soft Cost + Financing	\$2,443,289
Building Cost	\$97.99/sf	\$81,996/unit	\$7,379,617	Developer Fee	\$1,946,319
Contingency	6.29%	\$7,084/unit	\$637,560	Reserves	\$256,718
Total Development Cost	\$210,018/unit	\$18,901,623		Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?

High Opportunity Index [9% only]

Site Work:

Certified cost of \$2.32M (\$26K/unit), includes \$1M for underground detention, \$611K for grading & paving, \$623K for on-site utilities, and \$90K in striping and signage.

Building Cost:

TDHCA's typical cost methodology using Marshal & Swift's ("M&S") average quality construction values results in a total building cost estimate of \$7.4M (\$82K/unit - \$97.991/sf), which is \$1M (14%) more than the Applicant's budget. Applicant did not limit basis to score.

Contingency:

Underwriter re-classified \$118K soft cost contingency and combined with total contingency, which remains within the 7% maximum. \$37.6K of repayable developer fee is available for deferral as additional contingency for any cost overruns.

Reserves:

Applicant's total capital reserves represent approximately 4 months of operating expenses and debt service.

Comments:

Applicant's total development costs are 5.5% (\$1M) lower than the Underwriter's estimate. The recommended capital structure is being determined by the Underwriter's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,901,623	\$14,921,784	\$1,514,737

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citi Bank, NA	Conventional Loan	\$13,582,945	4.00%	76%
Hudson Housing	HTC	\$2,819,718	\$0.94	16%
City of Houston	\$11.9(d)(2)LPS Contribution	\$500		0%
Hawthorn Terrace Developers, LLC	Deferred Fee	\$1,463,843		8%
		\$17,867,006	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi Bank, NA	\$3,750,000	4.40%	35	15	\$3,750,000	4.40%	35	15	20%
City of Houston	\$500	Grant			\$500	Grant			0%
Total	\$3,750,500				\$3,750,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing	\$14,098,590	\$0.94		\$14,098,590	\$0.94	75%	
Hawthorn Terrace Developers, LLC	\$18,416		1%	\$1,052,533		6%	54%
Total	\$14,117,006			\$15,151,123			
				\$18,901,623	Total Sources		

Credit Price Sensitivity based on current capital structure

\$1.010	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.937	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$18,901,623
Permanent Sources (debt + non-HTC equity)	\$3,750,500
Gap in Permanent Financing	\$15,151,123

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,237,100	\$1,514,737
Needed to Balance Sources & Uses	\$15,151,123	\$1,611,983
Requested by Applicant	\$14,098,590	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$14,098,590	\$1,500,000

Deferred Developer Fee	\$1,052,533	(54% deferred)
Repayable in	15 years	

Comments:

Recommended credit allocation is \$1,500,000 as requested by the Applicant.

Underwriter: Diamond Unique Thompson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Hawthorn Terrace, Houston, 9% HTC #21100

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	51	56.7%	0	0
2	39	43.3%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	90	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	86.76%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	837 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	32	39	-	-	11	90
Income	% Total	0.0%	8.9%	0.0%	35.6%	43.3%	0.0%	0.0%	12.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$443	3	1	1	700	\$443	\$91	\$352	\$0	\$0.50	\$352	\$1,056	\$1,056	\$352	\$1	\$0	\$887	\$1.27	\$1,070
TC 50%	\$739	15	1	1	700	\$739	\$91	\$648	\$0	\$0.93	\$648	\$9,720	\$9,720	\$648	\$1	\$0	\$887	\$1.27	\$1,070
TC 60%	\$887	11	1	1	700	\$887	\$91	\$796	\$0	\$1.14	\$796	\$8,756	\$8,756	\$796	\$1	\$0	\$887	\$1.27	\$1,070
TC 30%	\$443	1	1	1	777	\$443	\$91	\$352	\$0	\$0.45	\$352	\$352	\$352	\$352	\$0	\$0	\$887	\$1.14	\$1,150
TC 50%	\$739	1	1	1	777	\$739	\$91	\$648	\$0	\$0.83	\$648	\$648	\$648	\$648	\$1	\$0	\$887	\$1.14	\$1,150
TC 60%	\$887	1	1	1	777	\$887	\$91	\$796	\$0	\$1.02	\$796	\$796	\$796	\$796	\$1	\$0	\$887	\$1.14	\$1,150
TC 60%	\$887	14	1	1	777	\$887	\$91	\$796	\$0	\$1.02	\$796	\$11,144	\$11,144	\$796	\$1	\$0	\$887	\$1.14	\$1,150
MR		5	1	1	777	\$0	\$91		NA	\$1.14	\$887	\$4,435	\$4,435	\$887	\$1	NA	\$887	\$1.14	\$1,150
TC 30%	\$532	4	2	2	943	\$532	\$118	\$414	\$0	\$0.44	\$414	\$1,656	\$1,656	\$414	\$0	\$0	\$1,065	\$1.13	\$1,320
TC 50%	\$887	15	2	2	943	\$887	\$118	\$769	\$0	\$0.82	\$769	\$11,535	\$11,535	\$769	\$1	\$0	\$1,065	\$1.13	\$1,320
TC 60%	\$1,065	4	2	2	943	\$1,065	\$118	\$947	\$0	\$1.00	\$947	\$3,788	\$3,788	\$947	\$1	\$0	\$1,065	\$1.13	\$1,320
TC 50%	\$887	1	2	2	1,014	\$887	\$118	\$769	\$0	\$0.76	\$769	\$769	\$769	\$769	\$1	\$0	\$1,065	\$1.05	\$1,395
TC 60%	\$1,065	1	2	2	1,014	\$1,065	\$118	\$947	\$0	\$0.93	\$947	\$947	\$947	\$947	\$1	\$0	\$1,065	\$1.05	\$1,395
TC 60%	\$1,065	8	2	2	1,014	\$1,065	\$118	\$947	\$0	\$0.93	\$947	\$7,576	\$7,576	\$947	\$1	\$0	\$1,065	\$1.05	\$1,395
MR		6	2	2	1,014	\$0	\$118		NA	\$1.05	\$1,065	\$6,390	\$6,390	\$1,065	\$1	NA	\$1,065	\$1.05	\$1,395
TOTALS/AVERAGES:		90			75,307				\$0	\$0.92	\$773	\$69,568	\$69,568	\$773	\$0.92	\$0	\$964	\$1.15	\$1,211

ANNUAL POTENTIAL GROSS RENT:	\$834,816	\$834,816
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STABILIZED PRO FORMA

Hawthorn Terrace, Houston, 9% HTC #21100

STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.92	\$773	\$834,816	\$834,816	\$773	\$0.92		0.0%	\$0
Application fee, pet fee					\$8.00	\$8,640						
NSF, vending income					\$4.00	\$4,320						
Total Secondary Income					\$12.00		\$12,960	\$12.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$847,776	\$847,776				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(63,583)	(63,583)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$784,193	\$784,193				0.0%	\$0

General & Administrative	\$38,802	\$431/Unit	\$41,646	\$463	5.30%	\$0.55	\$462	\$41,550	\$41,646	\$463	\$0.55	5.31%	-0.2%	(96)
Management	\$39,653	4.4% EGI	\$35,228	\$391	5.00%	\$0.52	\$436	\$39,210	\$39,210	\$436	\$0.52	5.00%	0.0%	0
Payroll & Payroll Tax	\$124,780	\$1,386/Unit	\$131,251	\$1,458	19.61%	\$2.04	\$1,708	\$153,750	\$153,750	\$1,708	\$2.04	19.61%	0.0%	-
Repairs & Maintenance	\$68,780	\$764/Unit	\$63,456	\$705	7.01%	\$0.73	\$611	\$55,000	\$58,500	\$650	\$0.78	7.46%	-6.0%	(3,500)
Electric/Gas	\$20,604	\$229/Unit	\$16,499	\$183	1.28%	\$0.13	\$111	\$10,000	\$16,499	\$183	\$0.22	2.10%	-39.4%	(6,499)
Water, Sewer, & Trash	\$62,803	\$698/Unit	\$49,569	\$551	4.91%	\$0.51	\$428	\$38,500	\$49,569	\$551	\$0.66	6.32%	-22.3%	(11,069)
Property Insurance	\$40,367	\$0.54 /sf	\$30,750	\$342	4.78%	\$0.50	\$417	\$37,500	\$37,500	\$417	\$0.50	4.78%	0.0%	-
Property Tax (@ 100%) 2.4711	\$74,624	\$829/Unit	\$75,537	\$839	10.79%	\$1.12	\$940	\$84,600	\$75,537	\$839	\$1.00	9.63%	12.0%	9,063
Reserve for Replacements					2.87%	\$0.30	\$250	\$22,500	\$22,500	\$250	\$0.30	2.87%	0.0%	-
Supportive Services					2.30%	\$0.24	\$200	\$18,000	\$18,000	\$200	\$0.24	2.30%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.40%	\$0.04	\$35	\$3,160	\$3,160	\$35	\$0.04	0.40%	0.0%	-
TOTAL EXPENSES					64.24%	\$6.69	\$5,597	\$ 503,770	\$515,870	\$5,732	\$6.85	65.78%	-2.3%	\$ (12,100)
NET OPERATING INCOME ("NOI")					35.76%	\$3.72	\$3,116	\$280,423	\$268,323	\$2,981	\$3.56	34.22%	4.5%	\$ 12,100

CONTROLLABLE EXPENSES	\$3,320/Unit	\$3,555/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Hawthorn Terrace, Houston, 9% HTC #21100

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Citi Bank, NA		1.28	1.33	210,188	4.40%	35	15	\$3,750,000	\$3,750,000	15	35	4.40%	\$210,187	1.33	19.8%	
CASH FLOW DEBT / GRANTS																
City of Houston		1.28	1.33		0.00%	0	0	\$500	\$500	0	0	0.00%		1.33	0.0%	
				\$210,188	TOTAL DEBT / GRANT SOURCES			\$3,750,500	\$3,750,500	TOTAL DEBT SERVICE			\$210,187	1.33	19.8%	
NET CASH FLOW		\$58,135	\$70,235	APPLICANT NET OPERATING INCOME						\$280,423	\$70,236	NET CASH FLOW				

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Hudson Housing	LIHTC Equity	74.6%	\$1,500,000	0.939906	\$14,098,590	\$14,098,590	\$0.9399	\$1,500,000	74.6%	\$16,667	Applicant Request	
Hawthorn Terrace Developers, LLC	Deferred Developer Fees	0.1%	(1% Deferred)		\$18,416	\$1,052,533	(54% Deferred)		5.6%	Total Developer Fee: \$1,946,319		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		74.7%			\$14,117,006	\$15,151,123			80.2%			
TOTAL CAPITALIZATION						\$17,867,506	\$18,901,623	15-Yr Cash Flow after Deferred Fee:			\$37,645	

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$	
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition			\$24,444 / Unit	\$2,200,000	\$2,200,000	\$24,444 / Unit					0.0%	\$0	
Building Acquisition	\$0		\$ / Unit	\$0	\$0	\$ / Unit			\$0		0.0%	\$0	
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0	
Site Work		\$2,324,250	\$25,825 / Unit	\$2,324,250	\$2,324,250	\$25,825 / Unit		\$2,324,250			0.0%	\$0	
Site Amenities		\$438,750	\$4,875 / Unit	\$438,750	\$438,750	\$4,875 / Unit		\$438,750			0.0%	\$0	
Building Cost		\$6,345,000	\$84.26 /sf	\$70,500/Unit	\$6,345,000	\$7,379,617	\$81,996/Unit	\$97.99 /sf	\$6,345,000		-14.0%	(\$1,034,617)	
Contingency		\$617,560	6.78%	7.00%	\$637,560	\$637,560	6.29%	6.78%	\$617,560		0.0%	\$0	
Contractor Fees		\$1,275,120	13.11%	13.08%	\$1,275,120	\$1,275,120	11.83%	13.11%	1275120		0.0%	\$0	
Soft Costs	\$0	\$1,262,500	\$14,028 / Unit	\$1,262,500	\$1,262,500	\$14,028 / Unit		\$1,262,500	\$0		0.0%	\$0	
Financing	\$0	\$712,285	\$13,120 / Unit	\$1,180,789	\$1,180,789	\$13,120 / Unit		\$712,285	\$0		0.0%	\$0	
Developer Fee	\$0	\$1,946,319	15.00%	14.98%	\$1,946,319	\$1,946,319	13.87%	15.00%	\$1,946,319	\$0	0.0%	\$0	
Reserves			4 Months	\$256,718	\$256,718	4 Months					0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)				\$0	\$14,921,784	\$198,522 / Unit	\$17,867,006	\$18,901,623	\$210,018 / Unit	\$14,921,784	\$0	-5.5%	(\$1,034,617)
Acquisition Cost	\$0			\$0									
Contingency		\$0		\$0									
Contractor's Fee		\$0		\$0									
Financing Cost		\$0		\$0									
Developer Fee	\$0	\$0		\$0					\$0				
Reserves				\$0									
ADJUSTED BASIS / COST				\$0	\$14,921,784	\$198,522/unit	\$17,867,006	\$18,901,623	\$210,018/unit	\$14,921,784	\$0	-5.5%	(\$1,034,617)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are not within 5% of TDHCA Estimate):						\$18,901,623							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Hawthorn Terrace, Houston, 9% HTC #21100

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$14,921,784	\$0	$14,921,784
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$14,921,784	\$0	\$14,921,784
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$19,398,319	\$0	\$19,398,319
Applicable Fraction	86.76%	86.76%	87%	87%
TOTAL QUALIFIED BASIS	\$0	\$16,830,406	\$0	\$16,830,406
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,514,737	\$0	\$1,514,737
CREDITS ON QUALIFIED BASIS	\$1,514,737		\$1,514,737	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9399	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,514,737	\$14,237,100	----	----	----
Needed to Fill Gap	\$1,611,983	\$15,151,123	----	----	----
Applicant Request	\$1,500,000	\$14,098,590	\$1,500,000	\$0	\$0

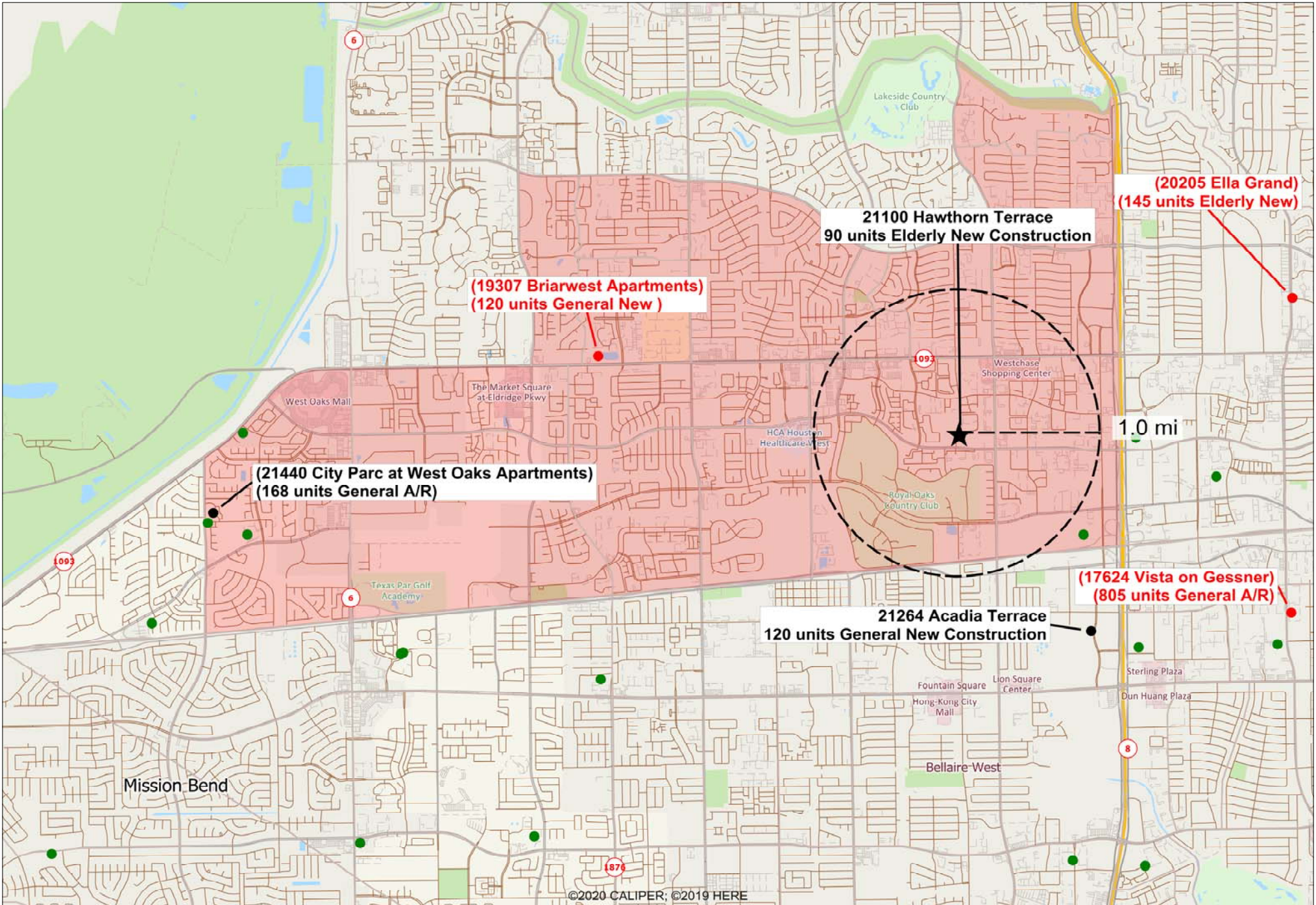
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	75,307 SF	\$71.44	5,380,163
Adjustments				
Exterior Wall Finish	2.40%		1.71	\$129,124
Elderly	3.00%		2.14	161,405
9-Ft. Ceilings	3.30%		2.36	177,545
Roof Adjustment(s)			0.00	0
Subfloor			0.22	16,756
Floor Cover			3.55	267,490
Breezeways	\$30.57	21,097	8.56	644,883
Balconies	\$30.47	5,207	2.11	158,677
Plumbing Fixtures	\$1,080	117	1.68	126,360
Rough-ins	\$530	180	1.27	95,400
Built-In Appliances	\$1,830	90	2.19	164,700
Exterior Stairs	\$2,460	18	0.59	44,280
Heating/Cooling			2.34	176,218
Storage Space	\$30.57	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$85.24	7,843	8.88	668,521
Elevators	\$90,000	2	2.39	180,000
Other:			0.00	0
Fire Sprinklers	\$2.59	104,247	3.59	270,000
SUBTOTAL			115.02	8,661,522
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			115.02	\$8,661,522
Plans, specs, survey, bldg permits	3.30%		(3.80)	(\$285,830)
Contractor's OH & Profit	11.50%		(13.23)	(996,075)
NET BUILDING COSTS		\$81,996/unit	\$97.99/sf	\$7,379,617

Long-Term Pro Forma

Hawthorn Terrace, Houston, 9% HTC #21100

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$784,193	\$799,877	\$815,874	\$832,192	\$848,836	\$937,183	\$1,034,726	\$1,142,421	\$1,261,325	\$1,392,605	\$1,537,548
TOTAL EXPENSES	3.00%	\$503,770	\$518,491	\$533,646	\$549,247	\$565,309	\$653,005	\$754,425	\$871,730	\$1,007,422	\$1,164,397	\$1,346,012
NET OPERATING INCOME ("NOI")		\$280,423	\$281,386	\$282,228	\$282,944	\$283,527	\$284,178	\$280,300	\$270,690	\$253,903	\$228,208	\$191,536
EXPENSE/INCOME RATIO		64.2%	64.8%	65.4%	66.0%	66.6%	69.7%	72.9%	76.3%	79.9%	83.6%	87.5%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187	\$210,187
DEBT COVERAGE RATIO		1.33	1.34	1.34	1.35	1.35	1.35	1.33	1.29	1.21	1.09	0.91
ANNUAL CASH FLOW		\$70,236	\$71,198	\$72,041	\$72,757	\$73,340	\$73,991	\$70,113	\$60,503	\$43,716	\$18,020	(\$18,651)
Deferred Developer Fee Balance		\$982,297	\$911,099	\$839,058	\$766,300	\$692,961	\$322,711	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$37,645	\$361,943	\$617,292	\$762,735	\$747,674

2100 Hawthorn Terrace PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21101 Longview Crossing - Application Summary

PROPERTY IDENTIFICATION	
Application #	21101
Development	Longview Crossing
City / County	Longview / Gregg
Region/Area	4 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$976,694	\$976,694	\$16,278/Unit	\$0.90	

KEY PRINCIPALS / SPONSOR			
J. Ryan Hamilton / Trinity Housing Development & Douglas Hamilton / Hamilton Builders, LLC & Janna Cormier/ Janna Cormier Development Consulting			
Related Parties	Contractor -	Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	40	67%	30%	6	10%
2	20	33%	40%	-	0%
3	-	0%	50%	12	20%
4	-	0%	60%	42	70%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	1.18	Expense Ratio	58.7%		
Breakeven Occ.	86.8%	Breakeven Rent	\$585		
Average Rent	\$626	B/E Rent Margin	\$40		
Property Taxes	\$678/unit	Exemption/PILOT	0%		
Total Expense	\$4,203/unit	Controllable	\$2,535/unit		

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			3.2%
Highest Unit Capture Rate	16%	1 BR/60%	28
Dominant Unit Cap. Rate	16%	1 BR/60%	28
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

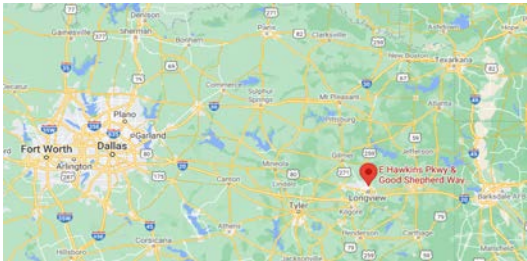
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	723 SF	Density	17.2/acre
Acquisition		\$18K/unit	\$1,064K
Building Cost	\$141.04/SF	\$102K/unit	\$6,121K
Hard Cost		\$131K/unit	\$7,887K
Total Cost		\$208K/unit	\$12,502K
Developer Fee	\$1,089K	(47% Deferred)	Paid Year: 15
Contractor Fee	\$931K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC	0/40	3.25%	\$3,200,000	1.18	City of Longview	0/0	0.00%	\$500	1.18	PNC	\$8,789,367
										Cobblestone Development	\$511,683
TOTAL DEBT (Must Pay)			\$3,200,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$9,301,050
										TOTAL DEBT SOURCES	\$3,200,500
										TOTAL CAPITALIZATION	\$12,501,550

CONDITIONS

- Receipt and acceptance by Carryover:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	Overall Feasibility Indicators
▫	Located in proximity to jobs area
WEAKNESSES/RISKS	
▫	No balconies in units
▫	Low 15 year residual cash flow
AREA MAP	
	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21101 Program(s): 9% HTC

Longview Crossing

Address/Location: SWQ E Hawkins Pkwy and Good Shepherd Way

City: Longview County: Gregg Zip: 75605

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 4

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$976,694				\$976,694				

CONDITIONS

- Receipt and acceptance by Carryover:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	42

DEVELOPMENT SUMMARY

Longview Crossing will be the new construction of a 60-unit senior development with a single garden style three-story building of typical construction. The unit mix is 67% one-bedroom units with the other 33% being 2-bedrooms.

Developer is based in Missouri, with another project currently underway in Texas. General Contractor and Property Manager are related entities.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
▫ Developer Experience	▫ No balconies in units
▫ Overall Feasibility Indicators	▫ Low 15 year residual cash flow
▫ Located in proximity to jobs area	▫
▫ Low gross capture rate	▫

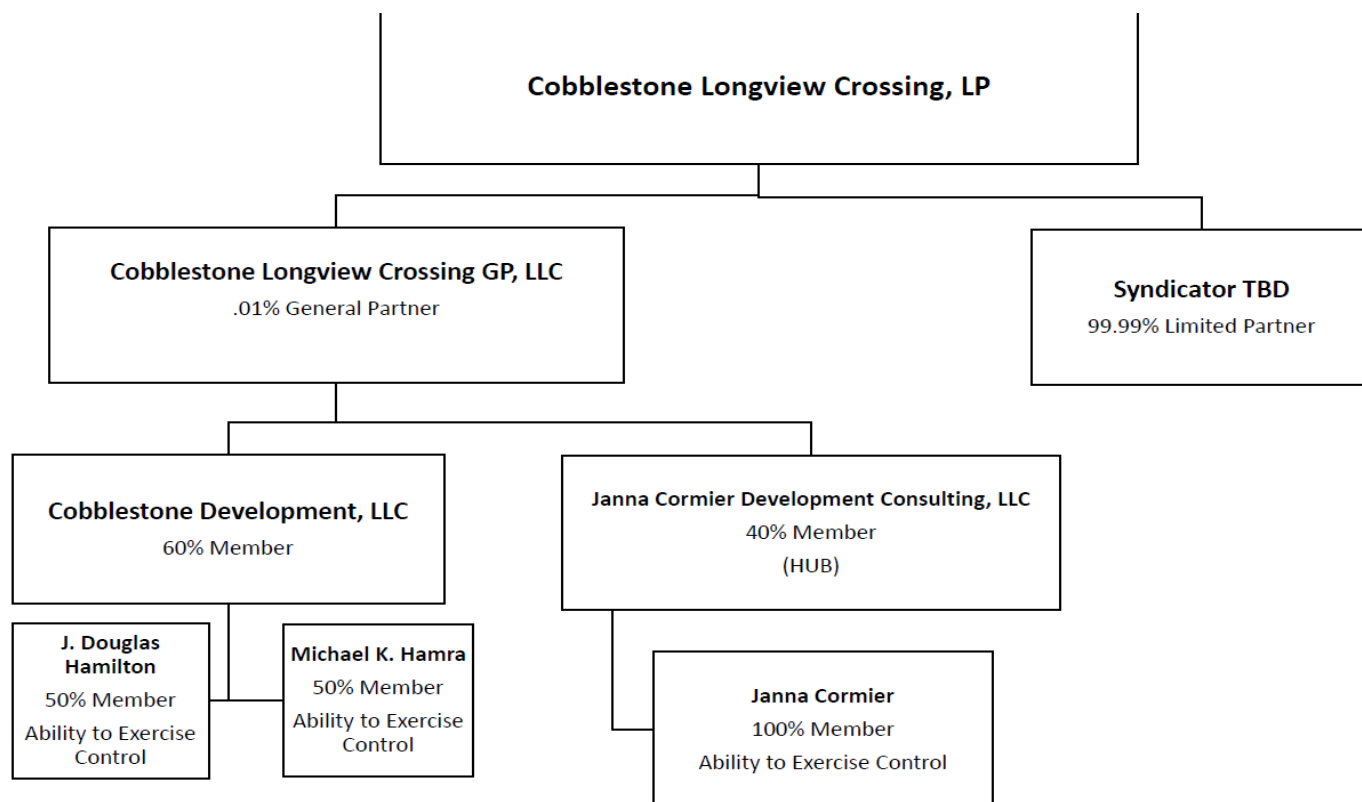
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Michael Fogel
 Phone: (713) 409-0211
 Relationship: Developer

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Developer

OWNERSHIP STRUCTURE



- J Ryan Hamilton and J Douglas Hamilton have received twelve HTC awards in Texas since 2015.
- Janna Cormier has an interest in ten HTC awarded properties since 2017, as well as extensive experience consulting on a number of other developments.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The subject property and surrounding area slopes to the west-northwest. Primary access to the site is via Custer Way, a private nonexclusive Shared Access Easement. Secondary access to the site is via the Home Depot drive entrance. Access to the Home Depot entrance drive is granted via a nonexclusive Reciprocal Easement and Operation Agreement. There is an existing 10" water main along the east side of the Home Depot drive entrance; In order to serve the development, a bore underneath the road will be required to get the water line across the Home Depot drive entrance.

Per zoning code, 1 parking space per 525 sqft of gross building area makes 89 parking spaces required for this development and a total of 94 spaces are provided.

BUILDING PLAN (Typical)

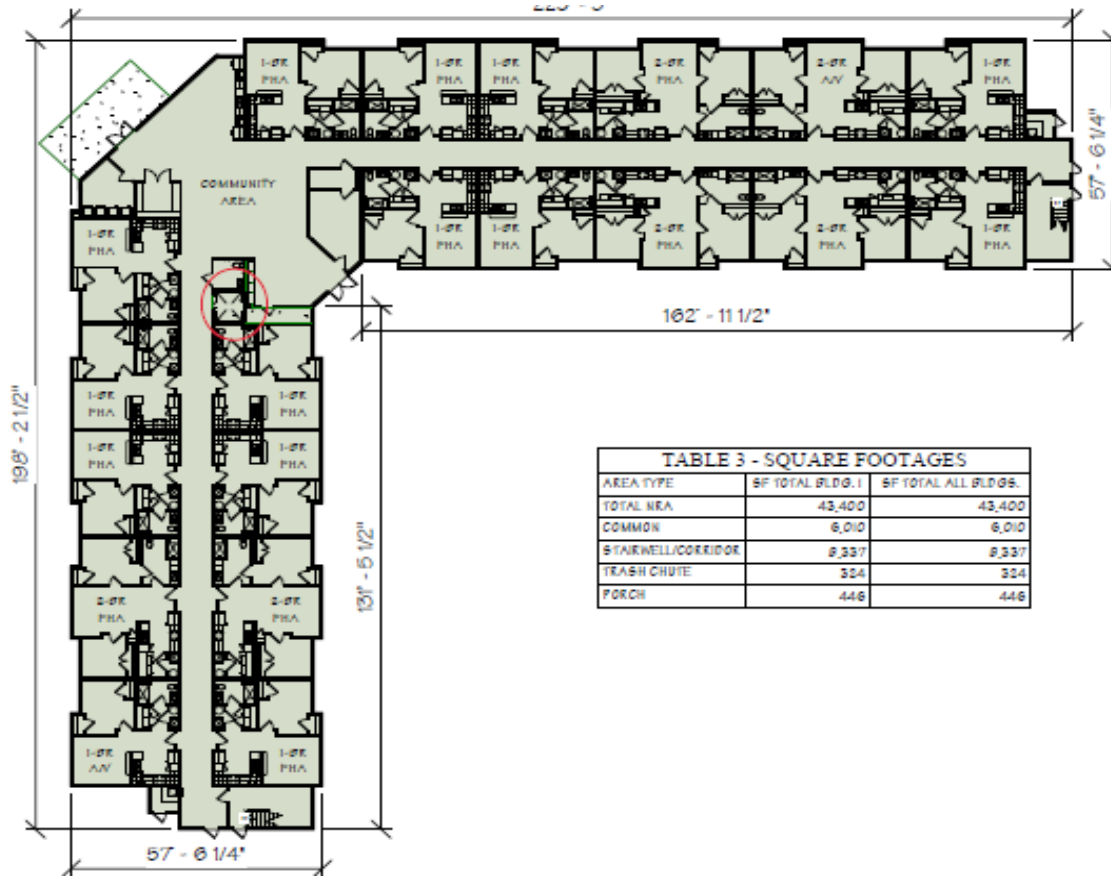


TABLE 3 - SQUARE FOOTAGES

AREA TYPE	SF TOTAL BLDG. 1	SF TOTAL ALL BLDGS.
TOTAL NEA	43,400	43,400
COMMON	6,010	6,010
STAIRWELL/CORRIDOR	8,337	8,337
TRASH CHUTE	324	324
PORCH	446	446

Comments:

Relatively small units, with wide corridors and large commons rooms is typical of senior developments. General unit features single vanities and in-unit washer and dryers.

BUILDING ELEVATION



Comments:

Siding composition will be 47% Fiber Cement Siding | 53% Stone Veneer. There are no balconies or outdoor patios, but otherwise standard articulation and ornamentation in the design with a 6/12 roof pitch.

BUILDING CONFIGURATION

Building Type	1													Total Buildings
Floors/Stories	3													1
Number of Bldgs	1													60
Units per Bldg	60													
Total Units	60													60
Avg. Unit Size (SF)		723 sf		Total NRA (SF)		43,400		Common Area (SF)*		6,456				

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 3.49 acres Density: 17.2 units/acre
Site Control: 3.49 **Site Plan:** 3.49 **Appraisal:** NA **ESA:** 3.49
Feasibility Report Survey: 3.49 **Feasibility Report Engineer's Plan:** 3.49

Control Type: Contract of Sale

Development Site: 3.49 acres Cost: \$1,064,171 \$17,736 per unit

Seller: John N. Thomas, LLC, Premiere Management, LLC and NUPTSE, LLC

Buyer: Trinity Housing Development Texas, LLC

Assignee: Cobblestone Longview Crossing, LP

Related-Party Seller/Identity of Interest: No

Comments:

The property will be purchased for \$1,064,171 and assigned to Cobblestone Longview Crossing, LP. The LURA will restrict 3.49 acres.

SITE INFORMATION

Flood Zone:	<u> X </u>	Scattered Site?	<u> No </u>
Zoning:	<u> C (heavy commercial) </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> No </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> NA </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:

The property is currently vacant land with grasses and remnants of asphalt roads and driveways on the eastern part of the property and overgrown land.

Surrounding Uses:

North: Texas National Bank and Andy's Frozen Custard followed by E. Hawkins Parkway
 East: Unnamed road/business access drive followed by vacant land and commercial development including Staybridge Suites
 South: Stormwater detention pond and Home Depot
 West: Vacant woodland

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Professional Service Industries, Inc. Date: 2/10/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

PSI recommends no further assessment for RECs in connection with the subject property at this time.

MARKET ANALYSIS

Provider: Affordable Housing Analysts Date: 3/29/2021
 Contact: Bob Coe Phone: 281-387-7552

Primary Market Area (PMA): 177.16 sq. miles 8 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Gregg County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$8,544	\$8,544	\$10,248	\$10,248	---	---	---
	Max	\$13,320	\$15,210	\$17,100	\$18,990	---	---	---
50% AMGI	Min	\$14,256	\$14,256	\$17,088	\$17,088	---	---	---
	Max	\$22,200	\$25,350	\$28,500	\$31,650	---	---	---
60% AMGI	Min	\$17,112	\$17,112	\$20,520	\$20,520	---	---	---
	Max	\$26,640	\$30,420	\$34,200	\$37,980	---	---	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
18370	Heritage Tower	Yes	New	Elderly Preference	36	36
18398	Hickory Trails	Yes	New	Elderly Preference	40	45
21298	The Magnolia Gardens	No	New	Elderly Preference	65	65

Other Affordable Developments in PMA since 2016

17268	Edgewood Place	New	General	n/a	74
17347	Alton Plaza	New	General	n/a	49

Stabilized Affordable Developments in PMA					Total Units	785
					Total Developments	9
					Average Occupancy	96.1%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Heritage Tower (#18370) is an awarded 9% property in the PMA with 36 units that will directly compete with Subject. Hickory Trails (#18398) is an awarded 9% property in the PMA with 40 units that will directly compete with Subject. The Magnolia Gardens (#21298) is a proposed 9% property with 65 competitive units in the PMA; at this time it does not appear to be competitive; the units are included in capture calculations submitted by Market Analyst and shown as a worst case scenario.

OVERALL DEMAND ANALYSIS

	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	39,963			
Senior Households in the Primary Market Area	18,116			
Potential Demand from the Primary Market Area	5,705			
10% External Demand	571			
Potential Demand from Other Sources				
GROSS DEMAND	6,276			
Subject Affordable Units	60			
Unstabilized Competitive Units	141			
RELEVANT SUPPLY	201			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.2%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND

AMGI Band	Market Analyst								
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate				
30% AMGI	1,102	110	6	13	2%				
50% AMGI	2,462	246	12	29	2%				
60% AMGI	2,140	214	42	99	6%				

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	550	55	4	7	1.8%
1 BR/50%	1,116	112	8	16	2%
1 BR/60%	488	49	28	57	15.8%
2 BR/30%	719	72	2	6	1.0%
2 BR/50%	973	97	4	13	1.6%
2 BR/60%	1,183	118	14	42	4.3%

Market Analyst Comments:

The average physical occupancy in the subject's market area was reported at 96.7%. Occupancy rates and rental rates in this primary market area have remained strong over the past few years, with overall stable rental rates. (p.12)

The market analyst was unable to locate any Senior affordable developments which have been completed and stabilized within the past 12 months within the subject PMA. The most recent Senior HTC projects which have come on-line are Heritage Towers and Hickory Trails. Heritage Towers (36-units) began leasing in January 2021 and currently has 10 occupied units and 4 pre-leased. Hickory Place (45 units, 40 restricted), began leasing in February 2021 and has 9 occupied units and 3 pre-leased. (p.41)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$177,733	Avg. Rent:	\$626	Expense Ratio:	58.7%
Debt Service:	\$151,056	B/E Rent:	\$585	Controllable Expenses:	\$2,535
Net Cash Flow:	\$26,677	UW Occupancy:	92.5%	Property Taxes/Unit:	\$678
Aggregate DCR:	1.18	B/E Occupancy:	86.8%	Program Rent Year:	2020

All restricted units underwritten at maximum HTC rents at 30%, 50%, and 60% of AMI. There are no market rent units.

Average rent is \$41 above breakeven rent. Project is underwritten at 4 units vacant; Break even vacancy is 7 units. Deferred developer fee gets paid off in year 15 and 15-year cash flow is \$7K.

The landlord is paying for water, trash, sewer.

Applicant's operating expenses of \$4,203/unit are within 5% of Underwriter's estimate of \$4,282/unit.

Applicant limited eligible basis by \$2.4M for scoring purposes.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$304,920/ac	\$17,736/unit	\$1,064,171	Contractor Fee	\$930,751
Off-site + Site Work		\$23,175/unit	\$1,390,482	Soft Cost + Financing	\$1,332,820
Building Cost	\$141.04/sf	\$102,020/unit	\$6,121,205	Developer Fee	\$1,088,845
Contingency	5.00%	\$6,260/unit	\$375,584	Reserves	\$197,693
Total Development Cost	\$208,359/unit		\$12,501,550	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

Off-site costs of \$44k (\$745 per unit) certified by civil engineer. There will be a sanitary sewer main extension along the western property line and an offsite road bore will be required to tap the water main for fire protection, located on the east side of the Home Depot Drive Entrance.

Site Work:

Eligible Site work and amenities of \$1,322,336 (eligible sitework of \$18.6k per unit, eligible site amenities \$3,400 per unit) certified by CPA letter. The typical site work is a higher cost per unit due to the small number of units.

Building Cost:

Applicant's Building Cost is \$6.1M (\$141/sf, \$102K/unit). The small number of units (60) makes the cost to build higher than the average development. The underwriter's estimate is based off of Marshall and Swift's "good" base cost adjusted for the small number of units. With only 60 units, the non-rentable area (corridors, community area, office/leasing space, etc.) is 12% of gross area and increases the cost/sf due to small number of units and unit sizes. The net rentable area is only 74% of gross building area, whereas in an average multifamily property of 250 units the net rentable area would average around 90-95% of gross building area.

Contingency:

Applicant's eligible contingency set at maximum 7%; Applicant claims total contingency of only 5%.

Soft Costs:

49% (\$8,762/unit) of Soft Costs for Architecture & Engineering.

Financing Cost:

The applicant overstated the eligible financing cost by \$21K.

Reserves:

Total capital reserves represent approximately 6 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$12,501,550	\$8,375,057	\$979,882

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
PNC	HUD 221(d)(4)	\$3,200,000	3.25%	27%
PNC	HTC	\$976,694	\$0.90	8%
Cobblestone Development	Deferred Fee	\$460,672		4%
		\$12,037,866	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC	\$3,200,000	3.25%	40	40	\$3,200,000	3.25%	40	40	26%
City of Longview	\$500				\$500				0%
Total	\$3,200,500				\$3,200,500				

Comments:

PNC is providing a \$3,200,000 construction and permanent financing for this project through a FHA 221(d)4 loan with a MIP of 0.25%.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC	\$8,789,367	\$0.90		\$8,789,367	\$0.90	70%	
Cobblestone Development	\$511,683		47%	\$511,683		4%	47%
Total	\$9,301,050			\$9,301,050			
				\$12,501,550	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.952	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.899	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Total Capital Contribution of \$8,789,367 from Hudson Housing Capital is being provided at a \$0.90 credit price.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$12,501,550
Permanent Sources (debt + non-HTC equity)	\$3,200,500
Gap in Permanent Financing	\$9,301,050

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$8,818,053	\$979,882
Needed to Balance Sources & Uses	\$9,301,050	\$1,033,553
Requested by Applicant	\$8,789,367	\$976,694

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,789,367	\$976,694
Deferred Developer Fee	\$511,683	(47% deferred)
Repayable in	15 years	

Comments:

Credit recommendation is \$976,694 as requested by the Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Longview Crossing, Longview, 9% HTC #21101

LOCATION DATA	
CITY:	Longview
COUNTY:	Gregg
Area Median Income	\$64,800
PROGRAM REGION:	4
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	40	66.7%	0	0
2	20	33.3%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	60	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	723 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	12	42	-	-	-	60
Income	% Total	0.0%	10.0%	0.0%	20.0%	70.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Analyst	Analyst
TC 30%	\$356	4	1	1	652	\$356	\$65	\$291	\$0	\$0.45	\$291	\$1,164	\$1,164	\$291	\$0	\$0	\$965	\$1.48	\$965
TC 50%	\$594	8	1	1	652	\$594	\$65	\$529	\$0	\$0.81	\$529	\$4,232	\$4,232	\$529	\$1	\$0	\$965	\$1.48	\$965
TC 60%	\$713	28	1	1	652	\$713	\$65	\$648	\$0	\$0.99	\$648	\$18,144	\$18,144	\$648	\$1	\$0	\$965	\$1.48	\$965
TC 30%	\$427	2	2	1	866	\$427	\$84	\$343	\$0	\$0.40	\$343	\$686	\$686	\$343	\$0	\$0	\$1,040	\$1.20	\$1,040
TC 50%	\$712	4	2	1	866	\$712	\$84	\$628	\$0	\$0.73	\$628	\$2,512	\$2,512	\$628	\$1	\$0	\$1,040	\$1.20	\$1,040
TC 60%	\$855	14	2	1	866	\$855	\$84	\$771	\$0	\$0.89	\$771	\$10,794	\$10,794	\$771	\$1	\$0	\$1,040	\$1.20	\$1,040
TOTALS/AVERAGES:		60			43,400				\$0	\$0.86	\$626	\$37,532	\$37,532	\$626	\$0.86	\$0	\$990	\$1.37	\$990

ANNUAL POTENTIAL GROSS RENT:	\$450,384	\$450,384
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STABILIZED PRO FORMA

Longview Crossing, Longview, 9% HTC #21101

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.86		\$626	\$450,384	\$450,384	\$626	\$0.86		0.0%	\$0
fees, retained deposits, interest income						\$20.00	\$14,400					
Total Secondary Income						\$20.00	\$14,400	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$464,784	\$464,784			0.0%	\$0
Vacancy & Collection Loss					7.5% PGI		(34,859)	(34,859)	7.5% PGI		0.0%	-
EFFECTIVE GROSS INCOME							\$429,925	\$429,925			0.0%	\$0

General & Administrative	\$22,021	\$367/Unit	\$30,011	\$500	5.37%	\$0.53	\$385	\$23,100	\$22,021	\$367	\$0.51	5.12%	4.9%	1,079
Management	\$28,789	8.2% EGI	\$24,165	\$403	5.00%	\$0.50	\$358	\$21,496	\$21,496	\$358	\$0.50	5.00%	0.0%	-
Payroll & Payroll Tax	\$58,378	\$973/Unit	\$60,936	\$1,016	13.96%	\$1.38	\$1,000	\$60,000	\$60,000	\$1,000	\$1.38	13.96%	0.0%	-
Repairs & Maintenance	\$36,097	\$602/Unit	\$40,594	\$677	8.72%	\$0.86	\$625	\$37,500	\$39,000	\$650	\$0.90	9.07%	-3.8%	(1,500)
Electric/Gas	\$8,740	\$146/Unit	\$7,894	\$132	1.74%	\$0.17	\$125	\$7,500	\$8,740	\$146	\$0.20	2.03%	-14.2%	(1,240)
Water, Sewer, & Trash	\$28,001	\$467/Unit	\$27,088	\$451	5.58%	\$0.55	\$400	\$24,000	\$27,088	\$451	\$0.62	6.30%	-11.4%	(3,088)
Property Insurance	\$20,427	\$0.47 /sf	\$24,135	\$402	4.77%	\$0.47	\$342	\$20,500	\$20,500	\$342	\$0.47	4.77%	0.0%	-
Property Tax (@ 100%) 2.2608	\$21,438	\$357/Unit	\$28,052	\$468	9.47%	\$0.94	\$678	\$40,696	\$39,401	\$657	\$0.91	9.16%	3.3%	1,295
Reserve for Replacements					3.49%	\$0.35	\$250	\$15,000	\$15,000	\$250	\$0.35	3.49%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.56%	\$0.06	\$40	\$2,400	\$2,400	\$40	\$0.06	0.56%	0.0%	-
TOTAL EXPENSES					58.66%	\$5.81	\$4,203	\$ 252,192	\$255,646	\$4,261	\$5.89	59.46%	-1.4%	\$ (3,454)
NET OPERATING INCOME ("NOI")					41.34%	\$4.10	\$2,962	\$177,733	\$174,279	\$2,905	\$4.02	40.54%	2.0%	\$ 3,454

CONTROLLABLE EXPENSES							\$2,535/Unit						\$2,614/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Longview Crossing, Longview, 9% HTC #21101

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC	0.25%	1.20	1.22	145,466	3.25%	40	40	\$3,200,000	\$3,200,000	40	40	3.25%	\$151,056	1.18	25.6%
CASH FLOW DEBT / GRANTS															
City of Longview		1.20	1.22		0.00%	0	0	\$500	\$500	0	0	0.00%		1.18	0.0%
				\$145,466	TOTAL DEBT / GRANT SOURCES			\$3,200,500	\$3,200,500	TOTAL DEBT SERVICE			\$151,056	1.18	25.6%
NET CASH FLOW		\$28,813	\$32,267			APPLICANT		NET OPERATING INCOME		\$177,733	\$26,677	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												PNC	LIHTC Equity	70.3%	$976,694	0.899910003	$8,789,367	$8,789,367	$0.8999	$976,694	70.3%	$16,278	Applicant Request
Cobblestone Development	Deferred Developer Fees	4.1%		(47% Deferred)	\$511,683	\$511,683		(47% Deferred)	4.1%		Total Developer Fee: \$1,088,845	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		74.4%			\$9,301,050	\$9,301,050			74.4%			
TOTAL CAPITALIZATION						\$12,501,550	\$12,501,550				15-Yr Cash Flow after Deferred Fee:	\$6,969

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$	
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition					
Land Acquisition			\$17,736 / Unit	\$1,064,171	\$1,064,171	\$17,736 / Unit			0.0%	\$0	
Off-Sites			\$745 / Unit	\$44,729	\$44,729	\$745 / Unit			0.0%	\$0	
Site Work	\$1,118,531		\$19,032 / Unit	\$1,141,948	\$1,141,948	\$19,032 / Unit	\$1,118,531		0.0%	\$0	
Site Amenities	\$203,804		\$3,397 / Unit	\$203,804	\$203,804	\$3,397 / Unit	\$203,804		0.0%	\$0	
Building Cost	\$3,660,790	\$141.04 /sf	\$102,020/Unit	\$6,121,205	\$6,378,569	\$106,309/Unit	\$146.97 /sf	\$3,660,790	-4.0%	(\$257,364)	
Contingency	\$348,819	7.00%	5.00%	\$375,584	\$375,584	4.83%	7.00%	\$348,819	0.0%	\$0	
Contractor Fees	\$746,472	14.00%	11.80%	\$930,751	\$930,751	11.43%	14.00%	746472.2179	0.0%	\$0	
Soft Costs	\$0	\$510,725	\$8,762 / Unit	\$525,725	\$525,725	\$8,762 / Unit		\$510,725	0.0%	\$0	
Financing	\$0	\$718,895	\$13,452 / Unit	\$807,095	\$807,095	\$13,452 / Unit		\$697,070	0.0%	\$0	
Developer Fee	\$0	\$1,088,845	14.90%	\$1,088,845	\$1,088,845	10.78%	14.94%	\$1,088,845	0.0%	\$0	
Reserves			6 Months	\$197,693	\$197,693	6 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$8,396,882	\$208,359 / Unit	\$12,501,550	\$12,758,914	\$212,649 / Unit	\$8,375,057	\$0	-2.0%	(\$257,364)
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		\$0		\$0							
Financing Cost		(\$21,825)									
Developer Fee	\$0	\$0		\$0				\$0			
Reserves				\$0				\$0			
ADJUSTED BASIS / COST		\$0	\$8,375,057	\$208,359/unit	\$12,501,550	\$12,758,914	\$212,649/unit	\$8,375,057	\$0	-2.0%	(\$257,364)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$12,501,550						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Longview Crossing, Longview, 9% HTC #21101

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$8,375,057	\$0	\$8,375,057
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$8,375,057	\$0	\$8,375,057
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$10,887,574	\$0	\$10,887,574
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$10,887,574	\$0	\$10,887,574
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$979,882	\$0	\$979,882
CREDITS ON QUALIFIED BASIS	\$979,882		\$979,882	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8999	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$979,882	\$8,818,053	----	----	----
Needed to Fill Gap	\$1,033,553	\$9,301,050	----	----	----
Applicant Request	\$976,694	\$8,789,367	\$976,694	\$0	\$0

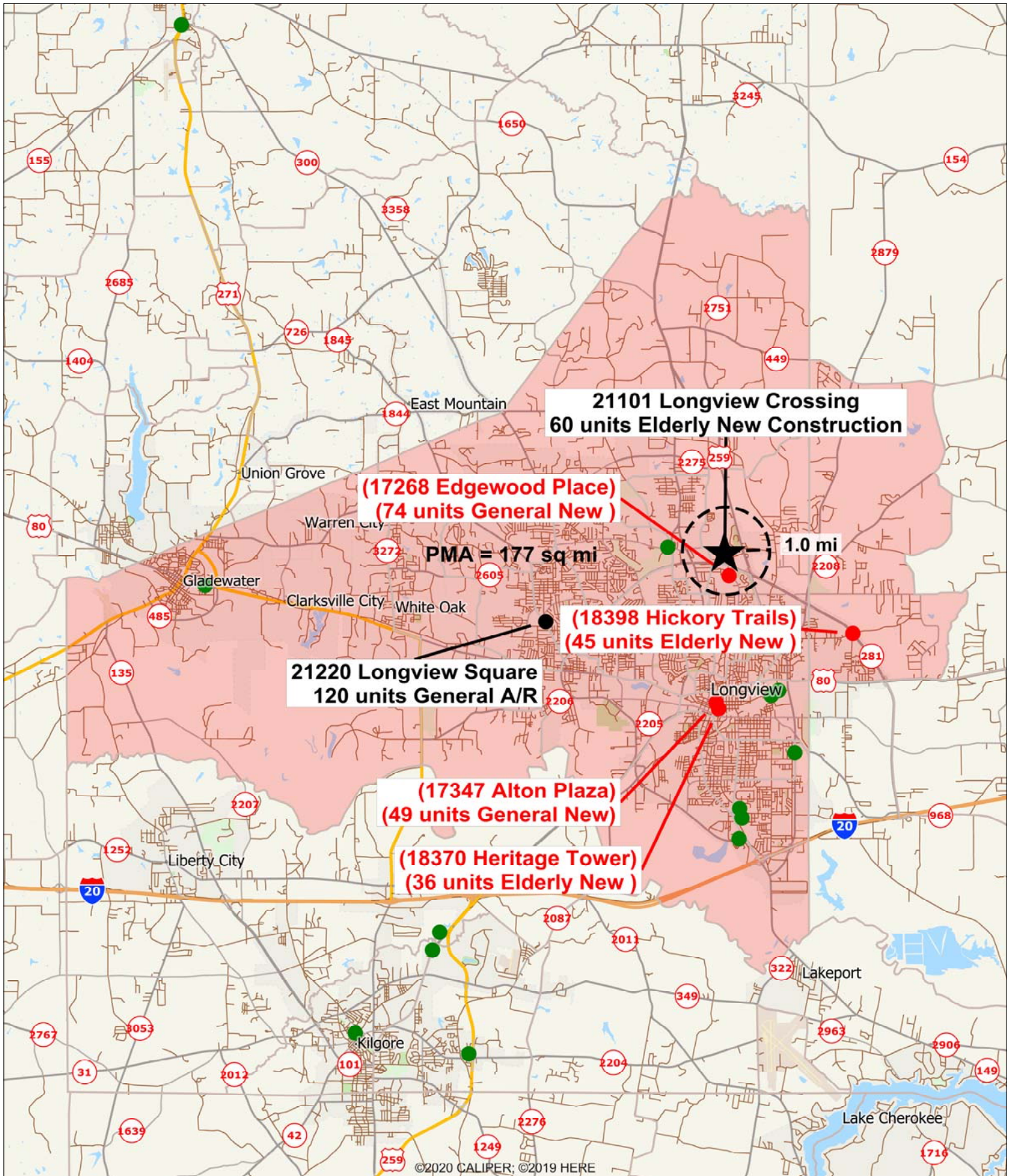
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	43,400 SF	\$110.75	4,806,333
Adjustments				
Exterior Wall Finish	4.24%		4.70	\$203,789
Elderly	3.00%		3.32	144,190
9-Ft. Ceilings	3.53%		3.91	169,664
Roof Adjustment(s)			1.38	60,000
Subfloor			(0.16)	(6,944)
Floor Cover			2.56	111,104
Enclosed Corridors	\$102.30	8,337	19.65	852,833
Balconies	\$27.47	446	0.28	12,252
Plumbing Fixtures	\$1,080	0	0.00	0
Rough-ins	\$530	120	1.47	63,600
Built-In Appliances	\$1,830	60	2.53	109,800
Exterior Stairs	\$2,460	2	0.11	4,920
Heating/Cooling			2.34	101,556
Storage Space	\$102.30	623	1.47	63,730
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$88.48	6,010	12.25	531,779
Elevators	\$106,800	1	2.46	106,800
Other:			0.00	0
Fire Sprinklers	\$2.59	58,370	3.48	151,178
SUBTOTAL			172.50	7,486,583
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			172.50	\$7,486,583
Plans, specs, survey, bldg permits	3.30%		(5.69)	(\$247,057)
Contractor's OH & Profit	11.50%		(19.84)	(\$60,957)
NET BUILDING COSTS		\$106,309/unit	\$146.97/sf	\$6,378,569

Long-Term Pro Forma

Longview Crossing, Longview, 9% HTC #21101

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$429,925	\$438,524	\$447,294	\$456,240	\$465,365	\$513,800	\$567,277	\$626,320	\$691,508	\$763,480	\$842,944	\$930,678
TOTAL EXPENSES	3.00%	\$252,192	\$259,543	\$267,110	\$274,900	\$282,919	\$326,696	\$377,312	\$435,843	\$503,533	\$581,824	\$672,387	\$777,154
NET OPERATING INCOME ("NOI")		\$177,733	\$178,981	\$180,184	\$181,340	\$182,446	\$187,104	\$189,965	\$190,477	\$187,975	\$181,656	\$170,557	\$153,524
EXPENSE/INCOME RATIO		58.7%	59.2%	59.7%	60.3%	60.8%	63.6%	66.5%	69.6%	72.8%	76.2%	79.8%	83.5%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$151,056	\$150,957	\$150,854	\$150,749	\$150,639	\$150,037	\$149,328	\$148,494	\$147,513	\$146,360	\$145,003	\$143,407
DEBT COVERAGE RATIO		1.18	1.19	1.19	1.20	1.21	1.25	1.27	1.28	1.27	1.24	1.18	1.07
ANNUAL CASH FLOW		\$26,677	\$28,024	\$29,330	\$30,592	\$31,807	\$37,068	\$40,637	\$41,983	\$40,462	\$35,296	\$25,554	\$10,117
Deferred Developer Fee Balance		\$485,006	\$456,982	\$427,652	\$397,061	\$365,254	\$189,854	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$6,969	\$215,201	\$421,844	\$610,288	\$759,583	\$843,569

21101 Longview Crossing PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21104 Heritage at Abilene - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21104	TDHCA Program	Request	Recommended	
Development	Heritage at Abilene	LIHTC (9% Credit)	\$600,000	\$600,000	\$20,690/Unit \$0.88
City / County	Abilene / Taylor				
Region/Area	2 / Urban				
Population	Elderly Limitation				
Set-Aside	General				
Activity	Adaptive Re-Use				

KEY PRINCIPALS / SPONSOR		
Mathew Gillam and Patrick Beatty of Overland Property Group, LLC & Jasdip Sarai of Sarai Development Consulting, LLC		
Related Parties	Contractor - No	Seller - No

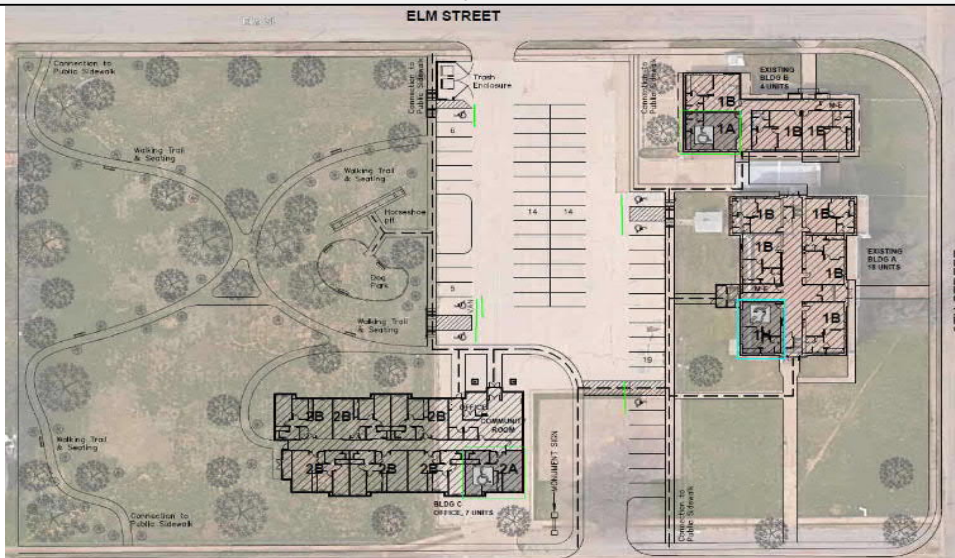
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	21	72%	30%	3	10%
2	8	28%	40%	-	0%
3	-	0%	50%	6	21%
4	-	0%	60%	20	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	29	100%	TOTAL	29	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	64.8%
Breakeven Occ.	87.1%	Breakeven Rent	\$602
Average Rent	\$640	B/E Rent Margin	\$39
Property Taxes	\$774/unit	Exemption/PILOT	0%
Total Expense	\$4,747/unit	Controllable	\$2,950/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	1.4%		
Highest Unit Capture Rate	3%	1 BR/60%	15
Dominant Unit Cap. Rate	3%	1 BR/60%	15
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	751 SF	Density	8.2/acre
Acquisition		\$17K/unit	\$495K
Building Cost	\$190.08/SF	\$143K/unit	\$4,142K
Hard Cost		\$169K/unit	\$4,912K
Total Cost		\$319K/unit	\$9,264K
Developer Fee	\$1,354K	(9% Deferred)	Paid Year: 10
Contractor Fee	\$665K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$13K	8%	Finishes/Fixtures	\$21K 12%
Building Shell	\$109K	65%	Amenities	\$2K 1%
HVAC	\$9K	6%	Total Exterior	### 79%
Appliances	\$3K	2%	Total Interior	\$33K 21%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
MHDF	15/35	4.50%	\$1,099,462	1.20	City of Abilene	0/0	0.00%	\$500	1.20	MHEG	\$5,280,000
										MHEG - Federal Historic Tax Credits	\$1,147,560
										Commerce - State Historic Tax Credits	\$1,609,545
										Overland Property Group	\$126,558
										TOTAL EQUITY SOURCES	\$8,163,663
										TOTAL DEBT SOURCES	\$1,099,962
TOTAL DEBT (Must Pay)			\$1,099,462		CASH FLOW DEBT / GRANTS			\$500		TOTAL CAPITALIZATION	\$9,263,625

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
- b: Certification of testing for lead in the drinking water in the existing buildings, and that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Adaptive reuse of historic structure in the center of Abilene.
- Significant leasing demand for Senior housing.
- Low gross capture rate
- Developer experience

WEAKNESSES/RISKS

- 7% Contingency on a historic rehabilitation.
- 65% expense-to-income ratio
- Potential abatement costs
- Low visibility

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21104 Program(s): 9% HTC

Heritage at Abilene

Address/Location: 1101 S 9th St

City: Abilene County: Taylor Zip: 79602

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: Adaptive Re-Use Building Type: Combination Region: 2

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$600,000				\$600,000				

CONDITIONS

1 Receipt and acceptance by Cost Certification:
 a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials and lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

b: Certification of testing for lead in the drinking water in the existing buildings, and that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	6
60% of AMI	60% of AMI	20

DEVELOPMENT SUMMARY

The Heritage at Abilene is the adaptive reuse of a vacant historic school. Residential units will be constructed inside the historic buildings and a new building will be constructed with community space and additional residential units that comprise less than 25% of total units. There are currently historic streets platted on the site, and abandonment of the platted streets is in process.

There is one competitive Elderly property that is currently leasing (19216 Heritage Heights at Abilene), as well as three other non-competitive HTC developments in the PMA. The site falls within a predominantly residential area bordered by Sycamore and Elm streets to the east and west respectively, and by South 9th Street on the north. The Butternut Street commercial corridor (running north and south) parallels the site one block to the west. Being located in older, established area of Abilene, the site is well positioned for re-development.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Adaptive reuse of historic structure in the center of Abilene.
▫	Significant leasing demand for Senior housing.
▫	Low gross capture rate
▫	Developer experience

WEAKNESSES/RISKS	
▫	7% Contingency on a historic rehabilitation.
▫	65% expense-to-income ratio
▫	Potential abatement costs
▫	Low visibility

DEVELOPMENT TEAM

PRIMARY CONTACTS

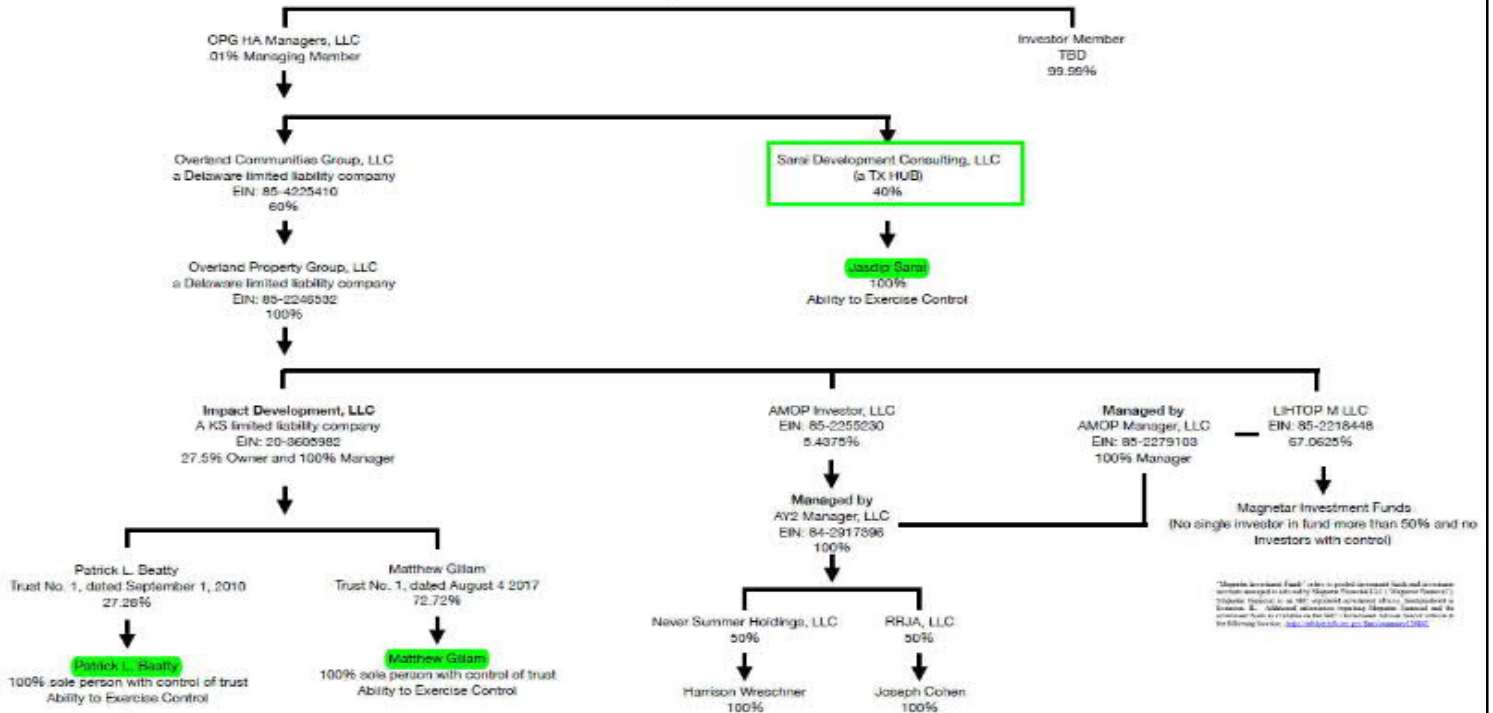
Name: Matt Gillam
 Phone: (785) 766-4096
 Relationship: Principal

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Development Consultant

OWNERSHIP STRUCTURE

OPG Heritage at Abilene Partners, LLC
EIN: TBD

ORGANIZATIONAL CHART
OPG HERITAGE ABILENE PARTNERS, LLC

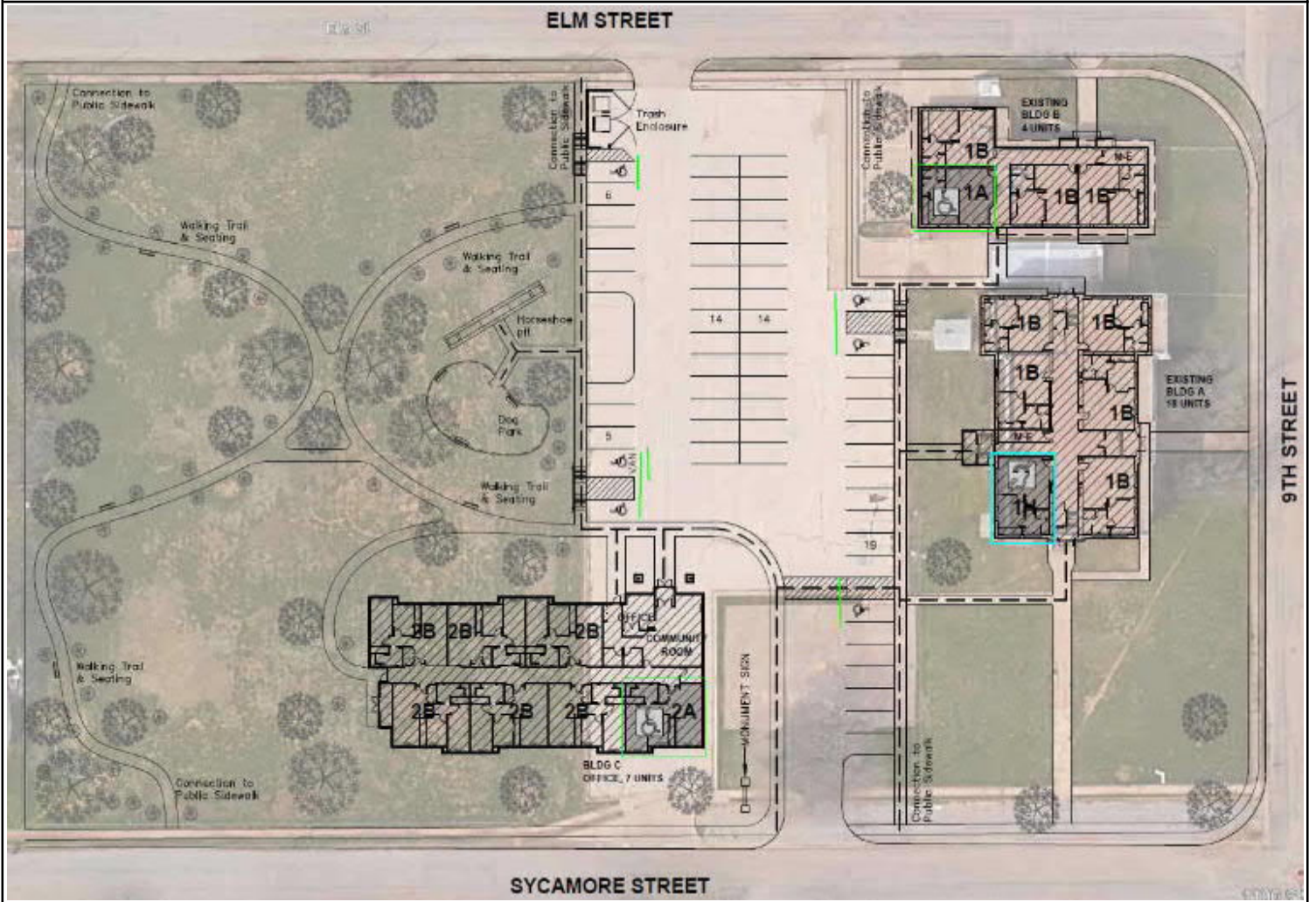


"Magnetar Investment Funds" is the public investment funds and investment vehicles managed or controlled by Magnetar Property LLC ("Magnetar Property"). Magnetar Property is an SEC-registered investment advisor, headquartered in Delaware. For additional information regarding Magnetar Property and the investment team, visit www.magnetar.com or call 800-368-3683.

- Overland Property Group has received HTC awards for 19 developments in Texas since 2012, and have also been very active nationally in numerous states. Sarai Development Consulting, LLC will retain 40% ownership of the General Partner, and has been involved with at least 10 of developments mentioned above in the previous 4 years.

DEVELOPMENT SUMMARY

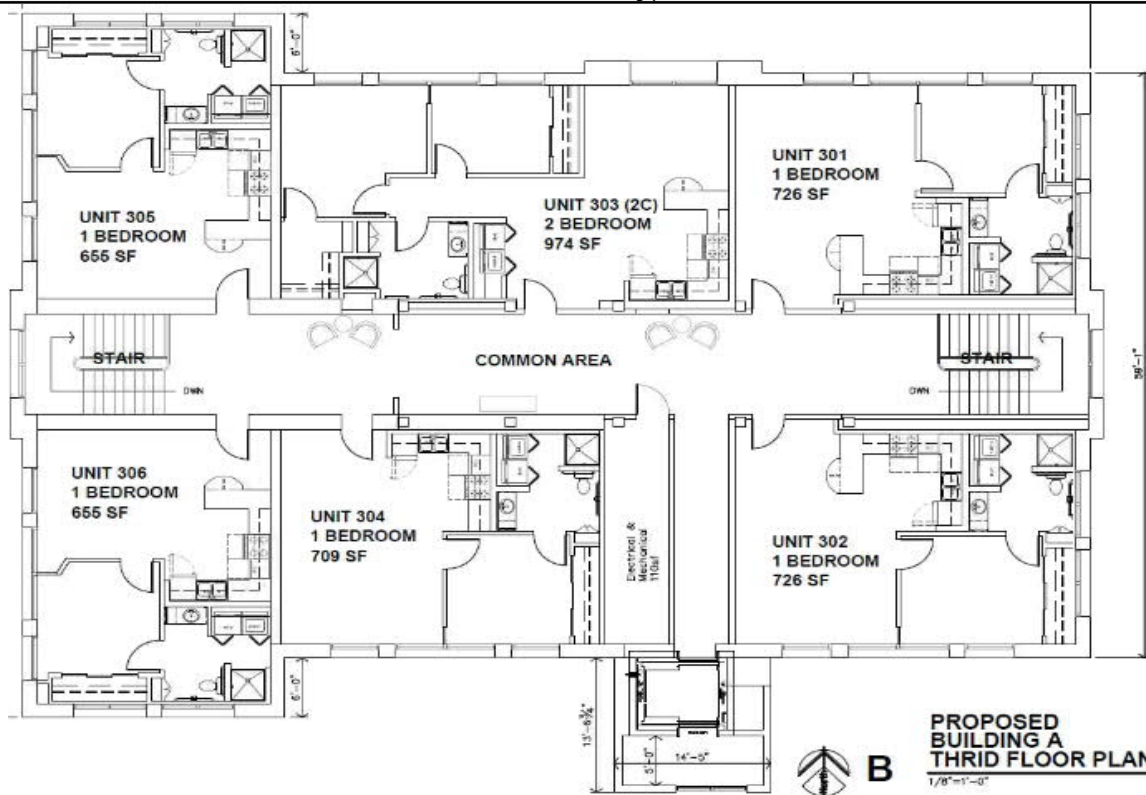
SITE PLAN





This rehabilitation will add an elevator and 18 units at the main existing East Building, along with four units at the existing West Building. The construction of a new seven unit single-story building along Sycamore St. is proposed as part of this conversion. The open yard at the southern portion of the parcel will be converted into a park space with walking trails, a dog park, horseshoe pit and other potential greenspace amenities. 58 parking spaces (2 spaces / unit) will be provided, versus the 43.5 spaces required by current code.

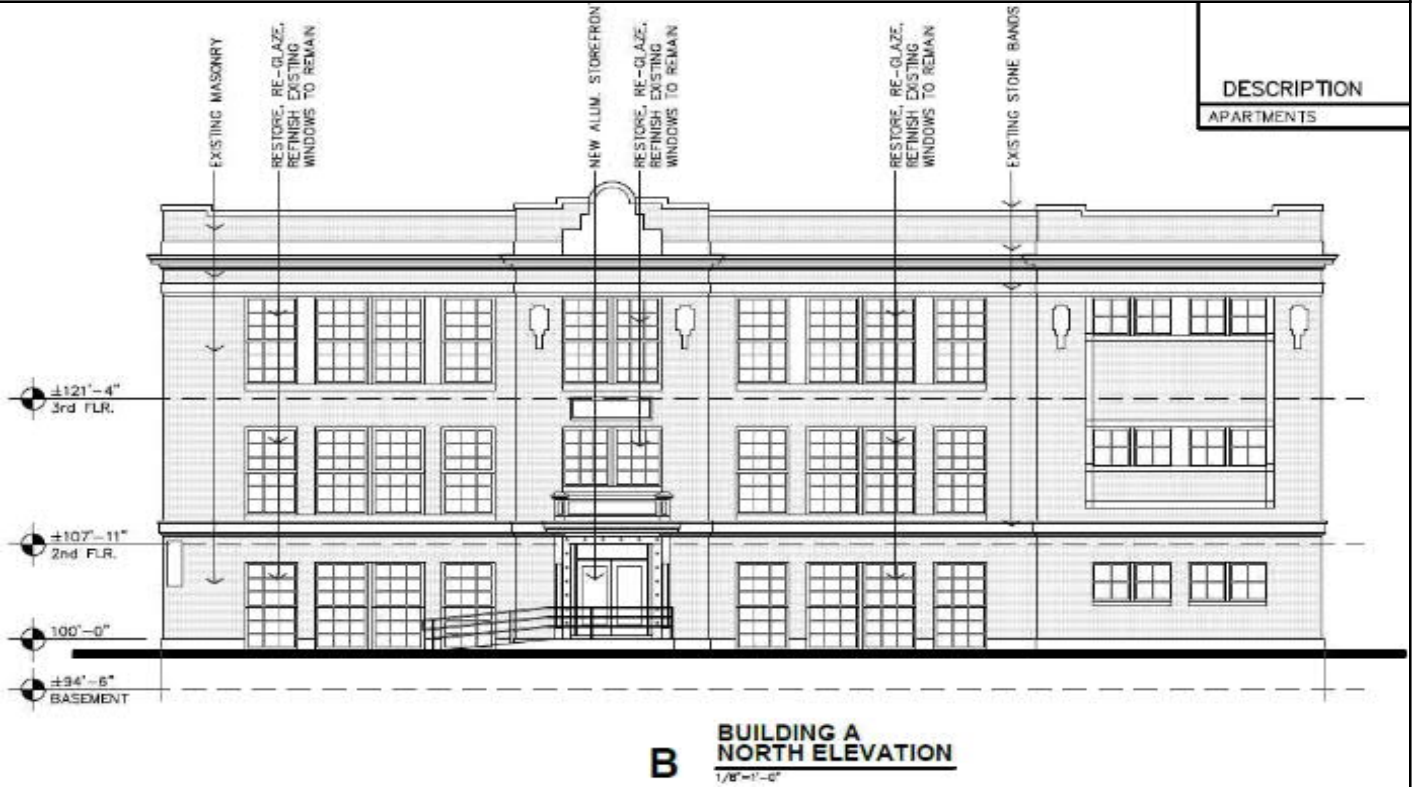
BUILDING PLAN (Typical)



Comments:

The above Building Plan is the top floor of Building A, containing 6 of the 18 units in Building A. There is a wide interior corridor, reflective of the former school, that is repurposed as a common area. Unit sizes are smaller than average, but appropriate for senior housing. All 1Bd units have the washer/dryer in the bathroom.

BUILDING ELEVATION



Comments:

The apartments will keep the original facade with 100% brick & stone, with the expectation to clean and preserve the existing masonry and existing stone bands. All existing windows will also be restored, re-glazed, and refinished to preserve the historic designation.

EXISTING BUILDING A



Comments:

The window air conditioners will be replaced in exchange for centralized temperature control.

APPRAISED VALUE

Appraiser:	<u>Novogradac Consulting LLP</u>	Date:	<u>2/23/2021</u>
Land as Vacant:	3.546 acres	\$390,000	Per Unit: \$13,448
Existing Buildings: (as-is)		<u>\$110,000</u>	Per Unit: <u>\$3,793</u>
Total Development: (as-is)		<u>\$500,000</u>	Per Unit: <u>\$17,241</u>

Comments:

Site was formerly occupied by Travis Elementary School until abandoned in 1984.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MD Medium Density</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>NA</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

Abandoned Travis Elementary School comprised of one 3-story and one 1-story brick buildings.

Surrounding Uses:

Single Family Residential, light industrial & retail, along with a Baptist Church.

Other Observations:

The site for Heritage at Abilene requires the abandonment of an alley that had previously been platted on the site (but not built). OPG Heritage Abilene Partners, LLC has started the abandonment process with the City of Abilene.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider:	<u>Phase Engineering, Inc.</u>	Date:	<u>2/19/2021</u>
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Recognized Environmental Conditions (RECs) and Other Concerns:

- Sampling of suspect asbestos containing materials prior to any renovation and/or demolition activities.
- Survey of Lead-based paint is recommended if the on-site structures will be renovated.
- Testing for lead in the drinking water is recommended if any of the existing plumbing systems are planned for use in future development.

Comments:

The feasibility study reports there is potential for groundwater intrusion impacting the basement of the main building. The current owner reports there are no known past instances, and the Applicant states that mitigation measures can be implemented if the need is identified during rehabilitation.

MARKET ANALYSIS

Provider: Novogradac Consulting

Date: 3/31/2021

Contact: Will Hoedl

Phone: _____

913-312-4613

Primary Market Area (PMA):

48 sq. miles

4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Taylor County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$8,736	\$8,736	\$10,512	\$10,512	---	---	---
	Max	\$13,620	\$15,570	\$17,520	\$19,440	---	---	---
50% AMGI	Min	\$14,592	\$14,592	\$17,520	\$17,520	---	---	---
	Max	\$22,700	\$25,950	\$29,200	\$32,400	---	---	---
60% AMGI	Min	\$17,496	\$17,496	\$21,024	\$21,024	---	---	---
	Max	\$27,240	\$31,140	\$35,040	\$38,880	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19216	Heritage Heights at Abilene	Y	New	Elderly	40	48
Other Affordable Developments in PMA since 2016						
20306	The Trails at Abilene		New	n/a General		48
21030	Abilene Pioneer Crossing		New	Genreal	n/a	80
Stabilized Affordable Developments in PMA					Total Units	1,079
					Total Developments	10
					Average Occupancy	99%

OVERALL DEMAND ANALYSIS				
	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	38,675		38,675	
Senior Households in the Primary Market Area	11,089		11,089	
Potential Demand from the Primary Market Area	4,606		4,606	
10% External Demand	461		461	
Potential Demand from Other Sources	0		0	
GROSS DEMAND	5,067		5,067	
Subject Affordable Units	29		29	
Unstabilized Competitive Units	40		40	
RELEVANT SUPPLY	69		69	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.4%		1.4%	

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,361	136	3	4	0.5%	1,361	136	3	12	1.0%
50% AMGI	1,523	152	6	8	0.8%	1,523	152	6	0	0.4%
60% AMGI	1,722	172	20	28	2.5%	1,722	172	20	28	2.5%

Demand Analysis:

Market Analyst qualifies all Elderly demand as 62+. However, underwriter did not identify federal assistance and concludes that demand is Elderly Limitation (55+). Since this qualification will only add eligible demand, underwriter did not recalculate Gross Demand.

Market Analyst did not identify the MDL Rent Restrictions at 19216 Heritage Heights at Abilene, and derived a different mix of competitive units than the underwriter. TDHCA capture rates are used for qualification and analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	478	48	2	2	0.8%	478	48	2	6	1.5%
1 BR/50%	668	67	4	4	1.1%	668	67	4	0	0.5%
1 BR/60%	735	74	15	12	3.3%	735	74	15	12	3.3%
2 BR/30%	336	34	1	2	0.8%	336	34	1	6	1.9%
2 BR/50%	479	48	2	4	1.1%	479	48	2	0	0.4%
2 BR/60%	595	60	5	16	3.2%	595	60	5	16	3.2%

Market Analyst Comments:

"There are few affordable multifamily developments currently in the Abilene area and a strong demand for senior housing." (p. 14)

"The PMA experienced a decrease in population from 2000 to 2010 at an annual rate of 0.2 percent and an increase of 0.1 percent annually from 2010 to 2020... The population in the PMA is expected to continue to increase through 2025 at an annual rate of 0.2 percent. Similarly, the MSA is expected to experience a population increase of 0.5 percent annually through 2025." (p.26)

"... the historical and projected increases of the senior population are significant, and bode well for an age-restricted development, such as the Subject." (p. 30)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$74,927	Avg. Rent:	\$640	Expense Ratio:	64.8%
Debt Service:	\$62,439	B/E Rent:	\$602	Controllable Expenses:	\$2,950
Net Cash Flow:	\$12,488	UW Occupancy:	92.5%	Property Taxes/Unit:	\$774
Aggregate DCR:	1.20	B/E Occupancy:	87.1%	Program Rent Year:	2020

Operating Expenses / unit and Expense Ratio are notably high based on the small number of units.

Controllable expenses are average at \$2,950/ unit.

Breakeven vacancy is only 3.8 units, resulting from the low number of units.

Deep rent restrictions with Average Income of 55% and no Market Rate units.

Deferred Developer Fee repays in year 10; 15-yr cumulative cash flow is \$66,777.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$139,437/ac	\$17,069/unit	\$495,000	Contractor Fee	\$665,256
Off-site + Site Work		\$15,453/unit	\$448,139	Soft Cost + Financing	\$1,637,570
Building Cost	\$190.08/sf	\$142,838/unit	\$4,142,310	Developer Fee	\$1,354,131
Contingency	7.00%	\$11,075/unit	\$321,174	Reserves	\$200,044
Total Development Cost	\$319,435/unit	\$9,263,625	Rehabilitation Cost	\$158,291/unit	

Qualified for 30% Basis Boost?

Located in OCT with < 20% HTC units/HH

Site Work:

Site Work cost per unit high resulting from low number of units.

55% of the Site Work costs are for Asbestos Abatement and selective demolition.

The remaining Site Work budget is grading, accommodations for utilities, landscaping, and site furnishings.

Building Cost:

High Rehabilitation Cost of \$158,291/unit as an adaptive reuse from an existing school.

Total Building Costs account for only 43% of the Total Development Costs.

Woods & Plastics the highest cost allocation of more than \$25K / unit.

Low estimates for Concrete, Masonry, & Metals as an adaptive reuse.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$386,064	\$13,313/unit	8%	Finishes/Fixtures	\$602,648	\$20,781/unit	12%
Building Shell	\$3,172,862	\$109,409/unit	65%	HVAC	\$274,000	\$9,448/unit	6%
Amenities	\$62,075	\$2,141/unit	1%	Appliances	2% \$92,800	\$3,200/unit	
Total Exterior	\$3,621,001	\$124,862/unit	0.79	Total Interior	\$969,448	\$33,429/unit	0.21

SCOPE & COST REVIEW

Provider: Partner Engineering and Science, Inc. Date: 2/19/2021

Scope:

The Original Travis School building is 3-story, with partial basement and 2 stories above, built in 1921 with additions in 1927. The Cafeteria is a one-story slab on grade facility constructed in 1958. The work will include the restoration and renovation of the exterior on both buildings. All work will be done in accordance with guidance set forth by the Texas Historical Commission and other entities responsible for preservation of historic resources.

The school building will be reconstructed on the interior for eighteen one- and two-bedroom apartments, while restoring much of the hallways and key architectural elements. The cafeteria will be reconstructed on the interior for four (4), one-bedroom apartments. A new apartment building will be constructed, with architectural similarities to the school building adding seven (7), 2-bedroom apartments. Beyond exterior repairs and rehabilitation, and the construction of a new residential structure, interior elements of the existing structures will be gut renovated and adapted for multi-family residential use. This includes outfitting the structures with adequate mechanical, electrical and plumbing systems, as well as standard residential finish work, including flooring (carpet and resilient products were applicable), finished walls and ceiling, appliance packages, environmental controls casework and countertops.

Contingency:

7% Contingency is less than the 10% allowed for adaptive reuse developments. Only \$66K of additional Developer Fee can be deferred to address any increase in costs.

Soft Costs:

The applicant differentiates legal costs related to the acquisition from legal costs of the partnership.

Developer Fee:

Developer Fee of 20% allowable given the size of the rehabilitation.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$9,263,625	\$5,136,480	\$600,968

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Horizon Bank	Conventional Loan	\$8,000,000	4.50%	89%
MHEG	HTC	\$791,921	\$0.88	9%
MHEG - Federal Historic Tax Credits	Tax Credit Equity	\$172,134	\$0.82	2%
Commerce - State Historic Tax Credits	Tax Credit Equity	\$0	\$0.92	0%
		\$8,964,555	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
MHDF	\$1,099,462	4.50%	35	15	\$1,099,462	4.50%	35	15	12%
City of Abilene	\$500				\$500				0%
Total	\$1,099,962				\$1,099,962				

Comments:

MidWest Housing Development Fund, Inc. (MHDF) has offered a 15 yr loan for up to \$1.2M under the above terms.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
MHEG	\$5,279,472	\$0.88		\$5,280,000	\$0.88	57%	
MHEG - Federal Historic Tax Credits	\$1,147,560			\$1,147,560		12%	
Commerce - State Historic Tax Credits	\$1,749,505			\$1,609,545		17%	
Overland Property Group	\$159,984		12%	\$126,558		1%	9%
Total	\$8,336,521			\$8,163,663			
				\$9,263,625	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.901	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.869	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

State and Federal Historic Tax Credit Equity account for 30% of total funding.
Deferred Developer Fee should be fully repaid by year 10.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$9,263,625
Permanent Sources (debt + non-HTC equity)	\$3,857,067
Gap in Permanent Financing	\$5,406,558

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$5,288,520	\$600,968
Needed to Balance Sources & Uses	\$5,406,558	\$614,382
Requested by Applicant	\$5,280,000	\$600,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$5,280,000	\$600,000

Deferred Developer Fee	\$126,558	(9% deferred)
Repayable in	10 years	

Comments:

Credit allocation of \$600,000 is recommended as Requested by Applicant.

Underwriter:	Greg Stoll
Manager of Real Estate Analysis:	Jeanna Adams
Director of Real Estate Analysis:	Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Heritage at Abilene, Abilene, 9% HTC #21104

LOCATION DATA	
CITY:	Abilene
COUNTY:	Taylor
Area Median Income	\$64,800
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	21	72.4%	0	0
2	8	27.6%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	29	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	751 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	3	-	6	20	-	-	-	29
Income	% Total	0.0%	10.3%	0.0%	20.7%	69.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$364	2	1	1	702	\$364	\$58	\$306	\$0	\$0.44	\$306	\$612	\$612	\$306	\$0	\$0	\$925	\$1.32	\$925
TC 50%	\$608	4	1	1	702	\$608	\$58	\$550	\$0	\$0.78	\$550	\$2,200	\$2,200	\$550	\$1	\$0	\$925	\$1.32	\$925
TC 60%	\$729	15	1	1	702	\$729	\$58	\$671	\$0	\$0.96	\$671	\$10,065	\$10,065	\$671	\$1	\$0	\$925	\$1.32	\$925
TC 30%	\$438	1	2	1	880	\$438	\$73	\$365	\$0	\$0.41	\$365	\$365	\$365	\$365	\$0	\$0	\$1,050	\$1.19	\$1,050
TC 50%	\$730	2	2	1	880	\$730	\$73	\$657	\$0	\$0.75	\$657	\$1,314	\$1,314	\$657	\$1	\$0	\$1,050	\$1.19	\$1,050
TC 60%	\$876	5	2	1	880	\$876	\$73	\$803	\$0	\$0.91	\$803	\$4,015	\$4,015	\$803	\$1	\$0	\$1,050	\$1.19	\$1,050
TOTALS/AVERAGES:		29			21,793				\$0	\$0.85	\$640	\$18,571	\$18,571	\$640	\$0.85	\$0	\$959	\$1.28	\$959

ANNUAL POTENTIAL GROSS RENT:	\$222,852	\$222,852
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STABILIZED PRO FORMA

Heritage at Abilene, Abilene, 9% HTC #21104

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.85	\$640	\$222,852	\$222,852	\$640	\$0.85		0.0%	\$0
fees, retained deposits, interest income					\$20.00	\$6,960						
Total Secondary Income					\$20.00		\$6,960	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$229,812	\$229,812				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(17,236)	(17,236)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$212,576	\$212,576				0.0%	\$0

General & Administrative	\$17,492	\$603/Unit	\$20,829	\$718	5.80%	\$0.57	\$425	\$12,325	\$12,325	\$425	\$0.57	5.80%	0.0%	-
Management	\$9,907	5.9% EGI	\$11,353	\$391	5.00%	\$0.49	\$367	\$10,629	\$10,629	\$367	\$0.49	5.00%	0.0%	-
Payroll & Payroll Tax	\$30,324	\$1,046/Unit	\$40,341	\$1,391	15.69%	\$1.53	\$1,150	\$33,350	\$30,324	\$1,046	\$1.39	14.26%	10.0%	3,026
Repairs & Maintenance	\$15,800	\$545/Unit	\$21,163	\$730	8.53%	\$0.83	\$625	\$18,125	\$18,850	\$650	\$0.86	8.87%	-3.8%	(725)
Electric/Gas	\$7,345	\$253/Unit	\$8,819	\$304	2.73%	\$0.27	\$200	\$5,800	\$7,345	\$253	\$0.34	3.46%	-21.0%	(1,545)
Water, Sewer, & Trash	\$14,316	\$494/Unit	\$11,893	\$410	7.50%	\$0.73	\$550	\$15,950	\$14,316	\$494	\$0.66	6.73%	11.4%	1,634
Property Insurance	\$10,346	\$0.47/sf	\$9,250	\$319	4.31%	\$0.42	\$316	\$9,153	\$10,346	\$357	\$0.47	4.87%	-11.5%	(1,193)
Property Tax (@ 100%) 2.6974	\$13,726	\$473/Unit	\$13,674	\$472	10.56%	\$1.03	\$774	\$22,457	\$20,942	\$722	\$0.96	9.85%	7.2%	1,515
Reserve for Replacements					4.09%	\$0.40	\$300	\$8,700	\$8,700	\$300	\$0.40	4.09%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.55%	\$0.05	\$40	\$1,160	\$1,160	\$40	\$0.05	0.55%	0.0%	-
TOTAL EXPENSES					64.75%	\$6.32	\$4,747	\$ 137,649	\$134,937	\$4,653	\$6.19	63.48%	2.0%	\$ 2,711
NET OPERATING INCOME ("NOI")					35.25%	\$3.44	\$2,584	\$74,927	\$77,639	\$2,677	\$3.56	36.52%	-3.5%	\$ (2,711)

CONTROLLABLE EXPENSES							\$2,950/Unit							\$2,868/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Heritage at Abilene, Abilene, 9% HTC #21104

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
MHDF		1.24	1.20	62,439	4.50%	35	15	\$1,099,462	\$1,099,462	15	35	4.50%	\$62,439	1.20	11.9%
CASH FLOW DEBT / GRANTS															
City of Abilene		1.24	1.20		0.00%	0	0	\$500	\$500	0	0	0.00%		1.20	0.0%
				\$62,439	TOTAL DEBT / GRANT SOURCES			\$1,099,962	\$1,099,962	TOTAL DEBT SERVICE			\$62,439	1.20	11.9%
NET CASH FLOW		\$15,199	\$12,488					APPLICANT NET OPERATING INCOME		\$74,927	\$12,488	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
MHEG	LIHTC Equity	57.0%	\$600,000	0.879912	\$5,279,472	\$5,280,000	\$0.88	\$600,000	57.0%	\$20,690	Applicant Request	
MHEG - Federal Historic Tax Credits	Federal Historic Tax Credits	12.4%			\$1,147,560	\$1,147,560	\$0.82		12.4%			
Commerce - State Historic Tax Credits	State Historic Tax Credits	18.9%			\$1,749,505	\$1,609,545	\$0.92		17.4%			
Overland Property Group	Deferred Developer Fees	1.7%	(12% Deferred)		\$159,984	\$126,558	(9% Deferred)		1.4%		Total Developer Fee: \$1,354,131	
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		90.0%			\$8,336,521	\$8,163,663			88.1%			
TOTAL CAPITALIZATION						\$9,436,483	\$9,263,625				15-Yr Cash Flow after Deferred Fee: \$66,777	

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
Acquisition	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$	
	New Const. Rehab	Acquisition			New Const. Rehab	Acquisition					
Acquisition			\$17,069 / Unit	\$495,000	\$495,000	\$17,069 / Unit			0.0%	\$0	
Site Work	\$360,544		\$20,125 / Unit	\$583,634	\$386,064	\$13,313 / Unit	\$360,544		51.2%	\$197,570	
Site Amenities	\$62,075		\$2,141 / Unit	\$62,075	\$62,075	\$2,141 / Unit	\$62,075		0.0%	\$0	
Building Cost	\$1,838,237	\$180.91 /sf	\$135,948/Unit	\$3,942,490	\$4,142,310	\$142,838/Unit	\$190.08 /sf	\$1,838,237	-4.8%	(\$199,820)	
Contingency	\$158,260	7.00%	7.00%	\$321,174	\$321,174	7.00%	7.00%	\$158,260	0.0%	\$0	
Contractor Fees	\$338,677	14.00%	13.55%	\$665,256	\$665,256	13.54%	14.00%	\$338,676	0.0%	\$0	
Soft Costs	\$0	\$836,425	\$29,704 / Unit	\$861,425	\$861,425	\$29,704 / Unit	\$836,425	\$0	0.0%	\$0	
Financing	\$0	\$686,183	\$26,764 / Unit	\$776,145	\$776,145	\$26,764 / Unit	\$686,183	\$0	0.0%	\$0	
Developer Fee	\$0	\$856,080	20.00%	20.00%	\$1,354,131	\$1,354,131	19.99%	20.00%	\$856,080	\$0	0.0%
Reserves			12 Months	\$200,044	\$200,044	12 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$5,136,480	\$319,358 / Unit	\$9,261,375	\$9,263,625	\$319,435 / Unit	\$5,136,480	\$0	0.0%	(\$2,250)
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		(\$0)		\$0							
Financing Cost		\$0		\$0							
Developer Fee	0.00%	\$0	(\$0)	20.00%	\$0			\$0			
Reserves				\$0				\$0			
ADJUSTED BASIS / COST		\$0	\$5,136,480	\$319,358/unit	\$9,261,375	\$9,263,625	\$319,435/unit	\$5,136,480	\$0	0.0%	(\$2,250)

TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA

\$9,263,625

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Heritage at Abilene, Abilene, 9% HTC #21104

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$5,136,480	\$0	\$5,136,480
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$5,136,480	\$0	\$5,136,480
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$6,677,424	\$0	\$6,677,424
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$6,677,424	\$0	\$6,677,424
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$600,968	\$0	\$600,968
CREDITS ON QUALIFIED BASIS	\$600,968		\$600,968	

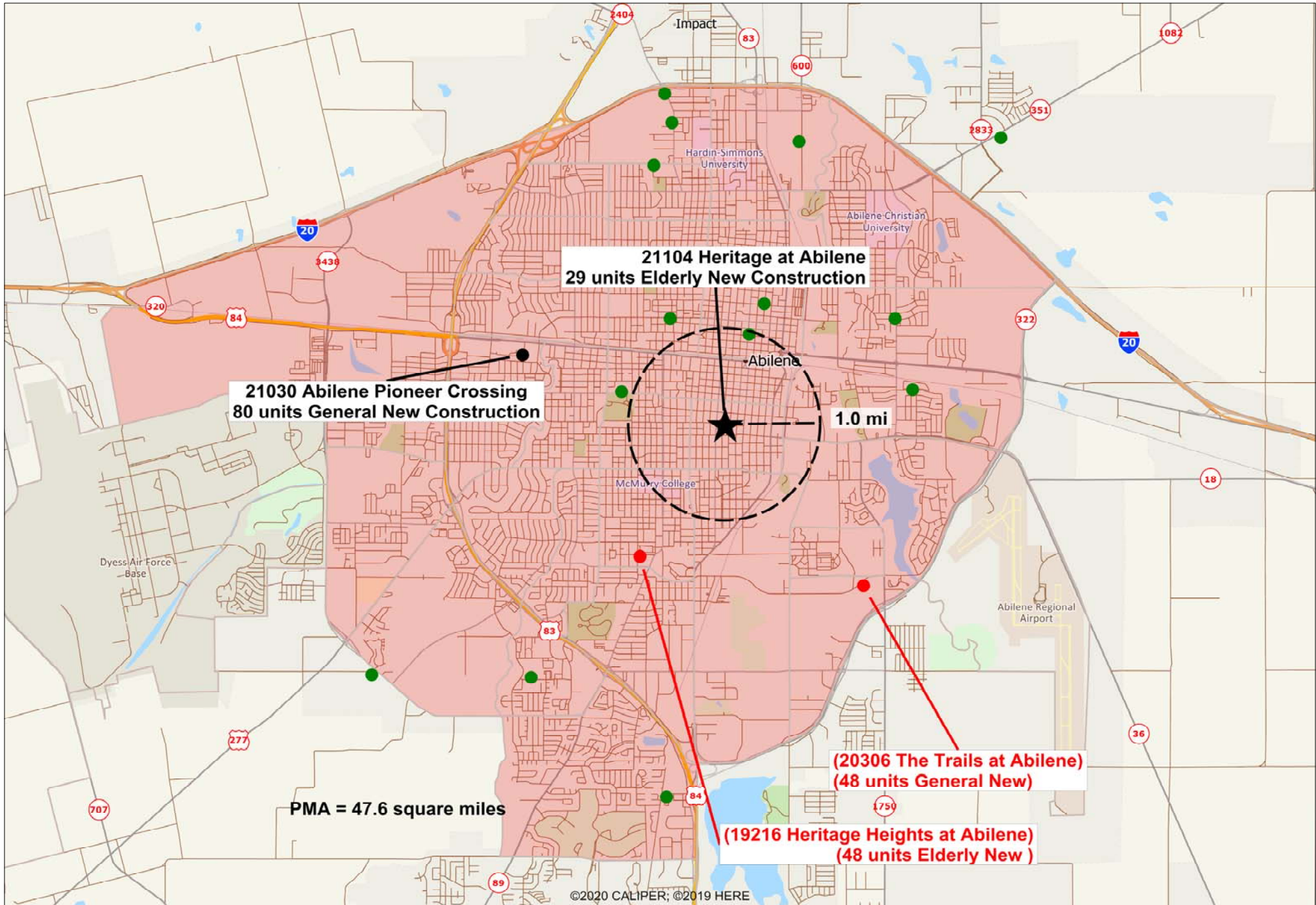
Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8800	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$600,968	\$5,288,520	----	----	----
Needed to Fill Gap	\$614,382	\$5,406,558	----	----	----
Applicant Request	\$600,000	\$5,280,000	\$600,000	\$0	\$0

Long-Term Pro Forma

Heritage at Abilene, Abilene, 9% HTC #21104

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$212,576	\$216,828	\$221,164	\$225,587	\$230,099	\$254,048	\$280,490	\$309,683	\$341,915	\$377,502	\$416,793
TOTAL EXPENSES	3.00%	\$137,649	\$141,672	\$145,814	\$150,078	\$154,467	\$178,435	\$206,154	\$238,215	\$275,301	\$318,206	\$367,846
NET OPERATING INCOME ("NOI")		\$74,927	\$75,156	\$75,350	\$75,510	\$75,632	\$75,613	\$74,336	\$71,469	\$66,614	\$59,296	\$48,947
EXPENSE/INCOME RATIO		64.8%	65.3%	65.9%	66.5%	67.1%	70.2%	73.5%	76.9%	80.5%	84.3%	88.3%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439	\$62,439
DEBT COVERAGE RATIO		1.20	1.20	1.21	1.21	1.21	1.21	1.19	1.14	1.07	0.95	0.78
ANNUAL CASH FLOW		\$12,488	\$12,716	\$12,911	\$13,071	\$13,193	\$13,174	\$11,897	\$9,029	\$4,175	(\$3,143)	(\$13,493)
Deferred Developer Fee Balance		\$114,070	\$101,354	\$88,443	\$75,372	\$62,179	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$4,173	\$66,777	\$118,368	\$149,835	\$149,846	\$104,421

21104 Heritage at Abilene - PMA Map



21113 San Angelo Crossing - Application Summary

PROPERTY IDENTIFICATION	
Application #	21113
Development	San Angelo Crossing
City / County	San Angelo / Tom Green
Region/Area	12 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$612,000	\$612,000	\$17,000/Unit \$0.90

KEY PRINCIPALS / SPONSOR		
J. Ryan Hamilton / Trinity Housing Development		
&		
Douglas Hamilton / Hamilton Builders, LLC		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	6	17%	30%	3	8%
2	24	67%	40%	-	0%
3	6	17%	50%	6	17%
4	-	0%	60%	18	50%
			70%	-	0%
			80%	-	0%
			MR	9	25%
TOTAL	36	100%	TOTAL	36	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.29	Expense Ratio	52.1%
Breakeven Occ.	82.5%	Breakeven Rent	\$760
Average Rent	\$854	B/E Rent Margin	\$94
Property Taxes	\$1,133/unit	Exemption/PILOT	0%
Total Expense	\$5,054/unit	Controllable	\$2,635/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.8%
Highest Unit Capture Rate	5%	3 BR/60%	2
Dominant Unit Cap. Rate	5%	2 BR/60%	14
Premiums (↑60% Rents)	Yes		\$220/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,023 SF	Density	4.5/acre
Acquisition		\$22K/unit	\$779K
Building Cost	\$105.56/SF	\$108K/unit	\$3,886K
Hard Cost		\$144K/unit	\$5,198K
Total Cost		\$245K/unit	\$8,811K
Developer Fee	\$1,164K	(39% Deferred)	Paid Year: 10
Contractor Fee	\$613K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
PNC 221(d)(4)	40/40	3.00%	\$2,850,000	1.29	City of San Angelo	0/0	0.00%	\$500	1.29	PNC	\$5,507,449	
										Cobblestone Development	\$453,205	
TOTAL DEBT (Must Pay)					CASH FLOW DEBT / GRANTS					TOTAL EQUITY SOURCES		\$5,960,654
			\$2,850,000					\$500		TOTAL DEBT SOURCES		\$2,850,500
											TOTAL CAPITALIZATION	\$8,811,154

CONDITIONS

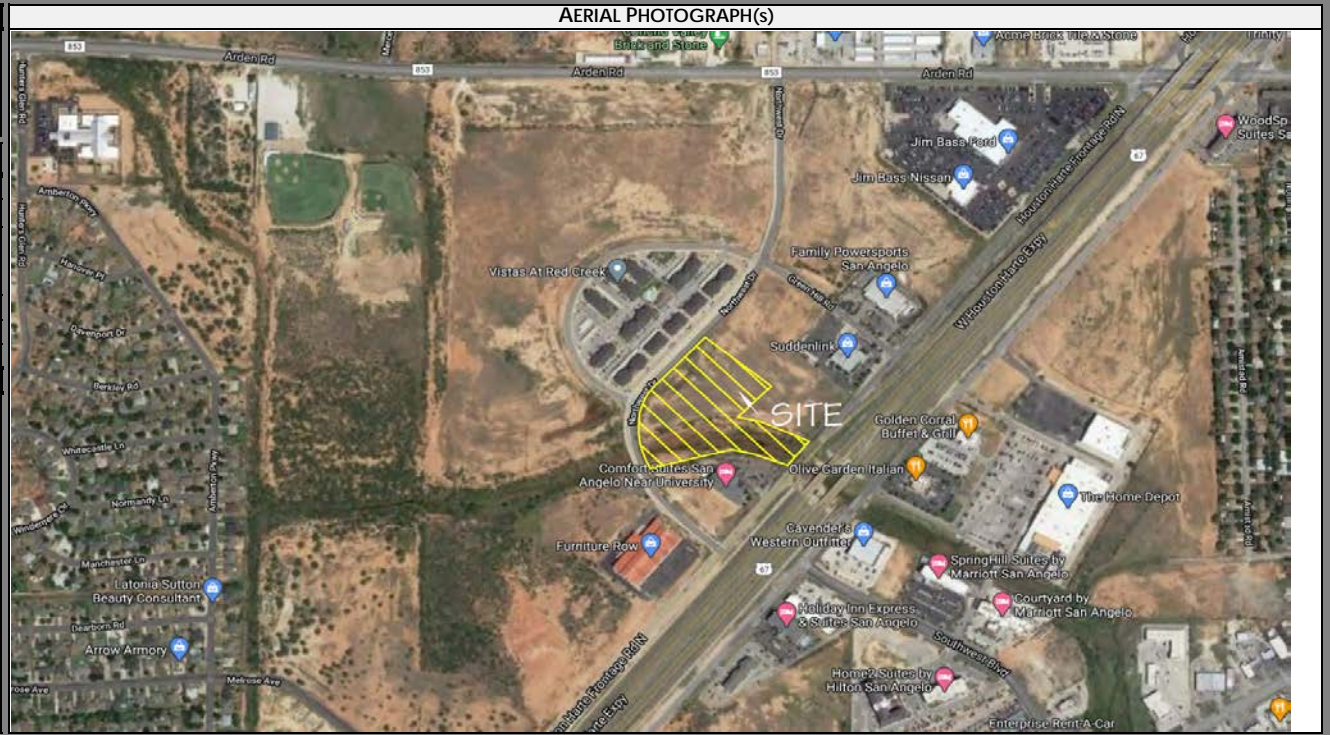
1 Receipt and acceptance by Commitment:

- a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Developer Experience	
▫ Low gross capture rate	
WEAKNESSES/RISKS	
▫ Portion of property is in floodway	
▫ Low 15-year cash flow	
AREA MAP	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21113 Program(s): 9% HTC

San Angelo Crossing

Address/Location: NWQ Northwest Dr and W Houston Harte Expy

City: San Angelo County: Tom Green Zip: 76901

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 12

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$612,000				\$612,000				

CONDITIONS

1 Receipt and acceptance by Commitment:

a: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	6
60% of AMI	60% of AMI	18

DEVELOPMENT SUMMARY

San Angelo Crossing will be the new construction of a 36-unit general garden-style development with two three-story buildings. The unit mix is 17% one-bedroom, 66% 2-bedrooms and the other 17% being 3-bedroom units.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Developer Experience 	<ul style="list-style-type: none"> ▫ Portion of property is in floodway
<ul style="list-style-type: none"> ▫ Low gross capture rate 	<ul style="list-style-type: none"> ▫ Low 15-year cash flow

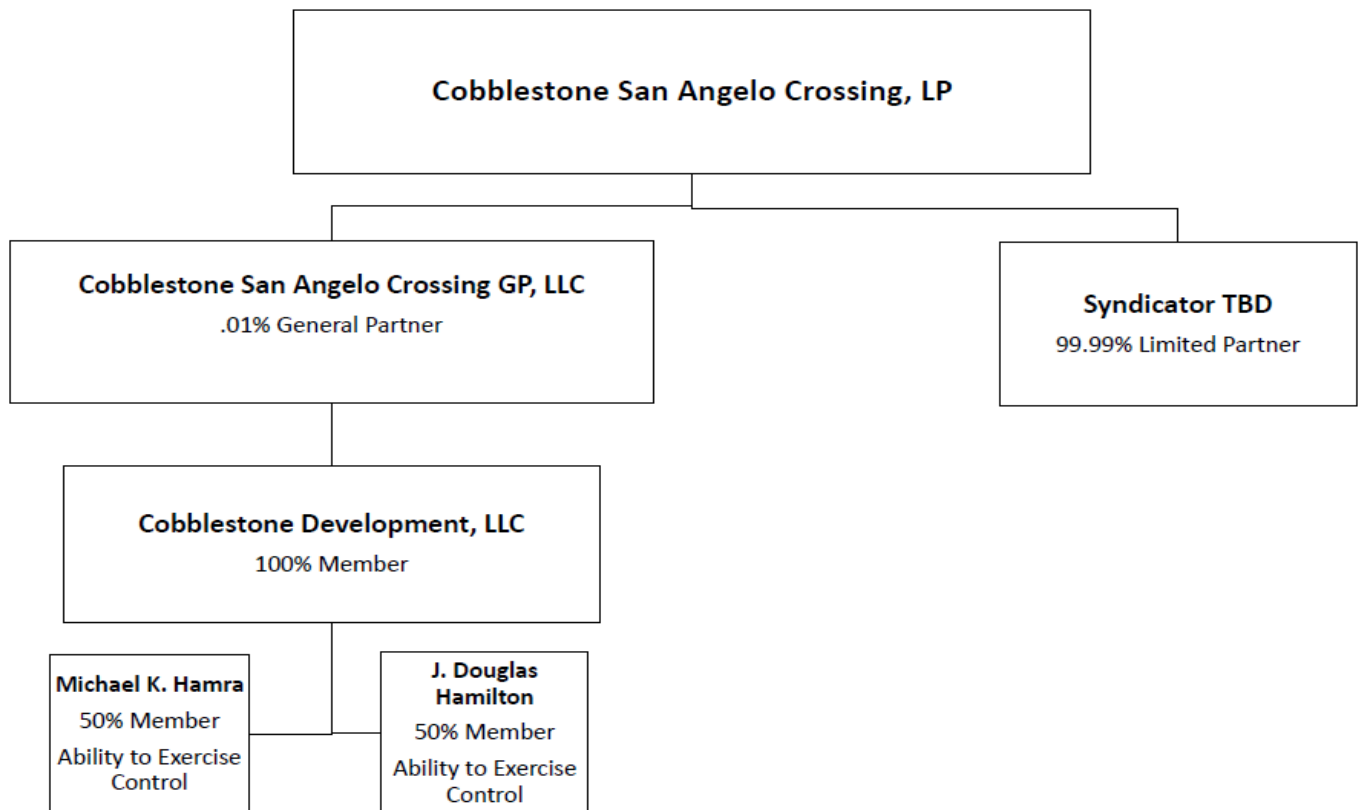
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Michael Fogel
 Phone: (713) 409-0211
 Relationship: Developer

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Developer

OWNERSHIP STRUCTURE



- Trinity Housing Development includes Ryan and Douglas Hamilton, who have established themselves in the field of affordable housing development, construction and management; and Michael Hamra, who has worked in conventional commercial and residential construction. Trinity Housing Development has been involved in developing over 2,500 units (1,089 of these are senior housing units). <https://www.trinityhousingdevelopment.com>
- J Ryan Hamilton and J Douglas Hamilton have received twelve HTC awards in Texas since 2015. The Applicant, Developer, Contractors, and Cost Estimator are related entities through principals. The Developer is based in Missouri, with another project currently underway in Texas.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

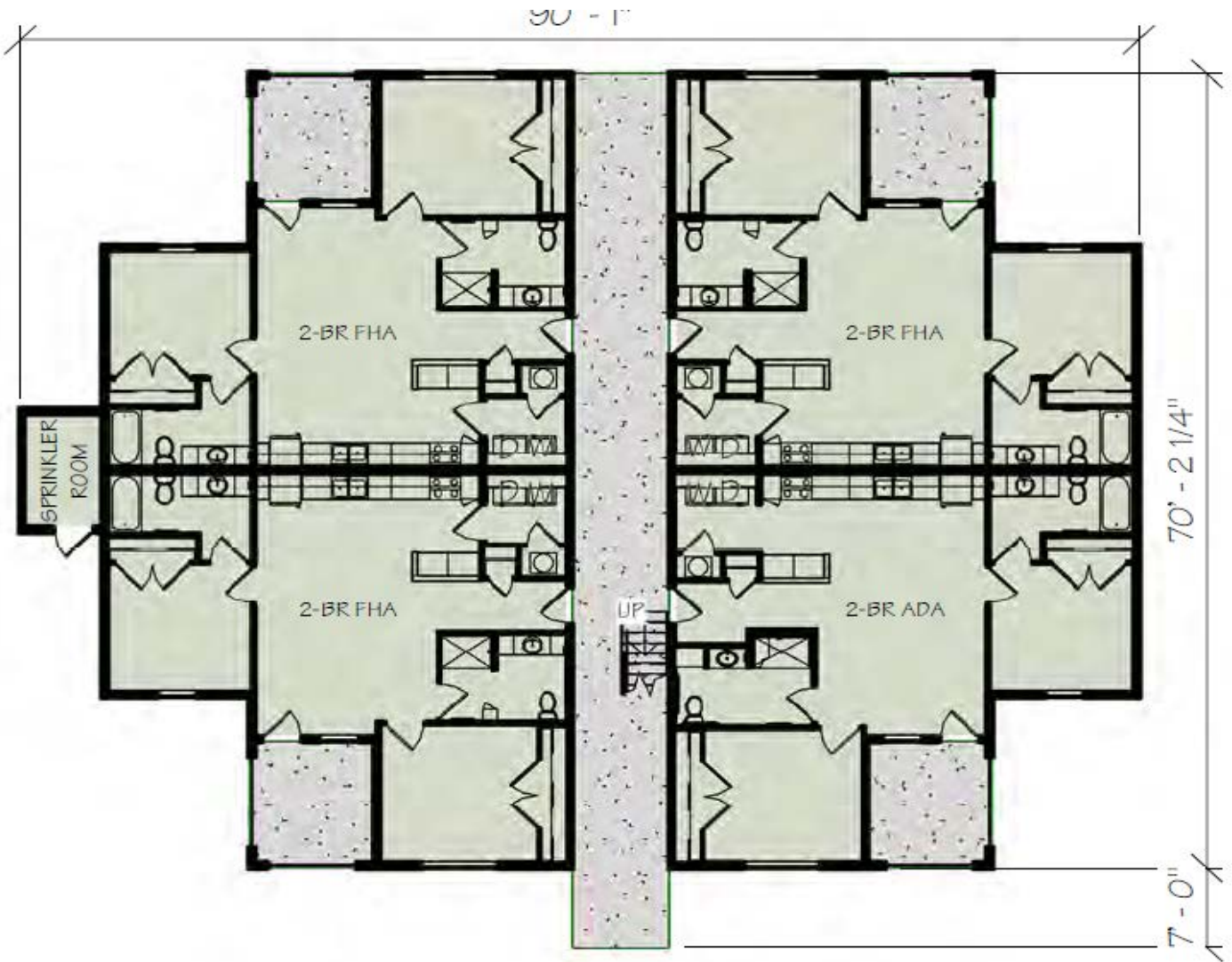
Site access will include a single full access driveway connection to Northwest Drive. Northwest Drive is a city-controlled street and sidewalk construction will be required along Northwest Drive. The site is relatively flat and the south portion of the site consists of a drainage channel. A portion of the site is within the regulatory floodway, but none of the residential structures will be built in the portion of the site that is in the flood zone (Zone AE).

If any buildings are constructed in the 100-year floodplain, the OAP requires that the finished ground floor elevation of the buildings be at least one foot above the floodplain and that all drives and parking be no more than 6 inches below the floodplain; and that the Owner provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.

Comments:

Per zoning code, 66 parking spaces are required and a total of 73 spaces are provided.

BUILDING PLAN (Typical)



Comments:

General unit features include single vanities, patio/balcony, and in-unit washer and dryers.

SITE CONTROL INFO

Site Acreage: Development Site: 8.082 acres Density: 4.5 units/acre
Site Control: 8.082 **Site Plan:** 8.082 **Appraisal:** NA **ESA:** 9.082
Feasibility Report Survey: 8.082 **Feasibility Report Engineer's Plan:** 8.082

Control Type: Commercial Contract

Lot 2D:	<u>4.000</u>	acres	Cost:	<u>\$827,640</u>
(easement)	<u>0.233</u>	acres	Cost:	<u>(\$48,165)</u>
Lot 2C:	<u>4.082</u>	acres	Cost:	<u>\$10</u>

Development Site: 8.082 acres Cost: \$779,485 \$21,652 per unit

Seller: WVE San Angelo Investments, LP
 Buyer: Trinity Housing Development Texas, LLC
 Assignee: Cobblestone San Angelo Crossing, LP

Related-Party Seller/Identity of Interest: No

Comments:
 The purchase price is \$4.75 per square foot for the 4.00-acres Lot 2D (excluding a 20-ft sewer easement) and \$10 for the 4.082 Lot 2C.

SITE INFORMATION

Flood Zone:	<u>X, AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>CG (has cond use permit)</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>NA</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Undeveloped Land

Surrounding Uses:
 North: Undeveloped tract
 East: Secure Link, an undeveloped tract and highway
 South: Comfort Suites and highway
 West: Apartments and undeveloped land

Other Observations:
 The tracts are currently zoned CG – General Commercial and approval of a conditional use will be required to allow for multi-family housing. Tract 1 is located in Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood. Tract 2 is within the FEMA regulatory floodway and has the Red Arroyo creek flowing through it.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Professional Service Industries, Inc. Date: 2/3/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

ERIS physical setting report depicts 100-year and 500-year flood zones.

MARKET ANALYSIS

Provider: Affordable Housing Analysts Date: 3/23/2021
 Contact: Bob Coe Phone: 281-387-7552

Primary Market Area (PMA): 59 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Tom Green County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,790	\$11,790	\$14,160	\$14,160	\$16,380	\$16,380	---
	Max	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	---
50% AMGI	Min	\$19,680	\$19,680	\$23,610	\$23,610	\$27,300	\$27,300	---
	Max	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	---
60% AMGI	Min	\$23,610	\$23,610	\$28,350	\$28,350	\$32,760	\$32,760	---
	Max	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
18222	Glenn Park Apartments	Yes	New	General	48	60
21317	San Angelo Terrace	Yes	New	General	58	72
Other Affordable Developments in PMA since 2016						
16200	Kirby Park Villas		New	Elderly Limitation	n/a	72
Stabilized Affordable Developments in PMA					Total Units	640
					Total Developments	6
					Average Occupancy	97.1%

Proposed, Under Construction, and Unstabilized Competitive Supply:

San Angelo Terrace (#21317) is a proposed 9% property in the PMA with 58 units that will directly compete with Subject if it is awarded LIHTC's. Market Analyst included these units in their demand calculation.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	35,280			
Potential Demand from the Primary Market Area	6,950			
10% External Demand	695			
Potential Demand from Other Sources				
GROSS DEMAND	7,645			
Subject Affordable Units	27			
Unstabilized Competitive Units	109			
RELEVANT SUPPLY	136			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.8%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	2,754	275	3	11	0.46%
50% AMGI	2,326	233	6	22	1.09%
60% AMGI	1,869	187	18	73	4.43%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

Market Analyst identified 3 more competitive units at San Angelo Terrace than Underwriter. Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	456	46	1	2	0.6%
1 BR/50%	731	73	1	4	0.6%
1 BR/60%	646	65	2	7	1.3%
2 BR/30%	622	62	1	6	1.0%
2 BR/50%	502	50	4	11	2.7%
2 BR/60%	1,027	103	14	43	5.0%
3 BR/30%	290	29	1	3	1.3%
3 BR/50%	180	18	1	7	4.0%
3 BR/60%	443	44	2	23	5.1%

Market Analyst Comments:

The average physical occupancy in the subject's market area was reported at 98.8%. Occupancy rates and rental rates in this primary market area have remained strong over the past few years, with overall stable rental rates. (p.12)

The average occupancy within the SW2 submarket was reported to be 98.8% with an average rental rate of \$1,031. (p.42)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$167,209	Avg. Rent:	\$854	Expense Ratio:	52.1%
Debt Service:	\$129,556	B/E Rent:	\$760	Controllable Expenses:	\$2,635
Net Cash Flow:	\$37,653	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,133
Aggregate DCR:	1.29	B/E Occupancy:	82.5%	Program Rent Year:	2020

Twenty-seven restricted units (of 36 total) underwritten at maximum HTC rents at 30%, 50%, and 60% of AMI.

Applicant's projected rents for nine market rate units are 15% above the HTC 60% Gross Rent, and \$235-\$284 below the Market Analyst's concluded market rents. The Applicant believes these are realistic expectations for a Tax Credit property with 75% restricted units in this market. If the full market rents are achieved, the DCR would be 1.39, suggesting the development could support additional debt.

Break-even occurs with 6 units vacant; underwritten with 2.7 vacant. The average rent is \$94 above break-even rent.

The Applicant states that estimates for utility expenses are based on portfolio properties operating in Troup and Rusk, TX.

Underwriter mostly utilized local comp averages which are in line with Applicant's estimates.

Developer fee pays off in year 10. Year 15 cash flow is \$291K.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$96,447/ac	\$21,652/unit	\$779,486	Contractor Fee	\$613,283
Off-site + Site Work		\$29,561/unit	\$1,064,195	Soft Cost + Financing	\$895,587
Building Cost	\$105.56/sf	\$107,954/unit	\$3,886,354	Developer Fee	\$1,164,180
Contingency	5.00%	\$6,876/unit	\$247,527	Reserves	\$160,542
Total Development Cost	\$244,754/unit		\$8,811,154	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Site Work:

\$1,064,199 Site Work (\$25,888 per unit) certified by civil engineer; includes: \$143K storm drainage, \$113K landscaping, \$241K paving and \$236K utilities. A CPA letter was provided to confirm the eligible basis \$25K/unit is acceptable.

Building Cost:

Applicant's Building Cost is \$3.8M (\$105.56/sf, \$108K/unit). The small number of units (36) makes the cost to build higher than the average development, The underwriter's estimate is based off of Marshall and Swift's average base building costs adjusted for small number of units

With only 36 units, the net rentable area is only 76% of gross building area. The non-rentable area (corridors, community area, office/leasing space, etc.) is 24% of the gross and increases the cost/sf due to small number of units.

Applicant limited eligible basis by \$780K for scoring purposes.

Contingency:

Applicant's eligible contingency set at 5.95%; Applicant claims total contingency of only 5%.

Contractor Fee:

Contractor fee is 11.80%, which is within the 14% limit.

Financing Cost:

Eligible Financing Cost is overstated by \$9K.

Reserves:

Total capital reserves represent approximately 6 months of operating expenses and debt service.

Comments:

Applicant's total development costs are within 5% of Applicant's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$8,811,154	\$7,003,498	\$614,557

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
PNC 221(d)(4)	HUD 221(d)(4)	\$2,850,000	3.00%	33%
PNC	Conventional Loan	\$4,500,000	2.50%	52%
PNC	HTC	\$826,117	\$0.90	10%
Cobblestone Development	Deferred Fee	\$507,090		6%
		\$8,683,707	Total Sources	

Comments:

PNC is providing \$2,850,000 construction and permanent financing for this project through a FHA 221(d)4 loan with a MIP of 0.25% on top of the 3% interest rate.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC 221(d)(4)	\$2,850,000	3.00%	40	40	\$2,850,000	3.00%	40	40	32%
City of San Angelo	\$500				\$500				0%
Total	\$2,850,500				\$2,850,500				

Comments:

The City of San Angelo will provide a local contribution in the amount of \$500.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC	\$5,507,449	\$0.90		\$5,507,449	\$0.90	63%	
Cobblestone Development	\$473,720		41%	\$453,205		5%	39%
Total	\$5,981,169			\$5,960,654			
				\$8,811,154	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.974	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.852	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$8,811,154
Permanent Sources (debt + non-HTC equity)	\$2,850,500
Gap in Permanent Financing	\$5,960,654

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$5,530,460	\$614,557
Needed to Balance Sources & Uses	\$5,960,654	\$662,361
Requested by Applicant	\$5,507,449	\$612,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$5,507,449	\$612,000
Deferred Developer Fee	\$453,205	(39% deferred)
Repayable in	10 years	

Comments:

Underwriter recommends \$612,000 in annual tax credits as requested by Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
San Angelo Crossing, San Angelo, 9% HTC #21113

LOCATION DATA	
CITY:	San Angelo
COUNTY:	Tom Green
Area Median Income	\$72,400
PROGRAM REGION:	12
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	6	16.7%	0	0
2	24	66.7%	0	0
3	6	16.7%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	36	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	75.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,023 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	3	-	6	18	-	-	9	36
Income	% Total	0.0%	8.3%	0.0%	16.7%	50.0%	0.0%	0.0%	25.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$393	1	1	1	812	\$393	\$60	\$333	\$0	\$0.41	\$333	\$333	\$333	\$333	\$0	\$0	\$1,140	\$1.40	\$1,140
TC 50%	\$656	1	1	1	812	\$656	\$60	\$596	\$0	\$0.73	\$596	\$596	\$596	\$596	\$1	\$0	\$1,140	\$1.40	\$1,140
TC 60%	\$787	2	1	1	812	\$787	\$60	\$727	\$0	\$0.90	\$727	\$1,454	\$1,454	\$727	\$1	\$0	\$1,140	\$1.40	\$1,140
MR		2	1	1	812	\$0	\$60		NA	\$1.11	\$905	\$1,810	\$1,810	\$905	\$1	NA	\$905	\$1.11	\$1,140
TC 30%	\$472	1	2	1	1,034	\$472	\$79	\$393	\$0	\$0.38	\$393	\$393	\$393	\$393	\$0	\$0	\$1,340	\$1.30	\$1,340
TC 50%	\$787	4	2	1	1,034	\$787	\$79	\$708	\$0	\$0.68	\$708	\$2,832	\$2,832	\$708	\$1	\$0	\$1,340	\$1.30	\$1,340
TC 60%	\$945	14	2	1	1,034	\$945	\$79	\$866	\$0	\$0.84	\$866	\$12,124	\$12,124	\$866	\$1	\$0	\$1,340	\$1.30	\$1,340
MR		5	2	1	1,034	\$0	\$79		NA	\$1.05	\$1,087	\$5,434	\$5,434	\$1,087	\$1	NA	\$1,087	\$1.05	\$1,340
TC 30%	\$546	1	3	2	1,188	\$546	\$98	\$448	\$0	\$0.38	\$448	\$448	\$448	\$448	\$0	\$0	\$1,540	\$1.30	\$1,540
TC 50%	\$910	1	3	2	1,188	\$910	\$98	\$812	\$0	\$0.68	\$812	\$812	\$812	\$812	\$1	\$0	\$1,540	\$1.30	\$1,540
TC 60%	\$1,092	2	3	2	1,188	\$1,092	\$98	\$994	\$0	\$0.84	\$994	\$1,988	\$1,988	\$994	\$1	\$0	\$1,540	\$1.30	\$1,540
MR		2	3	2	1,188	\$0	\$98		NA	\$1.06	\$1,256	\$2,512	\$2,512	\$1,256	\$1	NA	\$1,256	\$1.06	\$1,540
TOTALS/AVERAGES:		36			36,816				\$0	\$0.83	\$854	\$30,735	\$30,735	\$854	\$0.83	\$0	\$1,276	\$1.25	\$1,340

ANNUAL POTENTIAL GROSS RENT:	\$368,825	\$368,825
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STABILIZED PRO FORMA

San Angelo Crossing, San Angelo, 9% HTC #21113

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.83	\$854	\$368,825	\$368,825	\$854	\$0.83			0.0%	\$0
fees, retained deposits, interest income					\$20.00	\$8,640						
Total Secondary Income					\$20.00	\$8,640	\$20.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$377,465	\$377,465				0.0%	\$0
Vacancy & Collection Loss			7.5% PGI		(28,310)	(28,310)	7.5% PGI				0.0%	-
EFFECTIVE GROSS INCOME						\$349,155	\$349,155				0.0%	\$0

General & Administrative	\$25,018	\$695/Unit	\$14,721	\$409	3.97%	\$0.38	\$385	\$13,860	\$14,721	\$409	\$0.40	4.22%	-5.8%	(861)
Management	\$23,999	5.7% EGI	\$14,342	\$398	5.00%	\$0.47	\$485	\$17,458	\$17,458	\$485	\$0.47	5.00%	0.0%	-
Payroll & Payroll Tax	\$40,131	\$1,115/Unit	\$52,072	\$1,446	10.31%	\$0.98	\$1,000	\$36,000	\$36,000	\$1,000	\$0.98	10.31%	0.0%	-
Repairs & Maintenance	\$29,338	\$815/Unit	\$20,956	\$582	6.19%	\$0.59	\$600	\$21,600	\$23,400	\$650	\$0.64	6.70%	-7.7%	(1,800)
Electric/Gas	\$12,112	\$336/Unit	\$6,081	\$169	1.55%	\$0.15	\$150	\$5,400	\$6,081	\$169	\$0.17	1.74%	-11.2%	(681)
Water, Sewer, & Trash	\$21,595	\$600/Unit	\$22,742	\$632	5.16%	\$0.49	\$500	\$18,000	\$22,742	\$632	\$0.62	6.51%	-20.9%	(4,742)
Property Insurance	\$12,222	\$0.33 /sf	\$15,706	\$436	5.37%	\$0.51	\$521	\$18,750	\$18,750	\$521	\$0.51	5.37%	0.0%	-
Property Tax (@ 100%) 2.4462	\$20,514	\$570/Unit	\$15,992	\$444	11.69%	\$1.11	\$1,133	\$40,799	\$39,293	\$1,091	\$1.07	11.25%	3.8%	1,506
Reserve for Replacements					2.58%	\$0.24	\$250	\$9,000	\$9,000	\$250	\$0.24	2.58%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.31%	\$0.03	\$30	\$1,080	\$1,080	\$30	\$0.03	0.31%	0.0%	-
TOTAL EXPENSES					52.11%	\$4.94	\$5,054	\$ 181,947	\$188,525	\$5,237	\$5.12	53.99%	-3.5%	\$ (6,578)
NET OPERATING INCOME ("NOI")					47.89%	\$4.54	\$4,645	\$167,209	\$160,631	\$4,462	\$4.36	46.01%	4.1%	\$ 6,578

CONTROLLABLE EXPENSES							\$2,635/Unit				\$2,860/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

San Angelo Crossing, San Angelo, 9% HTC #21113

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC 221(d)(4)	0.25%	1.16	1.21	138,744	3.00%	40	40	\$2,850,000	\$2,850,000	40	40	3.00%	\$129,556	1.29	32.3%
CASH FLOW DEBT / GRANTS															
City of San Angelo		1.16	1.21		0.00%	0	0	\$500	\$500	0	0	0.00%		1.29	0.0%
				\$138,744	TOTAL DEBT / GRANT SOURCES			\$2,850,500	\$2,850,500	TOTAL DEBT SERVICE			\$129,556	1.29	32.4%
NET CASH FLOW		\$21,887	\$28,465					APPLICANT	NET OPERATING INCOME	\$167,209	\$37,653	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												PNC	LIHTC Equity	62.5%	$612,000	0.899909967	$5,507,449	$5,507,449	$0.8999	$612,000	62.5%	$17,000	Applicant Request
Cobblestone Development	Deferred Developer Fees	5.4%		(41% Deferred)	\$473,720	\$453,205		(39% Deferred)	5.1%		Total Developer Fee: \$1,164,180	
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		67.9%			\$5,981,169	\$5,960,654			67.6%			
TOTAL CAPITALIZATION						\$8,831,669	\$8,811,154					15-Yr Cash Flow after Deferred Fee: \$291,580

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
Acquisition	New Const. Rehab	Total Costs				Total Costs				New Const. Rehab	Acquisition	%	\$
		Eligible Basis	Eligible Basis	Eligible Basis	Eligible Basis	Eligible Basis	Eligible Basis	Eligible Basis	Eligible Basis				
Land Acquisition				\$21,652 / Unit	\$779,486	\$779,486	\$21,652 / Unit					0.0%	\$0
Off-Sites				\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0
Site Work		\$924,799		\$25,888 / Unit	\$931,975	\$931,975	\$25,888 / Unit		\$924,799			0.0%	\$0
Site Amenities		\$132,220		\$3,673 / Unit	\$132,220	\$132,220	\$3,673 / Unit		\$132,220			0.0%	\$0
Building Cost		\$3,105,426	\$105.56 /sf	\$107,954/Unit	\$3,886,354	\$3,657,941	\$101,609/Unit	\$99.36 /sf	\$3,105,426			6.2%	\$228,413
Contingency		\$247,527	5.95%	5.00%	\$247,527	\$247,527	5.24%	5.95%	\$247,527			0.0%	\$0
Contractor Fees		\$613,283	13.91%	11.80%	\$613,283	\$613,283	12.34%	13.91%	613282.6516			0.0%	\$0
Soft Costs	\$0	\$400,860		\$11,274 / Unit	\$405,860	\$405,860	\$11,274 / Unit		\$400,860	\$0		0.0%	\$0
Financing	\$0	\$424,252		\$13,604 / Unit	\$489,727	\$489,727	\$13,604 / Unit		\$415,203	\$0		0.0%	\$0
Developer Fee	\$0	\$1,164,180	19.91%	17.54%	\$1,164,180	\$1,164,180	18.19%	19.94%	\$1,164,180	\$0		0.0%	\$0
Reserves				6 Months	\$160,542	\$159,040	6 Months					0.9%	\$1,502
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$7,012,547		\$244,754 / Unit	\$8,811,154	\$8,581,239	\$238,368 / Unit	\$7,003,498	\$0		2.7%	\$229,915
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		(\$9,049)											
Developer Fee	\$0	\$0			\$0				\$0				
Reserves					\$0				\$0				
ADJUSTED BASIS / COST		\$0	\$7,003,498		\$244,754/unit	\$8,811,154	\$8,581,239	\$238,368/unit	\$7,003,498	\$0		2.7%	\$229,915
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$8,811,154							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

San Angelo Crossing, San Angelo, 9% HTC #21113

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$7,003,498	\$0	$7,003,498
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$7,003,498	\$0	\$7,003,498
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$9,104,548	\$0	\$9,104,548
Applicable Fraction	75.00%	75.00%	75%	75%
TOTAL QUALIFIED BASIS	\$0	\$6,828,411	\$0	\$6,828,411
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$614,557	\$0	\$614,557
CREDITS ON QUALIFIED BASIS		\$614,557		\$614,557

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8999	Credit Allocation	Credits	Proceeds
Eligible Basis	\$614,557	\$5,530,460	----	----	----
Needed to Fill Gap	\$662,361	\$5,960,654	----	----	----
Applicant Request	\$612,000	\$5,507,449	\$612,000	\$0	\$0

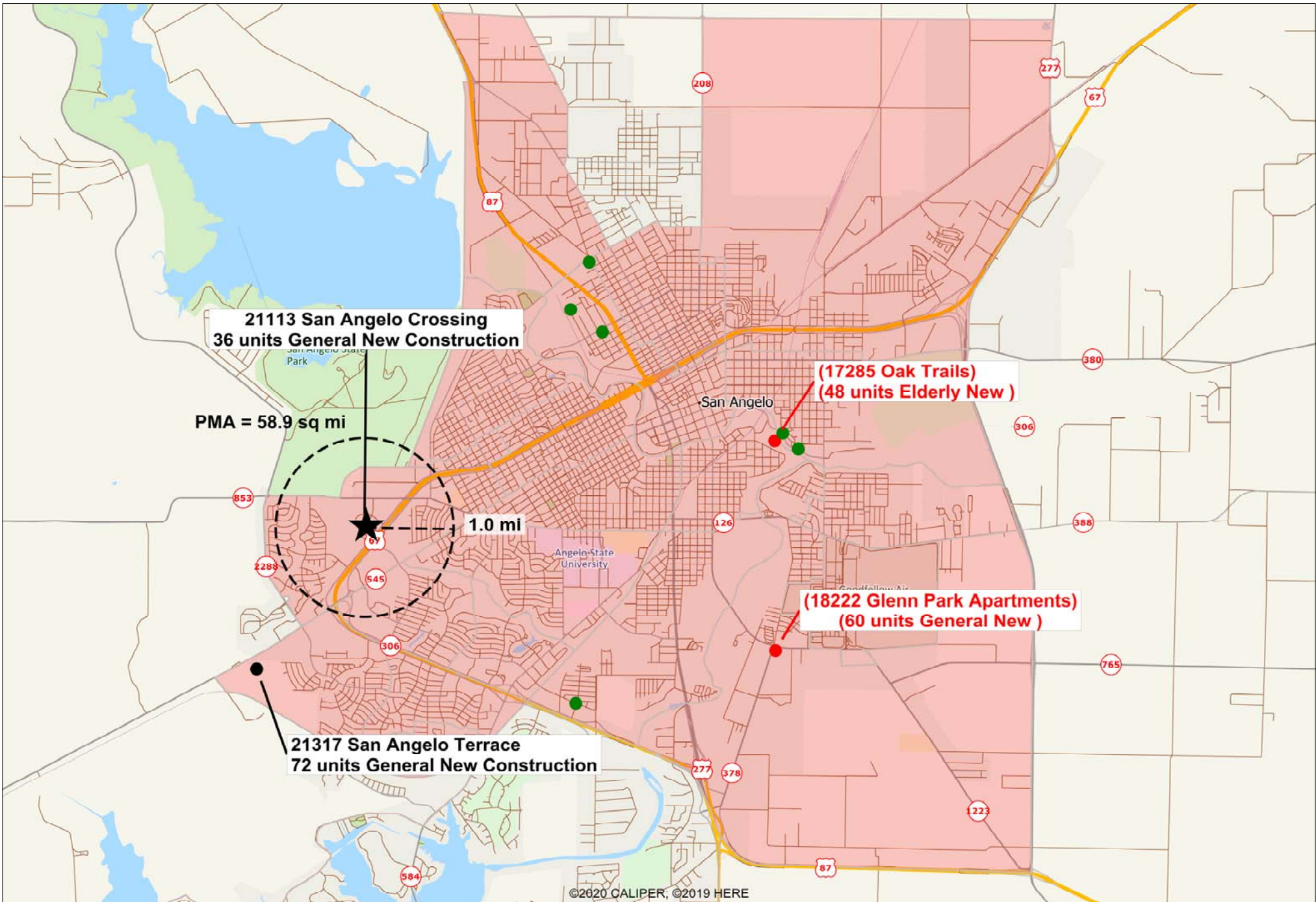
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	36,816 SF	\$83.46	3,072,538
Adjustments				
Exterior Wall Finish	4.24%		3.54	\$130,276
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.53%		2.95	108,461
Roof Adjustment(s)			0.98	36,000
Subfloor			(0.16)	(5,891)
Floor Cover			2.56	94,249
Breezeways	\$30.22	5,247	4.31	158,582
Balconies	\$30.03	4,898	4.00	147,087
Plumbing Fixtures	\$1,080	90	2.64	97,200
Rough-ins	\$530	72	1.04	38,160
Built-In Appliances	\$1,830	36	1.79	65,880
Exterior Stairs	\$2,460	4	0.27	9,840
Heating/Cooling			2.34	86,149
Storage Space	\$30.22	116	0.10	3,506
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$106.53	1,302	3.77	138,706
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	43,481	3.06	112,616
SUBTOTAL			116.62	4,293,358
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			116.62	\$4,293,358
Plans, specs, survey, bldg permits	3.30%		(3.85)	(\$141,681)
Contractor's OH & Profit	11.50%		(13.41)	(493,736)
NET BUILDING COSTS		\$101,609/unit	\$99.36/sf	\$3,657,941

Long-Term Pro Forma

San Angelo Crossing, San Angelo, 9% HTC #21113

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$349,155	\$356,139	\$363,261	\$370,527	\$377,937	\$417,273	\$460,703	\$508,654	\$561,595	\$620,046	\$684,581	\$755,833
TOTAL EXPENSES	3.00%	\$181,947	\$187,231	\$192,669	\$198,268	\$204,031	\$235,484	\$271,840	\$313,865	\$362,452	\$418,631	\$483,597	\$558,733
NET OPERATING INCOME ("NOI")		\$167,209	\$168,908	\$170,592	\$172,259	\$173,906	\$181,789	\$188,864	\$194,788	\$199,143	\$201,415	\$200,983	\$197,100
EXPENSE/INCOME RATIO		52.1%	52.6%	53.0%	53.5%	54.0%	56.4%	59.0%	61.7%	64.5%	67.5%	70.6%	73.9%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$129,556	\$129,462	\$129,366	\$129,266	\$129,164	\$128,603	\$127,952	\$127,195	\$126,316	\$125,295	\$124,109	\$122,732
DEBT COVERAGE RATIO		1.29	1.30	1.32	1.33	1.35	1.41	1.48	1.53	1.58	1.61	1.62	1.61
ANNUAL CASH FLOW													
		\$37,653	\$39,446	\$41,226	\$42,992	\$44,743	\$53,186	\$60,912	\$67,593	\$72,826	\$76,119	\$76,874	\$74,368
Deferred Developer Fee Balance		\$415,552	\$376,106	\$334,880	\$291,888	\$247,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$2,126	\$291,580	\$616,677	\$971,014	\$1,345,911	\$1,729,921	\$2,108,240

21113 San Angelo Crossing PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC	15/35	4.50%	\$1,250,000	1.99	City of Kerrville	0/0	0.00%	\$250	1.20	MEHG	\$7,829,217
MF Direct Loan Const. to Perm. (Re	15/30	2.50%	\$1,000,000	1.20	MCP Group (MDL Match)	0/0	0.00%	\$76,500	1.20	Overland Property Group	\$336,652
TOTAL DEBT (Must Pay)			\$2,250,000		CASH FLOW DEBT / GRANTS			\$76,750		TOTAL EQUITY SOURCES	\$8,165,869
TOTAL DEBT SOURCES											\$2,326,750
TOTAL CAPITALIZATION											\$10,492,619

CONDITIONS

- Receipt and acceptance before Direct Loan Closing
- a: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
- b: Substantially final construction contract with Schedule of Values.
- c: Updated term sheets with substantially final terms from all lenders.
- d: Substantially final draft of limited partnership agreement.
- e: For Rehabilitation Developments, most recent annual operating statement.
- f: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a minimum 1.15 DCR.
- g: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

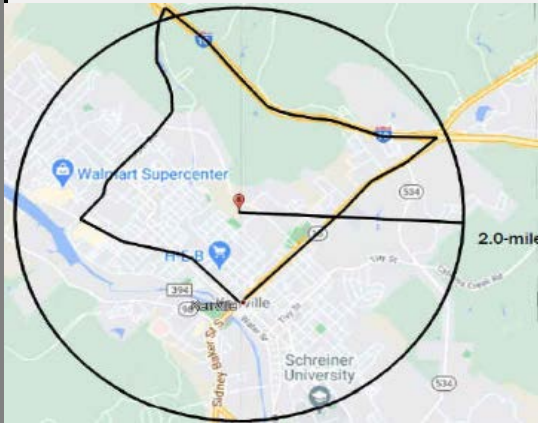
STRENGTHS/MITIGATING FACTORS

- Elevated floorplate atop a 40 ft hill.
- Significant market rent premiums possible.
- Less than a mile from downtown Kerrville.
- Low gross and low unit capture rates.
- Low expense ratio
- Developer experience

WEAKNESSES/RISKS

- Substantial Site Work costs due to topography
- Low residual cash flow
- Low visibility

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21114 Program(s): 9% HTC/MDL

Reserves at Holdsworth

Address/Location: NWQ Paschal Ave and Holdsworth Dr.

City: Kerrville County: Kerr Zip: 78028

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 9

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
MF Direct Loan Const. to Perm. (Repayable)	\$1,000,000	2.50%	30	15	\$1,000,000	2.50%	30	15	2nd
LIHTC (9% Credit)	\$900,000				\$900,000				

* Multifamily Direct Loan Terms:

* The term of a Multifamily Direct Loan should match the term of any superior loan (within 6 months).

* Lien position after conversion to permanent. The Department's lien position during construction may vary.

CONDITIONS

- Receipt and acceptance before Direct Loan Closing
 - a: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - b: Substantially final construction contract with Schedule of Values.
 - c: Updated term sheets with substantially final terms from all lenders.
 - d: Substantially final draft of limited partnership agreement.
 - e: For Rehabilitation Developments, most recent annual operating statement.
 - f: Senior loan documents (and/or partnership documents) must contain a provision(s) that any stabilization resizing on the senior debt includes the debt service on the TDHCA MDL at a minimum 1.15 DCR.
 - g: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	22

TDHCA SET-ASIDES for DIRECT LOAN LURA		
Income Limit	Rent Limit	Number of Units
30% of AMFI	30% of AMFI	3
50% of AMFI	Low HOME	7

DEVELOPMENT SUMMARY

The Reserves at Holdsworth is a proposed new construction general development with 36 units. One building will have three stories of residential units with an attached clubhouse and the second building will have three stories of residential units. 50% of units are two bedroom units.
 The application requests a \$1,000,000 construction-to-perm MultiFamily Direct Loan.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Elevated floorplate atop a 40 ft hill.
▫	Significant market rent premiums possible.
▫	Less than a mile from downtown Kerrville.
▫	Low gross and low unit capture rates.
▫	Low expense ratio
▫	Developer experience

WEAKNESSES/RISKS	
▫	Substantial Site Work costs due to topography
▫	Low residual cash flow
▫	Low visibility
▫	
▫	
▫	

DEVELOPMENT TEAM

PRIMARY CONTACTS

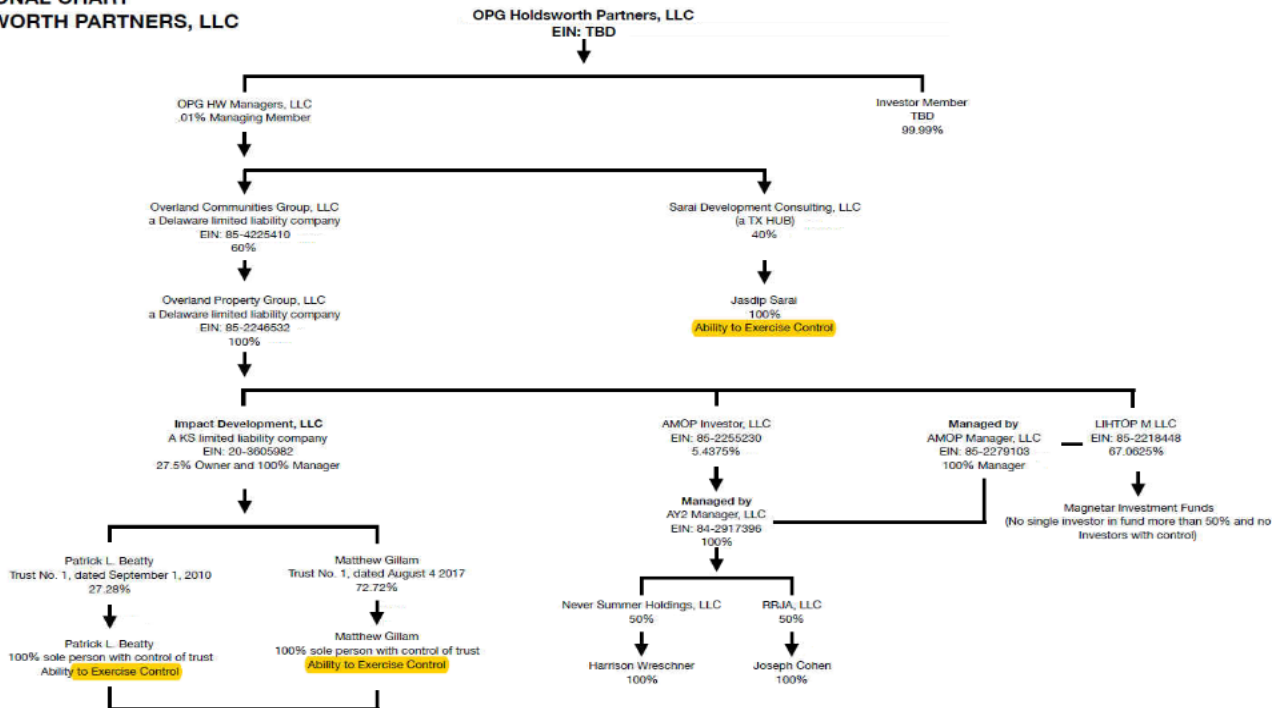
Name: Matt Gillam
 Phone: (785) 766-4096
 Relationship: Managing Partner

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Application Consultant

OWNERSHIP STRUCTURE

ORGANIZATIONAL CHART

OPG HOLDSWORTH PARTNERS, LLC



- o Overland Property Group has received HTC awards for 19 developments in Texas since 2012. In addition to the Texas developments, they have also been active nationally in numerous states. Sarai Development Consulting, LLC will retain 40% ownership of the General Partner, and has been involved with at least 10 of developments mentioned above in the previous 4 years.

DEVELOPMENT SUMMARY

SITE PLAN

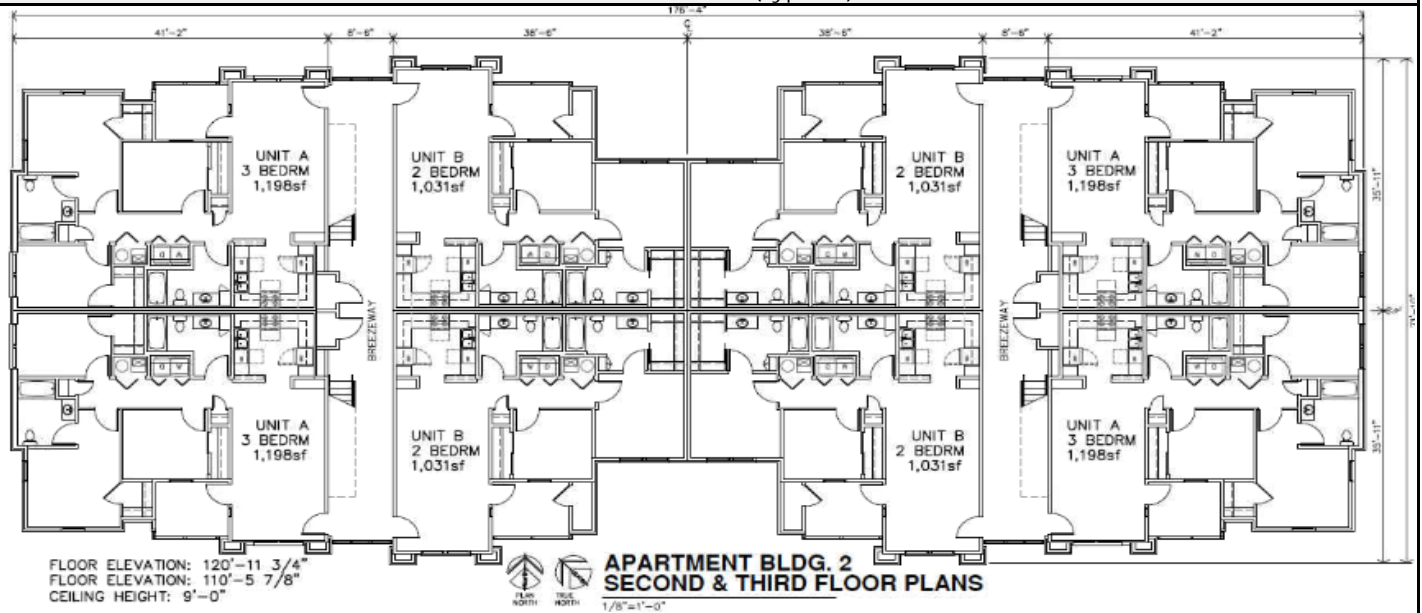




Comments:

The subject will be set atop a small hill with primary access, visibility, and signage coming from Holdsworth Dr to the north. Rough Grading necessary due to 8-30% slopes onsite and on adjacent parcels. Significant wooded greenspace will remain, along with new site amenities like a dog park, basketball court, BBQ, and other landscaping. 75 parking spaces have been allocated, versus the 65 parking spaces required by local code.

BUILDING PLAN (Typical)



Comments:

These three-story garden apartments will have two buildings. The above (Building 2) has two breezeways per floor, each providing access to 4 units. Nearly all plumbing is efficiently set along a single plumbing run.

SITE CONTROL INFO

Site Acreage: Development Site: 6.00 acres Density: 6.0 units/acre
Site Control: 6 **Site Plan:** 6 **Appraisal:** NA **ESA:** 6
Feasibility Report Survey: 6 **Feasibility Report Engineer's Plan:** 6

Control Type: Commercial Contract - Unimproved Property

Development Site: 6.00 acres Cost: \$600,000 \$16,667 per unit

Seller: Gsa Partners

Buyer: Impact Land Company, LLC

Assignee: OPG Holdsworth Partners, LLC

Related-Party Seller/Identity of Interest: No

Comments:

Purchase contract for "about 6 acres" has been adjusted by the total size found in an official survey also indicating 6.00 acres.

SITE INFORMATION

Flood Zone: X

Scattered Site? No

Zoning: ETJ- None required

Within 100-yr floodplain? No

Re-Zoning Required? No

Utilities at Site? Yes

Year Constructed: NA

Title Issues? No

Current Uses of Subject Site:

The site is currently vacant covered in trees and native grass.

Surrounding Uses:

The property is bounded on the northeast by Holdsworth Drive North, on the southwest by an existing park area, on the northwest by vacant property and on the southeast by the existing Kerrville plaza multi family development.

Other Observations:

The site is at the peak of a small heavily-wooded hill.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

The ESA notes that there are 8-30% slopes on this and most surrounding parcels.

MARKET ANALYSIS

Provider: Novogradac Consulting

Date: 3/30/2021

Contact: Will Hoedl

Phone: 913-312-4613

Primary Market Area (PMA): 353 sq. miles 11 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Kerr County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$10,680	\$10,680	\$12,810	\$12,810	\$14,790	\$14,790	---
	Max	\$13,320	\$15,210	\$17,100	\$18,990	\$20,520	\$22,050	---
50% AMGI	Min	\$17,820	\$17,820	\$21,360	\$21,360	\$24,690	\$24,690	---
	Max	\$22,200	\$25,350	\$28,500	\$31,650	\$34,200	\$36,750	---
60% AMGI	Min	\$21,390	\$21,390	\$25,650	\$25,650	\$29,610	\$29,610	---
	Max	\$26,640	\$30,420	\$34,200	\$37,980	\$41,040	\$44,100	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None		#N/A	#N/A		#N/A
Other Affordable Developments in PMA since 2016						
20186	The Residence at Ridgehill		New	Elderly	n/a	60
Stabilized Affordable Developments in PMA					Total Units	405
					Total Developments	6
					Average Occupancy	99.7%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	18,888			
Potential Demand from the Primary Market Area	2,739			
10% External Demand	274			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,013			
Subject Affordable Units	32			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	32			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.1%			

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	570	57	3	0	0%
50% AMGI	703	70	7	0	1%
60% AMGI	1,466	147	22	0	1%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

The capture rates only reflect the demand for the 32 affordable units at the Subject property and do not include any of the 4 market units in the analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	125	13	1	0	1%
1 BR/50%	160	16	2	0	1%
1 BR/60%	273	27	2	0	1%
2 BR/30%	104	10	1	0	1%
2 BR/50%	142	14	3	0	2%
2 BR/60%	371	37	12	0	3%
3 BR/30%	46	5	1	0	2%
3 BR/50%	67	7	2	0	3%
3 BR/60%	143	14	8	0	5%

Market Analyst Comments:

"We believe the size of Kerrville with many amenities would attract tenants from Kerrville, nearby Ingram and Center Point, as well as surrounding rural areas of Kerr County." (p. 14)

"Population in both the PMA and the MSA increased between 2010 and 2020 and are projected to continue to increase through the market entry date and 2025. The population in the PMA is projected to increase at a slightly slower rate when compared to the MSA. These increases are a positive indicator of the need for housing of all types." (p. 24)

"The AMGI increased by 9.7 percent in 2020. The Subject's proposed rents will be set at the maximum allowable levels; therefore, increases in the rents at the Subject would be dictated by growth in the AMI and changes in the local economy." (p. 26)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$141,568	Avg. Rent:	\$760	Expense Ratio:	54.6%
Debt Service:	\$118,403	B/E Rent:	\$702	Controllable Expenses:	\$2,925
Net Cash Flow:	\$23,165	UW Occupancy:	92.5%	Property Taxes/Unit:	\$636
Aggregate DCR:	1.20	B/E Occupancy:	85.6%	Program Rent Year:	2020

All restricted units expected to receive full HTC Program Rents. Market Analyst reports achievable market rents \$432-\$582 higher than 60% AMI Net Rent. Per TDHCA rules, since there are less than 15% market units, they are underwritten at Gross 60 HTC rents.

Applicant expects reduced General & Administrative costs as the result of their growing Texas portfolio.

Total Operating Expenses (\$4,720 per unit) at the low end of the typical range for the region, providing a strong 54% Expense Ratio even with full Property Tax liability.

Average Controllable Expenses of \$2,925/unit.

Developer fee pays off in year 12 with a 15-yr cash-flow of \$134K.

Senior permanent debt is reduced by the TDHCA Direct Loan, limiting interest rate risk. Interest rate can rise 50 bps to 5.00% before debt coverage drops below the minimum 1.15 times.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$100,000/ac	\$16,667/unit	\$600,000	Contractor Fee	\$808,045
Off-site + Site Work		\$32,305/unit	\$1,162,981	Soft Cost + Financing	\$1,264,889
Building Cost	\$120.66/sf	\$126,636/unit	\$4,558,904	Developer Fee	\$1,604,582
Contingency	6.10%	\$9,696/unit	\$349,056	Reserves	\$144,162
Total Development Cost	\$291,462/unit	\$10,492,619		Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

Access off Holdsworth Drive will be right in right out. This is an offsite access easement and will be paid for by the developer. Applicant reallocated the underwritten Off-site costs from Site Work in the original submission. Existing utilities are not yet stubbed to the site.

Site Work:

Engineer-certified Site Work Cost of \$32,305/unit are higher than average due to the small number of units on a large, heavily wooded, sloped-site.

CPA letter provided stating \$1,162,981 to be included in eligible basis.

Building Cost:

With only 36 units, much of the total cost is for non-rentable area (corridors, community area, office/leasing space, etc). Net rentable area is only 78% of gross building area.

Underwriter's estimate (\$117.50 psf / \$123K per unit) based on Marshall & Swift "average" quality multifamily cost model adjusted for the small number of units and rural location.

Applicant's building cost of \$120.66/sf is within 3% of Underwriter's estimate.

Applicant limited eligible building costs to \$101.20/sf for scoring purposes.

Soft Costs:

\$10,833 / unit for Architecture & Engineering appears high due to low unit count.

Financing Cost:

Applicant overstated eligible construction interest by \$23,525; the MDL loan is 0% during construction period.

Developer Fee:

Developer Fee of 20% allowable for developments less than 50 units. Developer fee is overstated by \$5K due to overstatement of eligible construction interest.

Comments:

Applicant's costs are used for analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$10,492,619	\$8,680,941	\$902,818

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
TDHCA	MF Direct Loan Const. to Perm. (Repayable)	\$1,000,000	0.00%	10%
Horizon	Conventional Loan	\$7,500,000	4.50%	78%
MEHG	HTC	\$1,174,383	\$0.87	12%
		\$9,674,633	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC	\$1,250,000	4.50%	35	15	\$1,250,000	4.50%	35	15	12%
MF Direct Loan Const. to Perm. (Repayable)	\$1,000,000	2.50%	30	15	\$1,000,000	2.50%	30	15	10%
City of Kerrville	\$250				\$250				0%
MCP Group (MDL Match)	\$76,500				\$76,500				1%
Total	\$2,326,750				\$2,326,750				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
MEHG	\$7,829,217	\$0.87		\$7,829,217	\$0.87	75%	
Overland Property Group	\$336,652		21%	\$336,652		3%	21%
Total	\$8,165,869			\$8,165,869			
				\$10,492,619	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.907	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.855	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Housing Tax Credit equity from MEHG accounts for 75% of total development costs.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$10,492,619
Permanent Sources (debt + non-HTC equity)	\$2,326,750
Gap in Permanent Financing	\$8,165,869

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$7,853,730	\$902,818
Needed to Balance Sources & Uses	\$8,165,869	\$938,700
Requested by Applicant	\$7,829,217	\$900,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$7,829,217	\$900,000

	Amount	Interest Rate	Amort	Term	Lien
MF Direct Loan Const. to Perm. (Repayable)	\$1,000,000	2.50%	30	15	2nd

Deferred Developer Fee	\$336,652	(21% deferred)
Repayable in	12 years	

Comments:

Underwriter recommends \$900K in annual tax credits as requested by the Applicant.

Underwriter recommends a \$1,000,000 Multifamily Direct Loan at 2.50% interest, with a 30-year amortization period. If the Direct Loan funds are not awarded, debt coverage would increase to 1.99. The additional market rate debt needed to meet the required debt coverage would be less than the requested Direct Loan amount. Cash flow would be insufficient to repay the increased deferred Developer Fee within 15 years, and the development would be considered infeasible.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE

Reserves at Holdsworth, Kerrville, 9% HTC/MDL #21114

LOCATION DATA	
CITY:	Kerrville
COUNTY:	Kerr
Area Median Income	\$63,300
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	6	16.7%	0	3
2	18	50.0%	0	4
3	12	33.3%	0	3
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	36	100.0%	-	10

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	88.89%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,050 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	3	-	7	22	-	-	4	36
Income	% Total	0.0%	8.3%	0.0%	19.4%	61.1%	0.0%	0.0%	11.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																						
HTC		TDHCA Direct Loan Program (HOME)		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst		
TC 30%	\$356	30%/30%	\$356	1	1	1	808	\$356	\$45	\$311	\$0	\$0.38	\$311	\$311	\$311	\$311	\$0	\$0	\$713	\$0.88	\$1,100	
TC 50%	\$594	LH/50%	\$594	2	1	1	808	\$594	\$45	\$549	\$0	\$0.68	\$549	\$1,098	\$1,098	\$549	\$1	\$0	\$713	\$0.88	\$1,100	
TC 60%	\$713			2	1	1	808	\$713	\$45	\$668	\$0	\$0.83	\$668	\$1,336	\$1,336	\$668	\$1	\$0	\$713	\$0.88	\$1,100	
MR				1	1	1	808	\$0	\$45		NA	\$0.88	\$713	\$713	\$713	\$713	\$1	NA	\$713	\$0.88	\$1,100	
TC 30%	\$427	30%/30%	\$427	1	2	2	1,031	\$427	\$57	\$370	\$0	\$0.36	\$370	\$370	\$370	\$370	\$0	\$0	\$855	\$0.83	\$1,300	
TC 50%	\$712	LH/50%	\$712	3	2	2	1,031	\$712	\$57	\$655	\$0	\$0.64	\$655	\$1,965	\$1,965	\$655	\$1	\$0	\$855	\$0.83	\$1,300	
TC 60%	\$855			12	2	2	1,031	\$855	\$57	\$798	\$0	\$0.77	\$798	\$9,576	\$9,576	\$798	\$1	\$0	\$855	\$0.83	\$1,300	
MR				2	2	2	1,031	\$0	\$57		NA	\$0.83	\$855	\$1,710	\$1,710	\$855	\$1	NA	\$855	\$0.83	\$1,300	
TC 30%	\$493	30%/30%	\$494	1	3	2	1,198	\$493	\$69	\$424	\$0	\$0.35	\$424	\$424	\$424	\$424	\$0	\$0	\$987	\$0.82	\$1,500	
TC 50%	\$823	LH/50%	\$823	2	3	2	1,198	\$823	\$69	\$754	\$0	\$0.63	\$754	\$1,508	\$1,508	\$754	\$1	\$0	\$987	\$0.82	\$1,500	
TC 60%	\$987			8	3	2	1,198	\$987	\$69	\$918	\$0	\$0.77	\$918	\$7,344	\$7,344	\$918	\$1	\$0	\$987	\$0.82	\$1,500	
MR				1	3	2	1,198	\$0	\$69		NA	\$0.82	\$987	\$987	\$987	\$987	\$1	NA	\$987	\$0.82	\$1,500	
TOTALS/AVERAGES:				36				37,782				\$0	\$0.72	\$760	\$27,342	\$27,342	\$760	\$0.72	\$0	\$875	\$0.83	\$1,333

ANNUAL POTENTIAL GROSS RENT:		\$328,104	\$328,104
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STABILIZED PRO FORMA

Reserves at Holdsworth, Kerrville, 9% HTC/MDL #21114

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database	Local Comps			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.72		\$760	\$328,104	\$328,104	\$760	\$0.72		0.0%	\$0
fees, retained deposits, interest income							\$20.00	\$8,640					
Total Secondary Income							\$20.00	\$8,640	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$336,744	\$336,744				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(25,256)	(25,256)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$311,488	\$311,488				0.0%	\$0

General & Administrative	\$22,115	\$614/Unit	\$16,961	\$471	4.91%	\$0.40	\$425	\$15,300	\$16,961	\$471	\$0.45	5.45%	-9.8%	(1,661)
Management	\$23,420	5.7% EGI	\$14,498	\$403	5.00%	\$0.41	\$433	\$15,574	\$15,574	\$433	\$0.41	5.00%	0.0%	-
Payroll & Payroll Tax	\$40,605	\$1,128/Unit	\$53,760	\$1,493	13.29%	\$1.10	\$1,150	\$41,400	\$40,605	\$1,128	\$1.07	13.04%	2.0%	795
Repairs & Maintenance	\$29,657	\$824/Unit	\$25,321	\$703	6.93%	\$0.57	\$600	\$21,600	\$23,400	\$650	\$0.62	7.51%	-7.7%	(1,800)
Electric/Gas	\$10,052	\$279/Unit	\$8,642	\$240	2.31%	\$0.19	\$200	\$7,200	\$8,642	\$240	\$0.23	2.77%	-16.7%	(1,442)
Water, Sewer, & Trash	\$19,372	\$538/Unit	\$12,361	\$343	6.36%	\$0.52	\$550	\$19,800	\$12,361	\$343	\$0.33	3.97%	60.2%	7,439
Property Insurance	\$14,129	\$0.37 /sf	\$14,163	\$393	5.09%	\$0.42	\$441	\$15,868	\$14,129	\$392	\$0.37	4.54%	12.3%	1,739
Property Tax (@ 100%) 1.6175	\$31,110	\$864/Unit	\$14,282	\$397	7.35%	\$0.61	\$636	\$22,898	\$23,605	\$656	\$0.62	7.58%	-3.0%	(707)
Reserve for Replacements					2.89%	\$0.24	\$250	\$9,000	\$9,000	\$250	\$0.24	2.89%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.41%	\$0.03	\$36	\$1,280	\$1,280	\$36	\$0.03	0.41%	0.0%	-
TOTAL EXPENSES					54.55%	\$4.50	\$4,720	\$ 169,920	\$165,556	\$4,599	\$4.38	53.15%	2.6%	\$ 4,364
NET OPERATING INCOME ("NOI")					45.45%	\$3.75	\$3,932	\$141,568	\$145,932	\$4,054	\$3.86	46.85%	-3.0%	\$ (4,364)

CONTROLLABLE EXPENSES							\$2,925/Unit			\$2,832/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Reserves at Holdsworth, Kerrville, 9% HTC/MDL #21114

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC		2.06	1.99	70,989	4.50%	35	15	\$1,250,000	\$1,250,000	15	35	4.50%	\$70,989	1.99	11.9%
MF Direct Loan Const. to Perm. (Repayable)		1.23	1.20	\$47,415	2.50%	30	15	\$1,000,000	\$1,000,000	15	30	2.50%	\$47,415	1.20	9.5%
CASH FLOW DEBT / GRANTS															
City of Kerrville		1.23	1.20		0.00%	0	0	\$250	\$250	0	0	0.00%		1.20	0.0%
MCP Group (MDL Match)		1.23	1.20		0.00%	0	0	\$76,500	\$76,500	0	0	0.00%		1.20	0.7%
				\$118,403	TOTAL DEBT / GRANT SOURCES			\$2,326,750	\$2,326,750	TOTAL DEBT SERVICE			\$118,403	1.20	22.2%
NET CASH FLOW		\$27,529	\$23,165			APPLICANT		NET OPERATING INCOME		\$141,568	\$23,165	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												MEHG	LIHTC Equity	74.6%	$900,000	0.869913	$7,829,217	$7,829,217	$0.8699	$900,000	74.6%	$25,000	Applicant Request
Overland Property Group	Deferred Developer Fees	3.2%	(21% Deferred)		\$336,652	\$336,652	(21% Deferred)		3.2%	Total Developer Fee: \$1,604,582		
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES		77.8%			\$8,165,869	\$8,165,869			77.8%			
TOTAL CAPITALIZATION					\$10,492,619	\$10,492,619					15-Yr Cash Flow after Deferred Fee:	\$133,995

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs		Total Costs	Eligible Basis				%	\$		
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition						
Land Acquisition			\$16,667 / Unit	\$600,000	\$600,000	\$16,667 / Unit				0.0%	\$0		
Off-Sites			\$681 / Unit	\$24,514	\$24,514	\$681 / Unit				0.0%	\$0		
Site Work		\$1,071,717	\$29,770 / Unit	\$1,071,717	\$1,071,717	\$29,770 / Unit	\$1,071,717			0.0%	\$0		
Site Amenities		\$66,750	\$1,854 / Unit	\$66,750	\$66,750	\$1,854 / Unit	\$66,750			0.0%	\$0		
Building Cost		\$3,823,538	\$120.66 /sf	\$126.636/Unit	\$4,439,904	\$4,439,904	\$123.316/Unit	\$117.50 /sf	\$3,823,538	2.7%	\$119,534		
Contingency		\$349,056	7.03%	6.10%	\$349,056	\$349,056	6.23%	7.00%	\$347,340	0.0%	\$0		
Contractor Fees		\$746,981	14.06%	13.31%	\$808,045	\$808,045	13.58%	14.00%	\$743,308	0.0%	\$0		
Soft Costs	\$0	\$603,254	\$17.174 / Unit	\$618,254	\$618,254	\$17.174 / Unit	\$603,254	\$0	\$0	0.0%	\$0		
Financing	\$0	\$601,734	\$17.962 / Unit	\$646,634	\$646,634	\$17.962 / Unit	\$578,209	\$0	\$0	0.0%	\$0		
Developer Fee	\$0	\$1,457,509	20.07%	20.00%	\$1,604,582	\$1,575,236	20.00%	20.00%	\$1,446,823	1.9%	\$29,346		
Reserves			6 Months	\$144,162	\$144,162	6 Months				0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$8,720,539	\$291.462 / Unit	\$10,492,619	\$10,343,739	\$287.326 / Unit	\$8,680,941	\$0	1.4%	\$148,880		
Acquisition Cost	\$0				\$0								
Contingency													
Contractor's Fee													
Financing Cost													
Developer Fee	\$0												
Reserves													
ADJUSTED BASIS / COST		\$0	\$8,680,941	\$291.462/unit	\$10,492,619	\$10,343,739	\$287.326/unit	\$8,680,941	\$0	1.4%	\$148,880		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$10,492,619								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Reserves at Holdsworth, Kerrville, 9% HTC/MDL #21114

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$8,680,941	\$0	\$8,680,941
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$8,680,941	\$0	\$8,680,941
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$11,285,223	\$0	\$11,285,223
Applicable Fraction	88.89%	88.89%	89%	88.89%
TOTAL QUALIFIED BASIS	\$0	\$10,031,309	\$0	\$10,031,309
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$902,818	\$0	\$902,818
CREDITS ON QUALIFIED BASIS	\$902,818		\$902,818	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8699	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$902,818	\$7,853,730	----	----	----
Needed to Fill Gap	\$938,700	\$8,165,869	----	----	----
Applicant Request	\$900,000	\$7,829,217	\$900,000	\$0	\$0

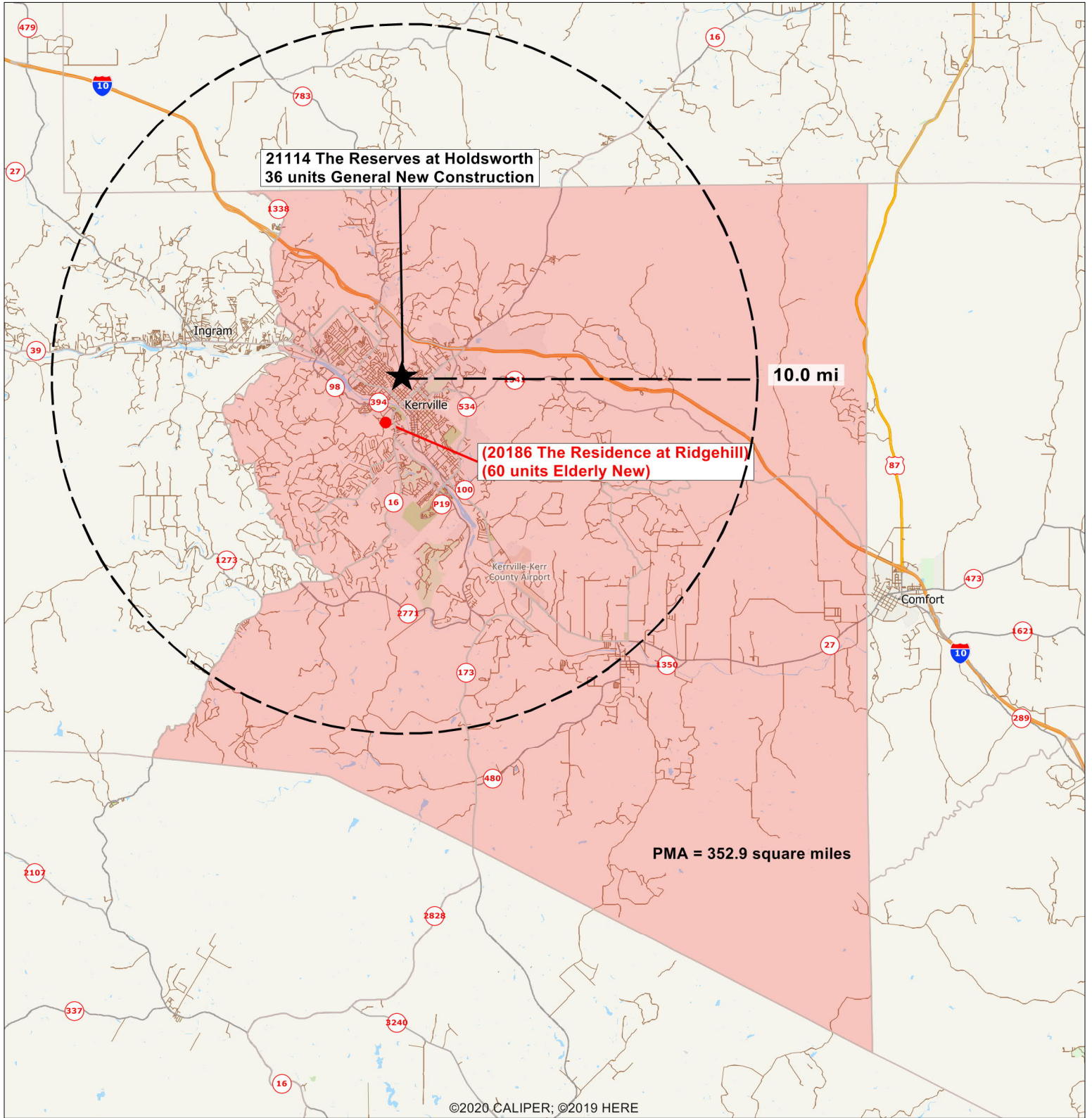
BUILDING COST ESTIMATE					
CATEGORY	FACTOR	UNITS/SF	PER SF		
Base Cost:	Garden (Up to 4-story)	37,782 SF	\$109.34	4,131,016	
Adjustments					
Exterior Wall Finish	2.40%		2.62	\$99,144	
Elderly	0.00%		0.00	0	
9-Ft. Ceilings	3.30%		3.61	136,324	
Roof Adjustment(s)			(0.25)	(9,446)	
Subfloor			(0.16)	(6,045)	
Floor Cover			2.76	104,218	
Breezeways	\$29.69	2,117	1.66	62,846	
Balconies	\$29.86	4,036	3.19	120,517	
Plumbing Fixtures	\$1,080	90	2.57	97,200	
Rough-ins	\$530	72	1.01	38,160	
Built-In Appliances	\$1,830	36	1.74	65,880	
Exterior Stairs	\$2,460	12	0.78	29,520	
Heating/Cooling			2.34	88,410	
Storage Space	\$29.69	0	0.00	0	
Carports	\$12.25	0	0.00	0	
Garages		0	0.00	0	
Common/Support Area	\$105.70	1,380	3.86	145,872	
Elevators		0	0.00	0	
Other:			0.00	0	
Fire Sprinklers	\$2.59	41,279	2.83	106,913	
SUBTOTAL			137.91	5,210,528	
Current Cost Multiplier	1.00		0.00	0	
Local Multiplier	1.00		0.00	0	
Reserved				0	
TOTAL BUILDING COSTS			137.91	\$5,210,528	
Plans, specs, survey, bldg permits	3.30%		(4.55)	(\$171,947)	
Contractor's OH & Profit	11.50%		(15.86)	(\$599,211)	
NET BUILDING COSTS		\$123,316/unit	\$117.50/sf	\$4,439,370	

Long-Term Pro Forma

Reserves at Holdsworth, Kerrville, 9% HTC/MDL #21114

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$311,488	\$317,718	\$324,072	\$330,554	\$337,165	\$372,257	\$411,002	\$453,779	\$501,009	\$553,155	\$610,727
TOTAL EXPENSES	3.00%	\$169,920	\$174,862	\$179,949	\$185,186	\$190,576	\$219,999	\$254,012	\$293,336	\$338,804	\$391,384	\$452,195
NET OPERATING INCOME ("NOI")		\$141,568	\$142,856	\$144,123	\$145,368	\$146,589	\$152,258	\$156,990	\$160,444	\$162,205	\$161,770	\$158,532
EXPENSE/INCOME RATIO		54.6%	55.0%	55.5%	56.0%	56.5%	59.1%	61.8%	64.6%	67.6%	70.8%	74.0%
MUST -PAY DEBT SERVICE												
PNC		\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989	\$70,989
MF Direct Loan Const. to Perm. (Repayab		\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415	\$47,415
TOTAL DEBT SERVICE		\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403	\$118,403
DEBT COVERAGE RATIO		1.20	1.21	1.22	1.23	1.24	1.29	1.33	1.36	1.37	1.37	1.34
ANNUAL CASH FLOW		\$23,165	\$24,453	\$25,720	\$26,965	\$28,186	\$33,855	\$38,587	\$42,041	\$43,802	\$43,367	\$40,129
Deferred Developer Fee Balance		\$313,488	\$289,035	\$263,315	\$236,350	\$208,164	\$49,913	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$133,995	\$337,879	\$554,138	\$772,836	\$981,217

21114 Reserves at Holdsworth - PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21116 Sweetwater Station - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 23, 2021

PROPERTY IDENTIFICATION	
Application #	21116
Development	Sweetwater Station
City / County	Sweetwater / Nolan
Region/Area	2 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

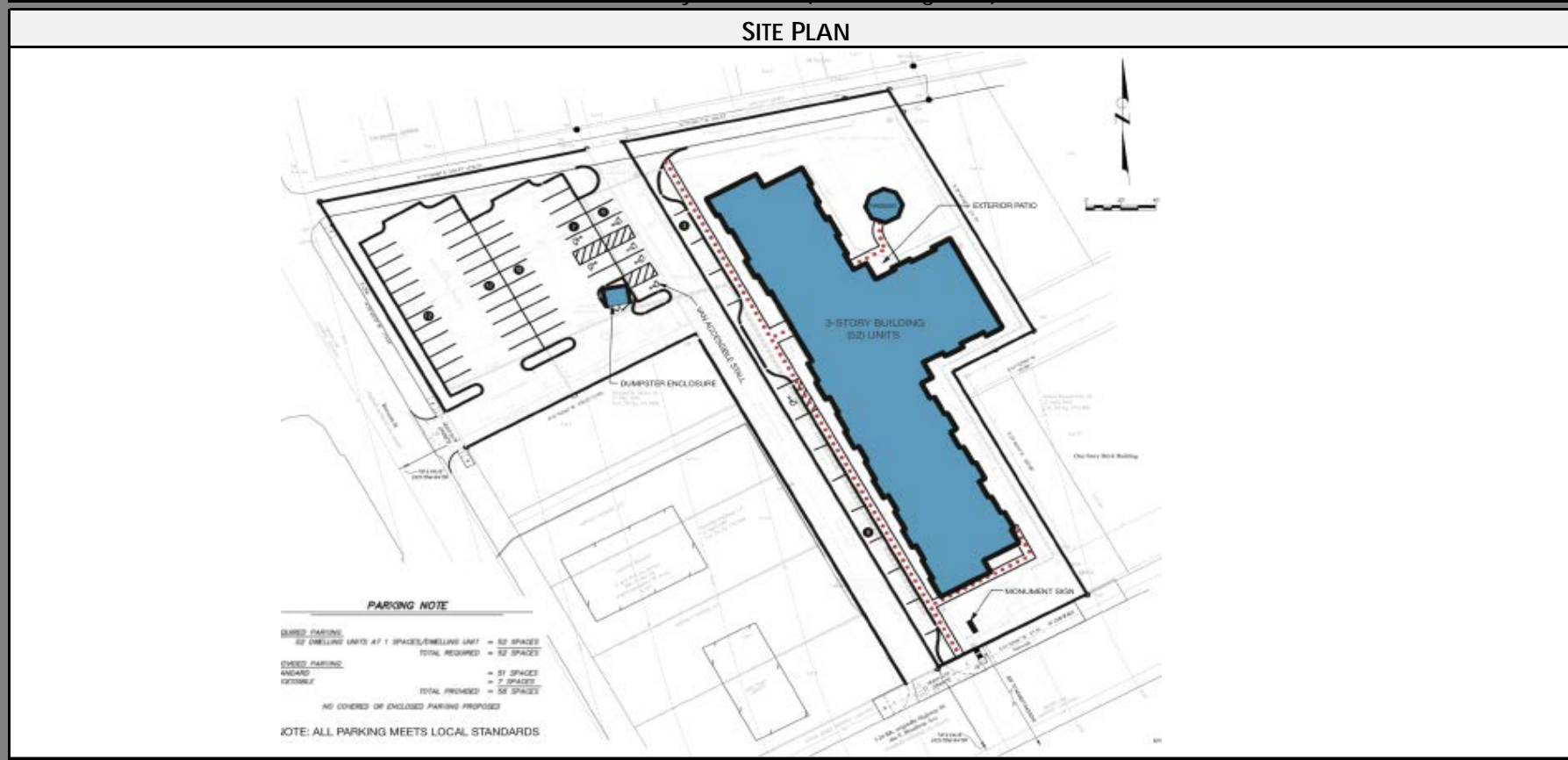
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$900,000	\$900,000	\$17,308/Unit \$0.88

KEY PRINCIPALS / SPONSOR			
JES Dev Co, Inc Brian Kimes Jim Markel			
Related Parties	Contractor - Yes	Seller - No	



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	31%	30%	4	8%
2	36	69%	40%	-	0%
3	-	0%	50%	11	21%
4	-	0%	60%	37	71%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	52	100%	TOTAL	52	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.19	Expense Ratio	64.8%
Breakeven Occ.	87.3%	Breakeven Rent	\$633
Average Rent	\$672	B/E Rent Margin	\$39
Property Taxes	\$750/unit	Exemption/PILOT	0%
Total Expense	\$4,980/unit	Controllable	\$2,989/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			3.1%
Highest Unit Capture Rate	12%	2 BR/50%	8
Dominant Unit Cap. Rate	8%	2 BR/60%	25
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	840 SF	Density	35.1/acre
Acquisition	\$04K/unit		\$187K
Building Cost	\$111.75/SF	\$94K/unit	\$4,881K
Hard Cost		\$122K/unit	\$6,329K
Total Cost		\$193K/unit	\$10,034K
Developer Fee	\$1,222K (13% Deferred)		Paid Year: 8
Contractor Fee	\$886K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	18/35	5.00%	\$1,950,000	1.19	City of Sweetwater	0/0	0.00%	\$250	1.19	Affordable Equity Partners, Inc.	\$7,918,416
					JES Partnerships-Sweetwater, LLC	0/0	0.00%	\$110	1.19	JES Dev Co, Inc.	\$164,825
TOTAL DEBT (Must Pay)			\$1,950,000		CASH FLOW DEBT / GRANTS			\$360		TOTAL EQUITY SOURCES	\$8,083,241
										TOTAL DEBT SOURCES	\$1,950,360
										TOTAL CAPITALIZATION	\$10,033,601

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
 - c: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

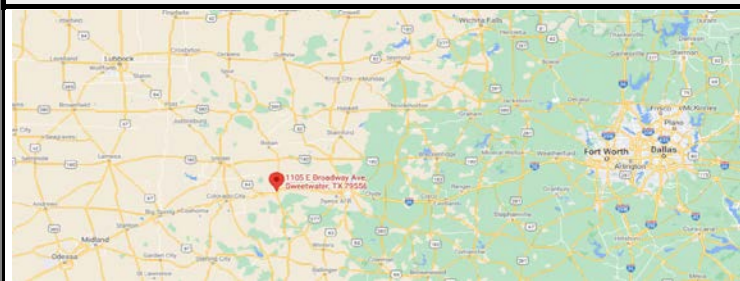
STRENGTHS/MITIGATING FACTORS

- Good visibility
- Experienced Developer
- Attractive Design

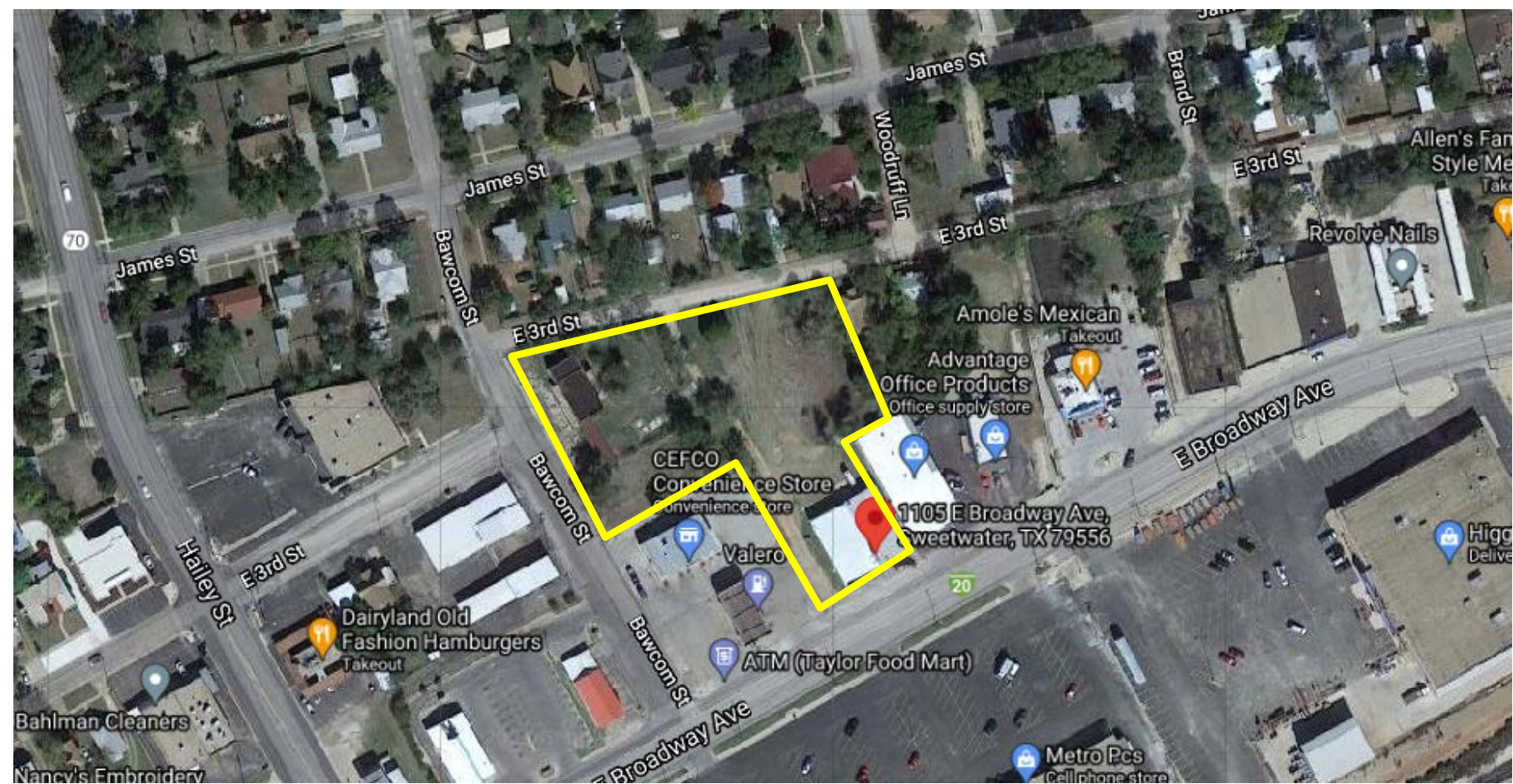
WEAKNESSES/RISKS

- 69% of units are 2 BR
- Potential increased cost due to unknown asbestos conditions
- Inconvenient parking layout

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21116 Program(s): 9% HTC

Sweetwater Station

Address/Location: 1105 E. Broadway Ave. & 212 Bawcom Street

City: Sweetwater County: Nolan Zip: 79556

Population: Elderly Limitation Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Elevator Served Region: 2

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$900,000				\$900,000				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - a: Certification that testing for asbestos and lead-based paint was performed on the existing structure(s) prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	37

DEVELOPMENT SUMMARY

New construction of 52 units, targeting the elderly population aged 55+. One 3-story elevator-served building, and a 3,400 s.f. community building. The unit mix is 31% one bedroom units with the other 69% being 2-bedrooms.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Good visibility
▫	Experienced Developer
▫	Attractive Design

WEAKNESSES/RISKS	
▫	69% of units are 2 BR
▫	Potential increased cost due to unknown asbestos conditions
▫	Inconvenient parking layout

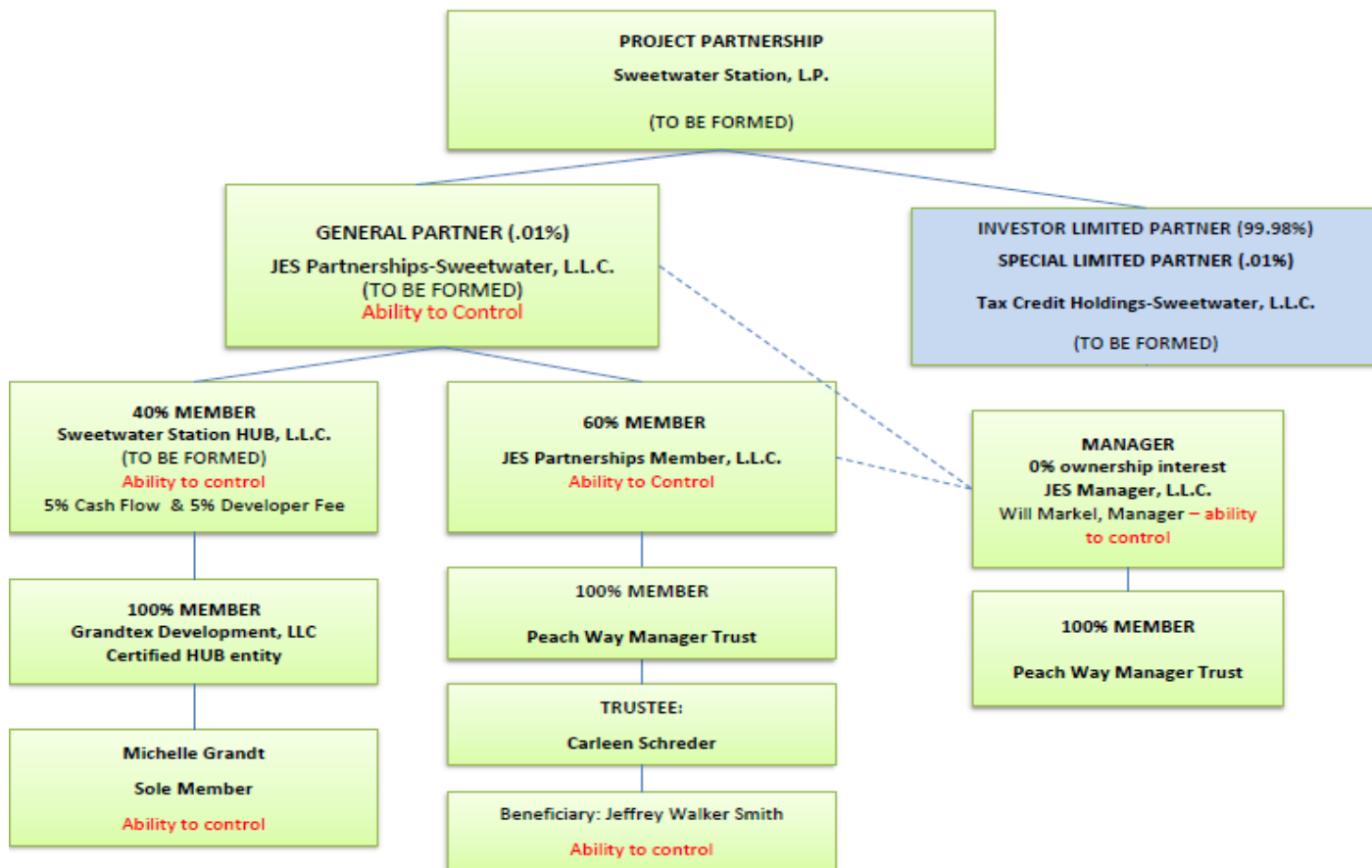
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Brian Kimes
 Phone: (573) 443-2021
 Relationship: Developer

Name: Jim Markel
 Phone: (404) 841-2227
 Relationship: Developer

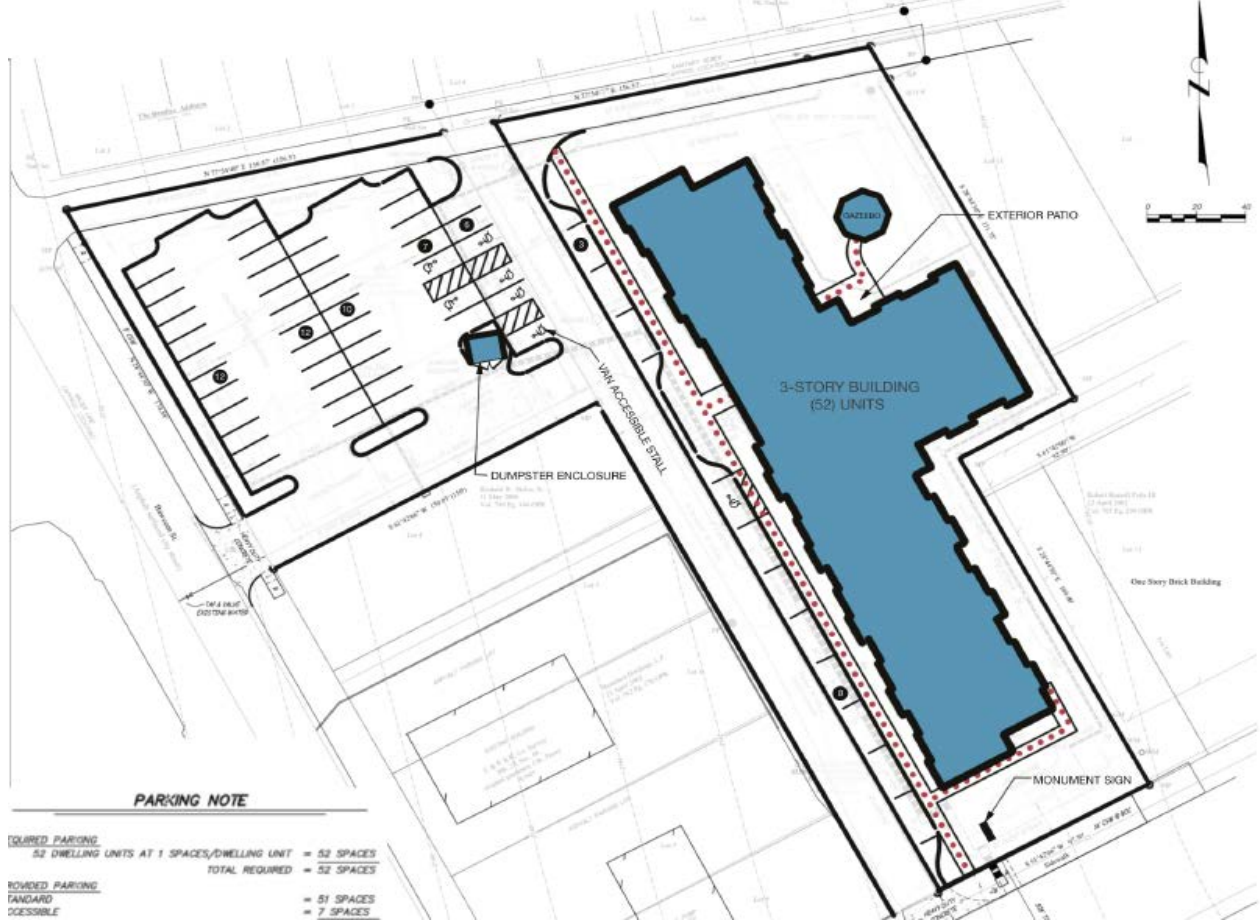
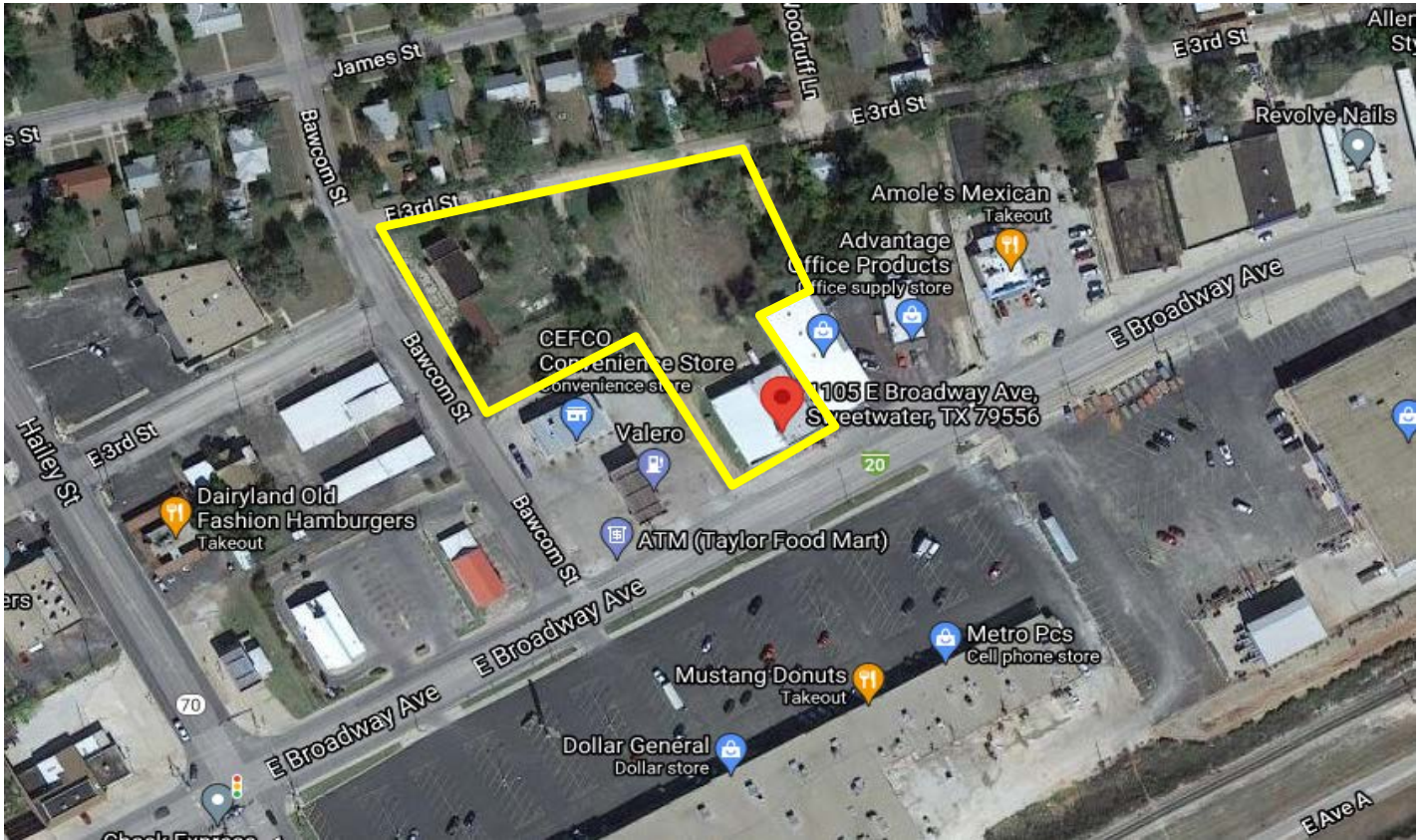
OWNERSHIP STRUCTURE



- Experienced Developer with 6 other LIHTC projects in Texas. Applicant has an in-house General Contracting and Property Management Company that will build and manage this property.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

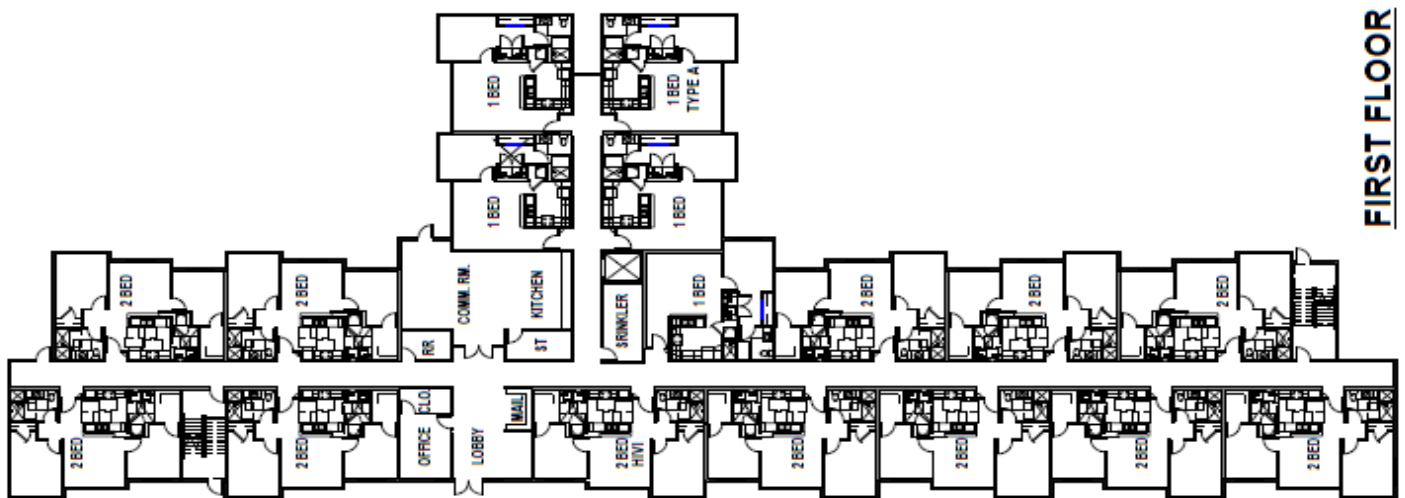
The site consists of two contiguous parcels of land located at 212 Bawcom Street and 1105 East Broadway Street. The 212 Bawcom Street consists of 0.53 acres of land developed with an approximate 2,000-sf vacant office/retail building with an approximate 800-sf covered parking area. The 1105 East Broadway Street consists of 1.02-acres of land developed with an approximate 6,278-sf office/retail building currently occupied by Hytorc, which sells, rents, and repairs hydraulic torque wrenches and pumps. The site is also developed with asphalt- and concrete-paved parking areas, a soil alleyway, remnant concrete pads, fencing, and utilities.

Applicant plans to dedicate 10 feet of right of way on 3rd Street (0.07 acres of the total 1.55 acre parcel) as an alley to the City. The final total site area will be 1.48-acres.

Access to the site will be provided by two full access driveways. A single driveway will front E. Broadway Ave and a second drive will from Bawcom Street.

Fifty-two parking spaces are required, 58 uncovered spaces will be provided free for tenant use.

BUILDING PLAN (Typical)



Comments:

Standard rectangular units with some articulation, multiple plumbing runs throughout the building, 9 foot ceilings and walk-in showers only in all units.

BUILDING ELEVATION



Comments:

A single 3-story, elevator-served building with 9ft ceilings, 6:12 roof pitches, conditioned corridors, above average articulation and 45% masonry exteriors.

BUILDING CONFIGURATION

Building Type	3-Story													Total Buildings
Floors/Stories	3												1	
Number of Bldgs	1													
Units per Bldg	52													
Total Units	52												52	
Avg. Unit Size (SF)		840 sf	Total NRA (SF)		43,680	Common Area (SF)*		11,165						

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 1.48 acres Density: 35.1 units/acre
Site Control: 1.55 **Site Plan:** 1.55 **Appraisal:** n/a **ESA:** 1.55
Feasibility Report Survey: 1.55 **Feasibility Report Engineer's Plan:** 1.48

Control Type: Commercial Contract & Option Agreement

Tract 1: 1.02 acres Cost: \$127,000 Seller: Jay Jay Holding Corporation
 Tract 2: 0.53 acres Cost: \$60,000 Seller: Joseph M. Hantman Revocable Trust

Total Acquisition: 1.55 acres
 Development Site: 1.48 acres Cost: \$187,000 \$3,596 per unit

Seller: Jay Jay Holding Corp & Joseph M. Hantman Trust

Buyer: JES Dev Co, Inc

Related-Party Seller/Identity of Interest: No

Comments:

Although the property is identified as 1.55 acres in the survey, the portion of the site currently showing in the 3rd Street roadway will be deeded to the City with development of Sweetwater Station. The size of this area is estimated to reduce the overall site size to 1.48 acres.

SITE INFORMATION

Flood Zone:	<u> X </u>	Scattered Site?	<u> No </u>
Zoning:	<u> G Zoning District </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> No </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> N/A </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:

The site consists of two contiguous parcels of land developed with an approximate 2,000-sf vacant office/retail building and an approximate 800-sf covered parking area, and an approximate 6,278-sf office/retail building currently occupied by Hytorc (a commercial business & related party entity to the Seller). The site is also developed with asphalt- and concrete-paved parking areas, a soil alleyway, remnant concrete pads, fencing, and utilities.

Surrounding Uses:

- North:** E 3rd Street and residential
- East:** commercial and residential
- South:** E Broadway Street, a retail shopping center
- West:** Bawcom Street and commercial

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Terracon Date: 2/26/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- In accordance with U.S. Department of Housing and Urban Development guidelines, based on the proximity of the significant roads, railroad, and airports to the site, Terracon recommends that a noise study be conducted.
- Based on the age of the buildings, 1960s and 1970s, and the debris apparent from a previous structure, it is likely that the on-site buildings contain asbestos containing materials. Terracon recommends a thorough asbestos survey meeting current TDSHS and Environmental Protection Agency standards be conducted prior to renovation or demolition of these structures.
- Since the buildings were constructed in 1960s and 1970s, it is possible that lead-based paint is present in these materials. Terracon recommends a lead-based paint survey prior to demolition or renovation of the on-site buildings.
- Terracon recommends conducting additional investigation to evaluate subsurface conditions associated with the identified recognized environmental conditions (RECs):
 - Former on-site laundry facility (212 Bawcom Street)
 - Former welding and radiator facility located south of the site
 - Former Bell Service Station located south of the site
 - Former Taylor Food Mart 2046/current CEFCO gas station located to the adjacent southwest

MARKET ANALYSIS

Provider: Novogradac
 Contact: John Overath

Date: 3/22/2021
 Phone: 469-329-5214

Primary Market Area (PMA): 1,821 sq. miles 24 mile equivalent radius

"The PMA consists of 7 census tracts around Sweetwater and encompasses approximately 1,821 square miles and radiates less than 37 miles from the Subject property. We believe that given the target tenancy, limited availability of affordable housing in the region, and rural nature of the central Texas region the size of the PMA is reasonable....

The PMA comprises the entirety of Fisher (\$66,000 AMI) and Nolan Counties (\$60,400). Nolan County, the Subject's county, has the lower 2020 AMI; however, the AMI's for both counties are very similar. As such, we believe the difference in income levels among the counties will not have a significant effect on demand (p. 14)

ELIGIBLE HOUSEHOLDS BY INCOME								
Nolan County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$8,400	\$8,400	\$10,080	\$10,080	---	---	---
	Max	\$13,080	\$14,940	\$16,830	\$18,690	---	---	---
50% AMGI	Min	\$13,992	\$13,992	\$16,824	\$16,824	---	---	---
	Max	\$21,800	\$24,900	\$28,050	\$31,150	---	---	---
60% AMGI	Min	\$16,800	\$16,800	\$20,184	\$20,184	---	---	---
	Max	\$26,160	\$29,880	\$33,660	\$37,380	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
	None					
Stabilized Affordable Developments in PMA					Total Units	80
					Total Developments	1
					Average Occupancy	100%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	7,469			
Senior Households in the Primary Market Area	3,867			
Potential Demand from the Primary Market Area	1,509			
10% External Demand	151			
Potential Demand from Other Sources				
GROSS DEMAND	1,660			
Subject Affordable Units	52		52	
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	52			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.1%			

Population:	Elderly Limitation	Market Area:	Rural	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	258	26	4	0	1%					
50% AMGI	319	32	11	0	3%					
60% AMGI	932	93	37	0	4%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	140	14	1	0	1%					
1 BR/50%	94	9	3	0	3%					
1 BR/60%	349	35	12	0	3%					
2 BR/30%	87	9	3	0	3%					
2 BR/50%	59	6	8	0	12%					
2 BR/60%	277	28	25	0	8%					

Market Analyst Comments:

The PMA experienced declining population growth between 2000 and 2010, and lagged behind the surrounding MSA, which also experienced declining population growth. Both geographic areas experienced population growth rates beneath the overall nation. Population in the PMA continue to decline between 2010 and 2020, similar to the MSA. According to ESRI demographic projections, population in the PMA is expected to continue to declines by 0.4 percent through the date of market entry and 2025, similar to the MSA and below the nation. (p. 23)

Although the number of senior households is projected to slightly decrease through 2025, there is still a significant number of senior households in the PMA, some of which will need affordable housing such as the Subject. (p. 24)

Approximately 37.6 percent of the renter population in the PMA earned less than \$40,000 in 2020. By 2025, the renter population earning less than \$40,000 in the PMA is expected to decrease to 36.7 percent, which is still a significant percentage or low-income renter households. This data provides strong support for affordable rental housing in the Subject's PMA. (p. 29)

Underwriter Comments:

Affordable properties still monitored in the PMA average 100% occupancy.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$140,400	Avg. Rent:	\$672	Expense Ratio:	64.8%
Debt Service:	\$118,097	B/E Rent:	\$633	Controllable Expenses:	\$2,989
Net Cash Flow:	\$22,303	UW Occupancy:	92.5%	Property Taxes/Unit:	\$750
Aggregate DCR:	1.19	B/E Occupancy:	87.3%	Program Rent Year:	2020

All units are projected at maximum HTC program rents.

In-house management company estimates a fee of 6.25%, which is consistent with their other currently managed properties.

Underwriter's property tax estimate (\$596/unit) based on similar properties in the region.

Breakeven occupancy occurs with 6 units vacant (underwritten at 3).

Pro Forma exhibits feasibility throughout the 35-year term. NOI can support a 25 basis point increase in the permanent loan rate (up to 5.25% vs. projected rate of 5%) before going below 1.15 DCR threshold.

As presented, 15 year residual cash flow is \$186K with a deferral of 14% of the developer fee.

Despite the difference in property tax estimates described above, Applicant's pro forma varies less than 5% from the Underwriter's estimates. Therefore, feasibility will be determined by Applicant's pro forma.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$126,351/ac	\$3,596/unit	\$187,000	Contractor Fee	\$886,064
Off-site + Site Work		\$21,608/unit	\$1,123,605	Soft Cost + Financing	\$1,324,377
Building Cost	\$111.75/sf	\$93,872/unit	\$4,881,336	Developer Fee	\$1,222,347
Contingency	5.40%	\$6,233/unit	\$324,094	Reserves	\$84,778
Total Development Cost	\$192,954/unit		\$10,033,601	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Rural [9% only]			

Site Work:

Certified \$945K (\$18K/unit) for demolition and asbestos abatement, grading, paving, concrete and utility costs. Storm water management is anticipated to include underground storm water conveyance to an underground detention basin located in the southeast corner of the site. Amenity cost of \$178K (\$3K/unit) was not included in certification, but is comprised of \$165K for landscaping, \$13K for trash enclosures and signage.

Building Cost:

Applicant's Building Cost is \$4.88M (\$111.75/sf, \$94K/unit) is \$381K (7.2%) less than the Underwriter's estimate of Building Cost of \$5.26M (\$120.48/sf, \$101K/unit). Very high building cost per square foot is in part due to lower number of units 52.

Underwriter's cost estimate based on Marshall & Swift good quality multifamily cost.

Applicant limited eligible basis by \$1.2M for scoring purposes.

Comments:

Applicant's total cost is 3.7% lower than Underwriter's estimate. Recommended capital structure is based on Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$10,033,601	\$7,790,050	\$911,436

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Sterling Bank	Conventional Loan	\$7,456,973	5.25%	82%
Affordable Equity Partners, Inc.	HTC	\$1,583,684	\$0.88	18%
JES Partnerships-Sweetwater, LLC	Owner Equity	\$110		0%
		\$9,040,767	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Sterling Bank	\$1,950,000	5.00%	35	18	\$1,950,000	5.00%	35	18	19%
City of Sweetwater	\$250	Fee Waiver			\$250	Fee Waiver			0%
JES Partnerships-Sweetwater, LLC	\$110	Owner Equity			\$110	Owner Equity			0%
Total	\$1,950,360				\$1,950,360				

Comments:

Underwriter included the \$250 in fee waivers from The City of Sweetwater as a source of funds.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Affordable Equity Partners, Inc.	\$7,918,416	\$0.88		\$7,918,416	\$0.88	79%	
JES Dev Co, Inc.	\$165,075		14%	\$164,825		2%	13%
Total	\$8,083,491			\$8,083,241			
				\$10,033,601	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.898	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.859	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$10,033,601
Permanent Sources (debt + non-HTC equity)	\$1,950,360
Gap in Permanent Financing	\$8,083,241

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$8,019,031	\$911,436
Needed to Balance Sources & Uses	\$8,083,241	\$918,734
Requested by Applicant	\$7,918,416	\$900,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$7,918,416	\$900,000

Deferred Developer Fee	\$164,825	(13% deferred)
Repayable in	8 years	

Comments:

Recommended credit allocation is \$900,000 as requested by the Applicant.

Underwriter: Diamond Unique Thompson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Sweetwater Station, Sweetwater, 9% HTC #21116

LOCATION DATA	
CITY:	Sweetwater
COUNTY:	Nolan
Area Median Income	\$60,400
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	30.8%	0	0
2	36	69.2%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	52	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	840 sf

56%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	4	-	11	37	-	-	-	52
Income	% Total	0.0%	7.7%	0.0%	21.2%	71.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$350	1	1	1	750	\$350	\$56	\$294	\$0	\$0.39	\$294	\$294	\$294	\$294	\$0	\$0	\$865	\$1.15	\$865
TC 50%	\$583	3	1	1	750	\$583	\$56	\$527	\$0	\$0.70	\$527	\$1,581	\$1,581	\$527	\$1	\$0	\$865	\$1.15	\$865
TC 60%	\$700	12	1	1	750	\$700	\$56	\$644	\$0	\$0.86	\$644	\$7,728	\$7,728	\$644	\$1	\$0	\$865	\$1.15	\$865
TC 30%	\$420	3	2	1	880	\$420	\$71	\$349	\$0	\$0.40	\$349	\$1,047	\$1,047	\$349	\$0	\$0	\$985	\$1.12	\$985
TC 50%	\$701	8	2	1	880	\$701	\$71	\$630	\$0	\$0.72	\$630	\$5,040	\$5,040	\$630	\$1	\$0	\$985	\$1.12	\$985
TC 60%	\$841	25	2	1	880	\$841	\$71	\$770	\$0	\$0.88	\$770	\$19,250	\$19,250	\$770	\$1	\$0	\$985	\$1.12	\$985
TOTALS/AVERAGES:		52			43,680				\$0	\$0.80	\$672	\$34,940	\$34,940	\$672	\$0.80	\$0	\$948	\$1.13	\$948

ANNUAL POTENTIAL GROSS RENT:	\$419,280	\$419,280
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STABILIZED PRO FORMA

Sweetwater Station, Sweetwater, 9% HTC #21116

STABILIZED FIRST YEAR PRO FORMA												
COMPARABLES			APPLICANT				TDHCA				VARIANCE	
Database	Region Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.80	\$672	\$419,280	\$419,280	\$672	\$0.80		0.0%	\$0
Late rent, forfeited deposits, app fees, vend					\$20.00	\$12,480						
Total Secondary Income					\$20.00	\$12,480	\$20.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$431,760	\$431,760				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(32,382)	(32,382)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$399,378	\$399,378				0.0%	\$0

General & Administrative	\$33,114	\$637/Unit	\$27,584	\$530	5.30%	\$0.48	\$407	\$21,150	\$27,584	\$530	\$0.63	6.91%	-23.3%	(6,434)
Management	\$18,747	5.9% EGI	\$15,034	\$289	6.25%	\$0.57	\$480	\$24,960	\$24,961	\$480	\$0.57	6.25%	0.0%	(1)
Payroll & Payroll Tax	\$54,373	\$1,046/Unit	\$60,619	\$1,166	14.90%	\$1.36	\$1,144	\$59,488	\$59,488	\$1,144	\$1.36	14.90%	0.0%	-
Repairs & Maintenance	\$28,331	\$545/Unit	\$34,567	\$665	8.46%	\$0.77	\$650	\$33,800	\$33,800	\$650	\$0.77	8.46%	0.0%	-
Electric/Gas	\$13,919	\$268/Unit	\$24,278	\$467	2.75%	\$0.25	\$212	\$11,000	\$10,356	\$199	\$0.24	2.59%	6.2%	644
Water, Sewer, & Trash	\$25,671	\$494/Unit	\$25,305	\$487	7.51%	\$0.69	\$577	\$30,000	\$25,305	\$487	\$0.58	6.34%	18.6%	4,695
Property Insurance	\$18,552	\$0.42 /sf	\$18,406	\$354	5.78%	\$0.53	\$444	\$23,100	\$23,100	\$444	\$0.53	5.78%	0.0%	-
Property Tax (@ 100%) 2.6184	\$25,936	\$499/Unit	\$30,990	\$596	9.77%	\$0.89	\$750	\$39,000	\$30,990	\$596	\$0.71	7.76%	25.8%	8,010
Reserve for Replacements					3.26%	\$0.30	\$250	\$13,000	\$13,000	\$250	\$0.30	3.26%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.52%	\$0.05	\$40	\$2,080	\$2,080	\$40	\$0.05	0.52%	0.0%	-
Security					0.15%	\$0.01	\$12	\$600	\$600	\$12	\$0.01	0.15%	0.0%	-
TOTAL EXPENSES					64.85%	\$5.93	\$4,980	\$ 258,978	\$252,064	\$4,847	\$5.77	63.11%	2.7%	\$ 6,914
NET OPERATING INCOME ("NOI")					35.15%	\$3.21	\$2,700	\$140,400	\$147,314	\$2,833	\$3.37	36.89%	-4.7%	\$ (6,914)

CONTROLLABLE EXPENSES		\$2,989/Unit		\$3,010/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC #21116

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Sterling Bank		1.25	1.19	118,097	5.00%	35	18	\$1,950,000	\$1,950,000	18	35	5.00%	\$118,097	1.19	19.4%
CASH FLOW DEBT / GRANTS															
City of Sweetwater		1.25	1.19		0.00%	0	0	\$250	\$250	0	0	0.00%		1.19	0.0%
JES Partnerships-Sweetwater, LLC		1.25	1.19		0.00%	0	0	\$110	\$110	0	0	0.00%		1.19	0.0%
				\$118,097	TOTAL DEBT / GRANT SOURCES			\$1,950,360	\$1,950,360	TOTAL DEBT SERVICE			\$118,097	1.19	19.4%

NET CASH FLOW	\$29,217	\$22,303	APPLICANT				NET OPERATING INCOME	\$140,400	\$22,303	NET CASH FLOW
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EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Affordable Equity Partners, Inc.	LIHTC Equity	78.9%	\$900,000	0.88	\$7,918,416	\$7,918,416	\$0.8798	\$900,000	78.9%	\$17,308	Applicant Request	
JES Dev Co, Inc.	Deferred Developer Fees	1.6%	(14% Deferred)		\$165,075	\$164,825	(13% Deferred)		1.6%	Total Developer Fee: \$1,222,347		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		80.6%			\$8,083,491	\$8,083,241			80.6%			

TOTAL CAPITALIZATION	\$10,033,851	\$10,033,601					15-Yr Cash Flow after Deferred Fee:	\$186,207
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DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$3,596 / Unit	\$187,000	\$187,000	\$3,596 / Unit					0.0%	\$0
Building Acquisition	\$0		\$ / Unit	\$0	\$0	\$ / Unit			\$0		0.0%	\$0
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0
Site Work		\$767,532	\$18,185 / Unit	\$945,628	\$945,628	\$18,185 / Unit	\$767,532				0.0%	\$0
Site Amenities		\$177,977	\$3,423 / Unit	\$177,977	\$177,977	\$3,423 / Unit	\$177,977				0.0%	\$0
Building Cost		\$3,684,408	\$111.75 /sf	\$93,872/Unit	\$4,881,336	\$5,262,598	\$101,204/Unit	\$120.48 /sf	\$3,684,408		-7.2%	(\$381,262)
Contingency		\$324,094	7.00%	5.40%	\$324,094	\$324,094	5.07%	7.00%	\$324,094		0.0%	\$0
Contractor Fees		\$693,560	14.00%	14.00%	\$886,064	\$886,064	13.20%	14.00%	\$693,560		0.0%	\$0
Soft Costs	\$0	\$671,611	\$14,069 / Unit	\$731,611	\$731,611	\$14,069 / Unit	\$671,611		\$0		0.0%	\$0
Financing	\$0	\$454,775	\$11,399 / Unit	\$592,766	\$592,766	\$11,399 / Unit	\$454,775		\$0		0.0%	\$0
Developer Fee	\$0	\$1,016,093	15.00%	15.00%	\$1,222,347	\$1,222,347	14.33%	15.00%	\$1,016,093	\$0	0.0%	\$0
Reserves			3 Months	\$84,778	\$84,778	3 Months					0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$7,790,050	\$192,954 / Unit	\$10,033,601	\$10,414,863	\$200,286 / Unit	\$7,790,050	\$0		-3.7%	(\$381,262)
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		\$0		\$0								
Financing Cost		\$0		\$0								
Developer Fee	\$0	\$0		\$0					\$0			
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$7,790,050	\$192,954/unit	\$10,033,601	\$10,414,863	\$200,286/unit	\$7,790,050	\$0		-3.7%	(\$381,262)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$10,033,601							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sweetwater Station, Sweetwater, 9% HTC #21116

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$7,790,050	\$0	$7,790,050
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$7,790,050	\$0	\$7,790,050
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$10,127,065	\$0	\$10,127,065
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$10,127,065	\$0	\$10,127,065
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$911,436	\$0	\$911,436
CREDITS ON QUALIFIED BASIS	\$911,436		\$911,436	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8798	Credit Allocation	Credits	Proceeds
Eligible Basis	\$911,436	\$8,019,031	----	----	----
Needed to Fill Gap	\$918,734	\$8,083,241	----	----	----
Applicant Request	\$900,000	\$7,918,416	\$900,000	\$0	\$0

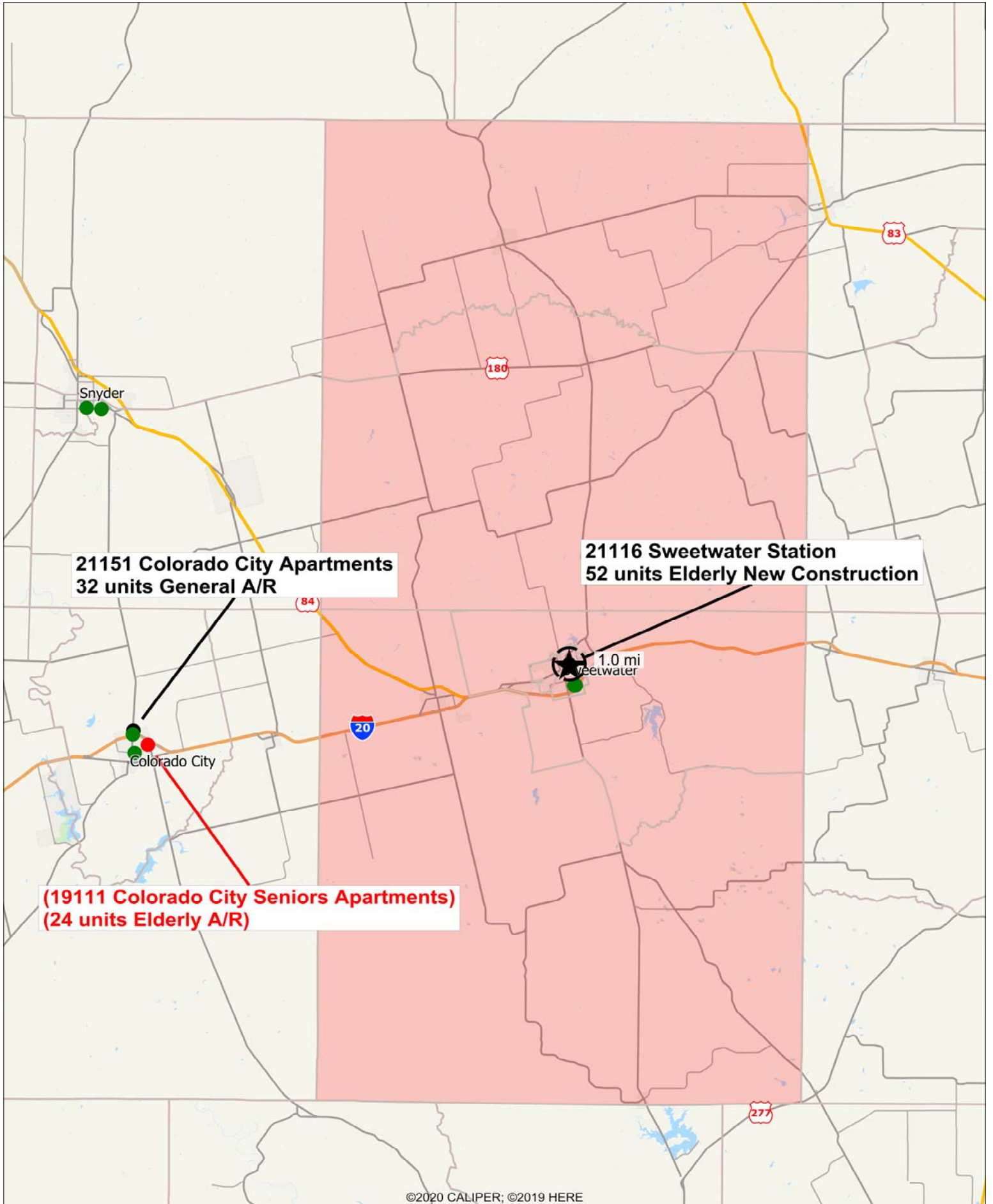
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	43,680 SF	\$95.83	4,185,712
Adjustments				
Exterior Wall Finish	3.60%		3.45	\$150,686
Elderly	3.00%		2.87	125,571
9-Ft. Ceilings	3.45%		3.31	144,407
Roof Adjustment(s)			1.19	52,000
Subfloor			(0.16)	(6,989)
Floor Cover			2.56	111,821
Enclosed Corridors	\$87.38	7,700	15.40	672,801
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	0	0.00	0
Rough-ins	\$530	104	1.26	55,120
Built-In Appliances	\$1,830	52	2.18	95,160
Exterior Stairs	\$2,460	4	0.23	9,840
Heating/Cooling			2.34	102,211
Storage Space	\$87.38	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$69.98	3,465	5.55	242,470
Elevators	\$93,900	1	2.15	93,900
Other:			0.00	0
Fire Sprinklers	\$2.59	54,845	3.25	142,049
SUBTOTAL			141.41	6,176,759
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			141.41	\$6,176,759
Plans, specs, survey, bldg permits	3.30%		(4.67)	(\$203,833)
Contractor's OH & Profit	11.50%		(16.26)	(710,327)
NET BUILDING COSTS		\$101,204/unit	\$120.48/sf	\$5,262,598

Long-Term Pro Forma

Sweetwater Station, Sweetwater, 9% HTC #21116

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$399,378	\$407,366	\$415,513	\$423,823	\$432,300	\$477,294	\$526,971	\$581,818	\$642,374	\$709,233	\$783,051
TOTAL EXPENSES	3.00%	\$258,978	\$266,498	\$274,238	\$282,206	\$290,407	\$335,170	\$386,907	\$446,714	\$515,857	\$595,804	\$688,253
NET OPERATING INCOME ("NOI")		\$140,400	\$140,868	\$141,275	\$141,618	\$141,893	\$142,124	\$140,063	\$135,104	\$126,517	\$113,429	\$94,797
EXPENSE/INCOME RATIO		64.8%	65.4%	66.0%	66.6%	67.2%	70.2%	73.4%	76.8%	80.3%	84.0%	87.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097	\$118,097
DEBT COVERAGE RATIO		1.19	1.19	1.20	1.20	1.20	1.20	1.19	1.14	1.07	0.96	0.80
ANNUAL CASH FLOW		\$22,303	\$22,771	\$23,178	\$23,521	\$23,796	\$24,027	\$21,966	\$17,007	\$8,421	(\$4,667)	(\$23,300)
Deferred Developer Fee Balance		\$142,522	\$119,751	\$96,573	\$73,052	\$49,257	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$71,224	\$186,207	\$282,458	\$343,349	\$348,183	\$271,400

21116 Sweetwater Station PMA Map



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Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	17/35	5.75%	\$2,400,000	1.58	City of Belton	0/0	0.00%	\$1,000	1.31	Red Stone	\$12,487,110
Existing USDA Loan	30/50	1.00%	\$1,305,159	1.31						Texas Housing Developers LLC	\$96,986
					Existing Reserves- Turtle Creek	0/0	0.00%	\$220,200	1.31		
					Existing Reserves-Montrose	0/0	0.00%	\$475,238	1.31		
TOTAL DEBT (Must Pay)			\$3,705,159		CASH FLOW DEBT / GRANTS			\$696,438		TOTAL EQUITY SOURCES	\$12,584,096
										TOTAL DEBT SOURCES	\$4,401,597
										TOTAL CAPITALIZATION	\$16,985,693

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

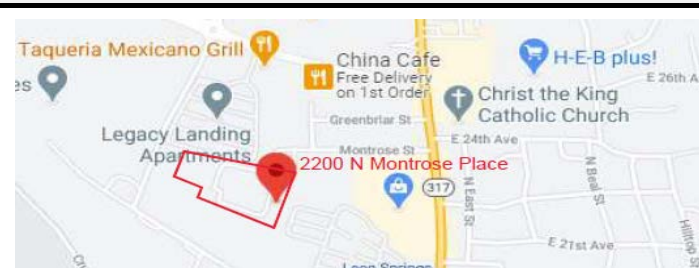
STRENGTHS/MITIGATING FACTORS

- Experienced developer (LIHTC & USDA)
- High DCR and Occupancy
- 71 USDA Rental Assistance Units

WEAKNESSES/RISKS

- 76% expense to income ratio

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21117 Program(s): 9% HTC

Montrose Valley

Address/Location: 2200 Montrose Place

City: Belton County: Bell Zip: 76513

Population: General Program Set-Aside: USDA Area: Urban

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 8

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,452,135				\$1,452,135				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
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 - g: Most current annual operating statement
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	15
50% of AMI	50% of AMI	29
60% of AMI	60% of AMI	98

DEVELOPMENT SUMMARY

This application is for the acquisition and rehabilitation of two adjacent existing multifamily developments (Montrose and Turtle Creek) that are currently financed through USDA. The applicant entity will combine the two properties that were built between 1979 and 1985 for a total of 142 units. The construction is typical 1980 product of one and two story buildings. There are 71 Rental Assistance units.

RISK PROFILE

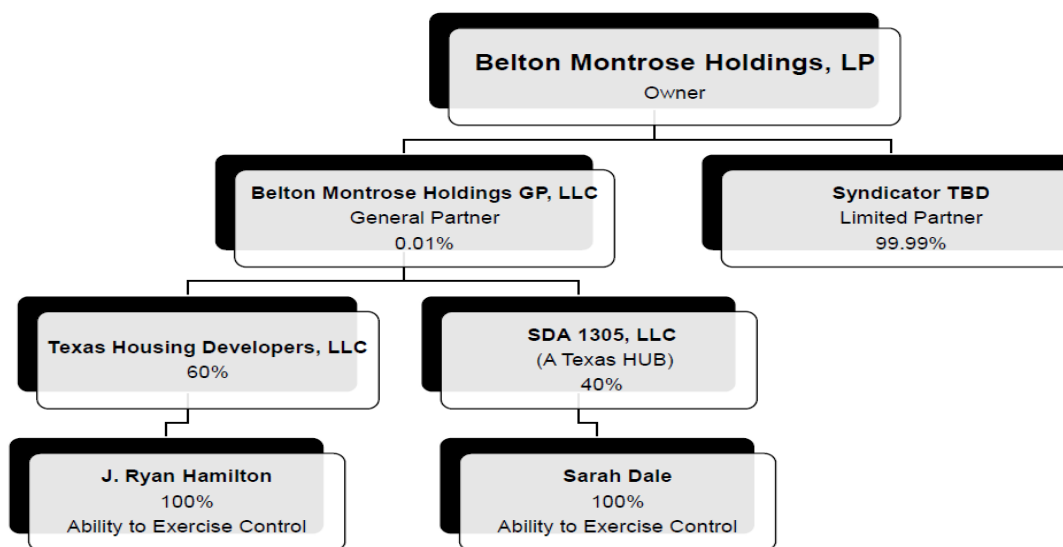
STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) 	<ul style="list-style-type: none"> ▫ 76% expense to income ratio
<ul style="list-style-type: none"> ▫ High DCR and Occupancy 	<ul style="list-style-type: none"> ▫
<ul style="list-style-type: none"> ▫ 71 USDA Rental Assistance Units 	<ul style="list-style-type: none"> ▫

DEVELOPMENT TEAM

PRIMARY CONTACTS

Name:	<u>Josefina Garcia</u>	Name:	<u>Alyssa Carpenter</u>
Phone:	<u>(417) 882-1701</u>	Phone:	<u>(512) 789-1295</u>
Relationship:	<u>Developer</u>	Relationship:	<u>Consultant</u>

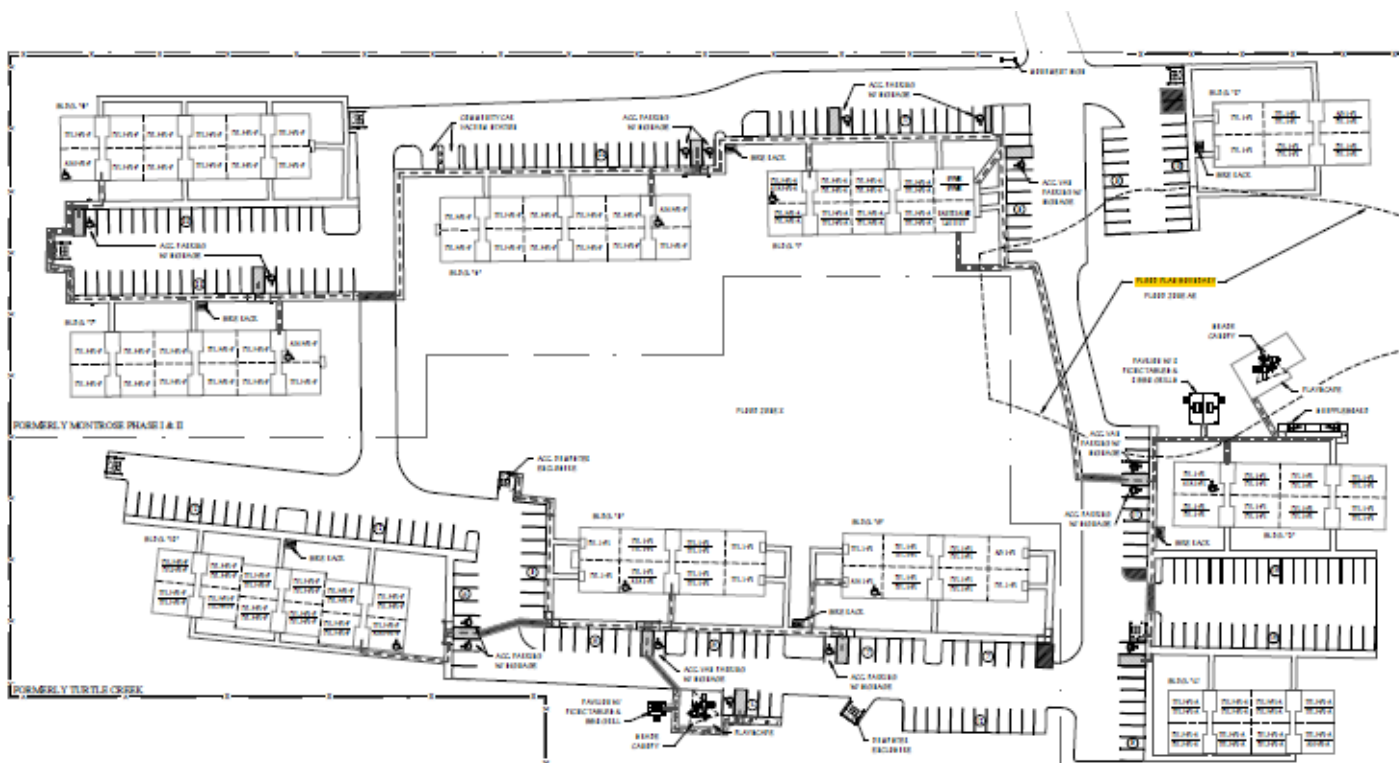
OWNERSHIP STRUCTURE



- J Ryan Hamilton of Hamilton Properties, a Missouri-based company, has been awarded 15 LIHTC deals since 2015 and has experience acquiring and rehabilitating multiple site projects into a single development. The Applicant has an interest in the Contractor and Cost Estimator, however will be utilizing a third party for property management services.

DEVELOPMENT SUMMARY

SITE PLAN



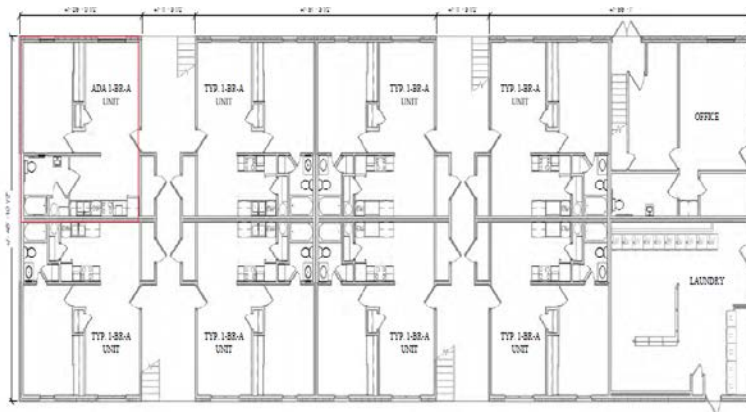
Comments:

Applicant intends to buy two adjoining properties and operate as one with shared amenities. This will allow for more efficiencies especially on fixed costs.

Comments:

The City of Belton has classified parking on this project as legal non-conforming. (252 surface spaces) The parking ratio of 1.77 is low, however, 65% of the apartments are 1 bedrooms and as noted the property is grandfathered as non-conforming.

BUILDING PLAN (Typical)



Comments:

Buildings are rectangular with kitchens and baths sharing walls between units. Efficient simple design ensures that water/sewer lines run through middle of building.

BUILDING ELEVATION



Comments:

Montrose was built from 1979-1983 and there has been no substantial rehabilitation since construction. There are three 1 story buildings, three 2 story buildings, and one 3 story building. The office and laundry room share building #1. The structures are 60-70% brick veneer with the balance vinyl siding. The roof is asphalt shingle.

Turtle Creek was built in 1983 and there has been no substantial rehabilitation since construction. There are three 2 story buildings and the property's laundry room, playground, and office are located at Montrose which is adjacent to the north. The structures are 60-70% brick veneer with the balance vinyl siding. The roof is asphalt shingle.

BUILDING CONFIGURATION

Building Type	1	2	3	4	5	6	7	8	9	10			Total Buildings
Floors/Stories	2	2	2	2	1	1	1	2	2	2			
Number of Bldgs	1	1	1	1	1	1	1	1	1	1			10
Units per Bldg	16	10	16	16	12	12	12	12	12	24			
Total Units	16	10	16	16	12	12	12	12	12	24			142
Avg. Unit Size (SF)		739 sf		Total NRA (SF)		104,874		Common Area (SF)*		2,299			

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 10.99 acres Density: 12.9 units/acre
Site Control: 11 **Site Plan:** 10.99 **Appraisal:** 10.99 **ESA:** NA

Control Type: Real Estate Purchase Agreement

Tract 1: 4.38 acres Cost: \$1,236,922 Seller: Montrose-TCreek Holdings

Tract 2: 6.62 acres Cost: \$496,237 Seller: Montrose Apartments Ltd.

Development Site: 11.00 acres Cost: \$1,733,159 \$12,205 per unit

Buyer: Belton Creek Holdings LP

Assignee: Belton Montrose Holdings, LP

Related-Party Seller/Identity of Interest: No

Comments:

Buyer affiliates entered into multiple Purchase Agreements with Seller's Affiliates, which account for three separate 2021 9% HTC applications. Buyer will be assuming USDA debt and current replacement reserves will be transferred. Seller has right to terminate this Agreement if other transactions between the Buyer and Seller do not receive approval to be transferred from USDA-RD.

The acquisition price consists of the outstanding balance on the USDA 515 loans plus a payment of \$426,000 to the Seller. The Applicant's stated price is based on the debt balance at the time of application. The actual price is subject to adjustment based on the outstanding balance at the time of closing, scheduled for August 2021.

APPRAISED VALUE

Appraiser: Gill Group Date: 1/7/2021

Land as Vacant: 10.99 acres \$390,000 Per Unit: \$2,746

Existing Buildings: (as-is) \$4,840,000 Per Unit: \$34,085

Total Development: (as-is) \$5,230,000 Per Unit: \$36,831

Comments:

There were separate appraisal reports for Turtle Creek and Montrose Apartments.

SITE INFORMATION

Flood Zone:	<u>X & AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF District</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>1979/1982/1985</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

Existing multifamily property built in the 1980s.

Surrounding Uses:

Single family and multi family residential, vacant land.

Other Observations:

The Appraisal states that "According to FEMA, Flood Map Number 48027C0330E, dated September 26, 2008, the subject is zoned X and AE, an area determined to be inside the 100-year floodplains. Federal flood insurance is available and is required."

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Comments:

For Developments in programs that allow a waiver of the Phase I ESA such as an existing USDA funded Development, the Development Owners are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

Comments:

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market. Property is 96.5% occupied and funds have been set aside for relocation as necessary.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$252,556	Avg. Rent:	\$655	Expense Ratio:	76.1%
Debt Service:	\$192,589	B/E Rent:	\$617	Controllable Expenses:	\$3,371
Net Cash Flow:	\$59,967	UW Occupancy:	93.0%	Property Taxes/Unit:	\$749
Aggregate DCR:	1.31	B/E Occupancy:	87.7%	Program Rent Year:	2020

79 out of 142 (56%) units are supported by USDA Rental Assistance. Applicant rents are 5% higher on 1 and 3 bedroom units and 10% higher on two bedroom units than current approved USDA base rents. Actual rent increases are subject to USDA approval.

Underwriter's expenses are based on historic operations and estimates included in the proposed USDA budget. Overall underwriting will be reviewed following USDA approval based on final closing documentation.

Application was submitted with a 76% expense-to-income ratio, exceeding the 65% maximum. USDA properties are exempt from the maximum expense ratio, pursuant to §11.302(h)(6)(B)(ii) if more than 50% of the units are in USDA control. The subject currently has 56% of the total combined units receiving rental assistance from USDA. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$/ac	\$12,191/unit	\$1,731,159	Contractor Fee	\$1,148,070
Off-site + Site Work		\$6,796/unit	\$965,050	Soft Cost + Financing	\$2,399,371
Building Cost	\$61.88/sf	\$45,704/unit	\$6,489,950	Developer Fee	\$1,618,879
Contingency	10.00%	\$5,250/unit	\$745,500	Reserves	\$1,887,713
Total Development Cost		\$119,618/unit	\$16,985,693	Rehabilitation Cost	\$52,500/unit

Qualified for 30% Basis Boost?	High Opportunity Index [9% only]
---------------------------------------	----------------------------------

Acquisition:

The Applicant's cost schedule reflects an acquisition cost based on the estimated balance due on the USDA debt as of application date. The actual price will be subject to USDA approval.

Site Work:

Site work includes foundation, sewer line, paving and concrete repairs.

Building Cost:

47% of the rehab costs is going toward interior renovations, new HVAC units and new appliances (\$25k/unit).

\$2.9 million will be spent on assorted building costs such as new windows, stairs, and siding. Applicant stated that there are no anticipated environmental issues as a result of any demolition.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$785,632	\$5,533/unit	10%	Finishes/Fixtures	\$2,402,877	\$16,922/unit	29%
Building Shell	\$2,949,873	\$20,774/unit	36%	HVAC	\$739,000	\$5,204/unit	9%
Amenities	\$179,418	\$1,264/unit	2%	Appliances	\$398,200	\$2,804/unit	5%
Total Exterior	\$3,914,923	\$27,570/unit	53%	Total Interior	\$3,540,077	\$24,930/unit	47%

SCOPE & COST REVIEW

Provider: Housing Consultants of Oklahoma Date: 2/19/2021

Soft Costs:

Applicant budgeted \$426k for Tenant Relocation expenses. Existing residents will be temporarily relocated for approximately 45-60 days while units are rehabilitated. Applicant intends to pay for moving expenses, any fees or deposits and rent at their temporary residence for an estimated 60 days.

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Comments:

The SCR provider identified \$1.1M in immediate needs at Montrose Apartments. Site issues identified include repairing or replacing 15% of the sidewalks , repairing the asphalt parking lot, and addressing the sewer line in Bldg #3 . Exterior issues identified include replacing 10% of the roofs, subfloors, brick/vinyl and replacing 100% of the windows. Mechanical issues identified are installing GFI outlets in wet areas, and an allowance to add smoke detectors, replace HVAC units, and address plumbing. Dwelling unit issues identified are replacing all original bath vanities, kitchen cabinets and countertops and an allowance for flooring and appliances, There is an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

The SCR provider identified \$549k immediate needs at Turtle Creek Apartments. Site issues identified include repairing or replacing 10% of the sidewalks and repairing the asphalt parking lot. Exterior issues identified include replacing 10% of the roofs, subfloors, brick/vinyl and replacing 100% of the windows. Mechanical issues identified are installing GFI outlets in wet areas, and an allowance to add smoke detectors, replace HVAC units, and address plumbing. Dwelling unit issues identified are replacing all original bath vanities, kitchen cabinets and countertops and an allowance for flooring and appliances, There is an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$16,985,693	\$12,411,409	\$1,452,135

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Sterling Bank	Conventional Loan	\$11,700,000	5.75%	69%
Existing USDA Loan	USDA/TXRD Loan(s)	\$1,305,159	1.00%	8%
Red Stone	HTC	\$2,497,422	\$0.86	15%
City of Belton	\$11.9(d)(2)LPS Contribution	\$1,000		0%
Texas Housing Developers LLC	Deferred Developer Fee	\$725,690		4%
		\$16,924,709	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Sterling Bank	\$2,400,000	5.75%	35	17	\$2,400,000	5.75%	35	17	14%
Existing USDA Loan	\$1,305,159	1.00%	50	30	\$1,305,159	1.00%	50	30	8%
City of Belton	\$1,000				\$1,000				0%
Total	\$4,401,597				\$4,401,597				

Comments:

Assumption of existing USDA debt will be subject to the outstanding balance at the time of Closing.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Red Stone	\$12,487,110	\$0.86		\$12,487,110	\$0.86	74%	
Texas Housing Developers LLC	\$96,986		6%	\$96,986		1%	6%
Total	\$12,584,096			\$12,584,096			
				\$16,985,693	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.867	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.827	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$16,985,693
Permanent Sources (debt + non-HTC equity)	\$4,401,597
Gap in Permanent Financing	\$12,584,096

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$12,487,112	\$1,452,135
Needed to Balance Sources & Uses	\$12,584,096	\$1,463,414
Requested by Applicant	\$12,487,110	\$1,452,135

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$12,487,110	\$1,452,135

Comments:

Credit recommendation is \$1,452,135 as requested by the Applicant.

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Montrose Valley, Belton, 9% HTC #21117

LOCATION DATA	
CITY:	Belton
COUNTY:	Bell
Area Median Income	\$63,900
PROGRAM REGION:	8
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	92	64.8%	51	0
2	42	29.6%	23	0
3	8	5.6%	5	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	142	100.0%	79	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	739 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	15	-	29	98	-	-	-	142
Income	% Total	0.0%	10.6%	0.0%	20.4%	69.0%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																						
HTC		USDA RENTS		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst		
TC 30%	\$360	USDA-RA	\$671	7	1	1	640	\$671	\$67	\$604	\$0	\$0.94	\$604	\$4,226	\$4,226	\$604	\$1	\$0	869	\$1.36	869	
TC 50%	\$600	USDA-RA	\$671	13	1	1	640	\$671	\$67	\$604	\$0	\$0.94	\$604	\$7,849	\$7,849	\$604	\$1	\$0	869	\$1.36	869	
TC 60%	\$720	USDA-RA	\$671	19	1	1	640	\$671	\$67	\$604	\$0	\$0.94	\$604	\$11,471	\$11,471	\$604	\$1	\$0	869	\$1.36	869	
TC 60%	\$720	USDA	\$671	29	1	1	640	\$671	\$67	\$604	\$0	\$0.94	\$604	\$17,509	\$17,509	\$604	\$1	\$0	869	\$1.36	869	
TC 30%	\$432	USDA-RA	\$795	3	2	1	845	\$795	\$85	\$710	\$0	\$0.84	\$710	\$2,129	\$2,129	\$710	\$1	\$0	1,050	\$1.24	1,050	
TC 50%	\$720	USDA-RA	\$795	5	2	1	845	\$795	\$85	\$710	\$0	\$0.84	\$710	\$3,548	\$3,548	\$710	\$1	\$0	1,050	\$1.24	1,050	
TC 60%	\$864	USDA-RA	\$795	6	2	1	845	\$795	\$85	\$710	\$0	\$0.84	\$710	\$4,257	\$4,257	\$710	\$1	\$0	1,050	\$1.24	1,050	
TC 60%	\$864	USDA	\$795	12	2	1	845	\$795	\$85	\$710	\$0	\$0.84	\$710	\$8,514	\$8,514	\$710	\$1	\$0	1,035	\$1.22	1,035	
TC 30%	\$360	USDA-RA	\$680	2	1	1	640	\$680	\$56	\$624	\$0	\$0.97	\$624	\$1,247	\$1,247	\$624	\$1	\$0	1,050	\$1.64	869	
TC 50%	\$600	USDA-RA	\$680	5	1	1	640	\$680	\$56	\$624	\$0	\$0.97	\$624	\$3,119	\$3,119	\$624	\$1	\$0	1,050	\$1.64	869	
TC 60%	\$720	USDA-RA	\$680	5	1	1	640	\$680	\$56	\$624	\$0	\$0.97	\$624	\$3,119	\$3,119	\$624	\$1	\$0	1,035	\$1.62	869	
TC 60%	\$720	USDA	\$680	12	1	1	640	\$680	\$56	\$624	\$0	\$0.97	\$624	\$7,484	\$7,484	\$624	\$1	\$0	1,050	\$1.64	869	
TC 30%	\$432	USDA-RA	\$815	2	2	1	845	\$815	\$79	\$736	\$0	\$0.87	\$736	\$1,472	\$1,472	\$736	\$1	\$0	1,035	\$1.22	1,050	
TC 50%	\$720	USDA-RA	\$815	4	2	1	845	\$815	\$79	\$736	\$0	\$0.87	\$736	\$2,944	\$2,944	\$736	\$1	\$0	1,035	\$1.22	1,050	
TC 60%	\$864	USDA-RA	\$815	3	2	1	845	\$815	\$79	\$736	\$0	\$0.87	\$736	\$2,208	\$2,208	\$736	\$1	\$0	1,050	\$1.24	1,050	
TC 60%	\$864	USDA	\$815	7	2	1	845	\$815	\$79	\$736	\$0	\$0.87	\$736	\$5,151	\$5,151	\$736	\$1	\$0	1,050	\$1.24	1,050	
TC 30%	\$498	USDA-RA	\$974	1	3	2	1,313	\$974	\$130	\$844	\$0	\$0.64	\$844	\$844	\$844	\$844	\$1	\$0	1,471	\$1.12	1,471	
TC 50%	\$831	USDA-RA	\$974	2	3	2	1,313	\$974	\$130	\$844	\$0	\$0.64	\$844	\$1,688	\$1,688	\$844	\$1	\$0	1,471	\$1.12	1,471	
TC 60%	\$997	USDA-RA	\$974	2	3	2	1,313	\$974	\$130	\$844	\$0	\$0.64	\$844	\$1,688	\$1,688	\$844	\$1	\$0	1,471	\$1.12	1,471	
TC 60%	\$997	USDA	\$974	3	3	1.5	1,313	\$974	\$130	\$844	\$0	\$0.64	\$844	\$2,533	\$2,533	\$844	\$1	\$0	1,471	\$1.12	1,471	
TOTALS/AVERAGES:				142				104,874				\$0	\$0.89	\$655	\$92,999	\$92,999	\$655	\$0.89	\$0	\$985	\$1.33	\$955

ANNUAL POTENTIAL GROSS RENT:	\$1,115,986	\$1,115,986
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STABILIZED PRO FORMA

Montrose Valley, Belton, 9% HTC #21117

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	2019 Actuals	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.89	\$655	\$1,115,986	\$1,115,986	\$655	\$0.89		0.0%	\$0
0					\$0.00	\$0						
fees, retained deposits, interest income					\$10.51	\$17,904						
0					\$0.00	\$0						
Total Secondary Income					\$10.51	\$17,904	\$17,904	\$10.51			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,133,890	\$1,133,890				0.0%	\$0
Vacancy & Collection Loss					7.0% PGI	(79,372)	(85,042)	7.5% PGI			-6.7%	5,669
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$1,054,517	\$1,048,848				0.5%	\$5,669

General & Administrative	\$57,732	\$407/Unit	\$46,604		5.07%	\$0.51	\$376	\$53,415	\$53,415	\$376	\$0.51	5.09%	0.0%	-
Management	\$48,081	4.8% EGI	\$103,034		9.92%	\$1.00	\$737	\$104,592	\$103,034	\$726	\$0.98	9.82%	1.5%	1,558
Payroll & Payroll Tax	\$168,897	\$1,189/Unit	\$178,353		18.42%	\$1.85	\$1,368	\$194,256	\$194,256	\$1,368	\$1.85	18.52%	0.0%	-
Repairs & Maintenance	\$121,506	\$856/Unit	\$156,883	\$1,105	10.71%	\$1.08	\$795	\$112,922	\$99,400	\$700	\$0.95	9.48%	13.6%	13,522
Electric/Gas	\$27,413	\$193/Unit	\$26,864		2.38%	\$0.24	\$177	\$25,120	\$26,864	\$189	\$0.26	2.56%	-6.5%	(1,744)
Water, Sewer, & Trash	\$89,626	\$631/Unit	\$90,998		8.81%	\$0.89	\$655	\$92,945	\$92,945	\$655	\$0.89	8.86%	0.0%	-
Property Insurance	\$48,588	\$0.46 /sf	\$53,978		6.08%	\$0.61	\$452	\$64,132	\$64,132	\$452	\$0.61	6.11%	0.0%	-
Property Tax (@ 100%) 2.6251	\$84,587	\$596/Unit	\$24,522	\$173	10.08%	\$1.01	\$749	\$106,300	\$106,300	\$749	\$1.01	10.13%	0.0%	-
Reserve for Replacements					4.04%	\$0.41	\$300	\$42,600	\$42,600	\$300	\$0.41	4.06%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.54%	\$0.05	\$40	\$5,680	\$5,680	\$40	\$0.05	0.54%	0.0%	-
TOTAL EXPENSES					76.05%	\$7.65	\$5,648	\$ 801,961	\$788,626	\$5,554	\$7.52	75.19%	1.7%	\$ 13,335
NET OPERATING INCOME ("NOI")					23.95%	\$2.41	\$1,779	\$252,556	\$260,222	\$1,833	\$2.48	24.81%	-2.9%	\$ (7,666)

CONTROLLABLE EXPENSES							\$3,371/Unit							\$3,288/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Montrose Valley, Belton, 9% HTC #21117

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Sterling Bank		1.63	1.58	\$159,408	5.75%	35	17	\$2,400,000	\$2,400,000	17	35	5.75%	\$159,408	1.58	14.1%
Existing USDA Loan		1.35	1.31	\$33,181	1.00%	50	30	\$1,305,159	\$1,305,159	30	50	1.00%	\$33,181	1.31	7.7%
CASH FLOW DEBT / GRANTS															
City of Belton		1.35	1.31		0.00%	0	0	\$1,000	\$1,000	0	0	0.00%		1.31	0.0%
Existing Reserves- Turtle Creek		1.35	1.31		0.00%	0	0	\$220,200	\$220,200	0	0	0.00%		1.31	1.3%
Existing Reserves-Montrose		1.35	1.31		0.00%	0	0	\$475,238	\$475,238	0	0	0.00%		1.31	2.8%
				\$192,589	TOTAL DEBT / GRANT SOURCES			\$4,401,597	\$4,401,597	TOTAL DEBT SERVICE			\$192,589	1.31	25.9%

NET CASH FLOW	\$67,633	\$59,967		APPLICANT	NET OPERATING INCOME	\$252,556	\$59,967	NET CASH FLOW
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EQUITY SOURCES												
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Red Stone	LIHTC Equity	73.5%	\$1,452,135	0.86	\$12,487,110	\$12,487,110	\$0.8599	\$1,452,135	73.5%	\$10,226	Applicant Request	
Texas Housing Developers LLC	Deferred Developer Fees	0.6%	(6% Deferred)		\$96,986	\$96,986	(6% Deferred)		0.6%		Total Developer Fee:	\$1,618,879
TOTAL EQUITY SOURCES		74.1%			\$12,584,096	\$12,584,096			74.1%			

TOTAL CAPITALIZATION	\$16,985,693	\$16,985,693						15-Yr Cash Flow after Deferred Fee:	\$471,323
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DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$		
		Acquisition	New Const. Rehab			New Const. Rehab	Acquisition						
Acquisition		\$0		\$12,191 / Unit	\$1,731,159	\$1,731,159	\$12,191 / Unit		\$0	0.0%	\$0		
Off-Sites				\$ / Unit	\$0	\$0	\$ / Unit		\$0	0.0%	\$0		
Site Work			\$703,432	\$4,954 / Unit	\$703,432	\$703,432	\$4,954 / Unit	\$703,432		0.0%	\$0		
Site Amenities			\$261,618	\$1,842 / Unit	\$261,618	\$261,618	\$1,842 / Unit	\$261,618		0.0%	\$0		
Building Cost			\$6,489,950	\$61.88 /sf	\$45,704/Unit	\$6,489,950	\$6,489,950	\$45,704/Unit	\$61.88 /sf	\$6,489,950		0.0%	\$0
Contingency			\$745,500	10.00%	10.00%	\$745,500	\$745,500	10.00%	10.00%	\$745,500		0.0%	\$0
Contractor Fees			\$1,148,070	14.00%	14.00%	\$1,148,070	\$1,148,070	14.00%	14.00%	\$1,148,070		0.0%	\$0
Soft Costs		0	\$549,150	\$7,043 / Unit	\$1,000,150	\$1,000,150	\$7,043 / Unit	\$549,150	\$0	0.0%	\$0		
Financing		0	\$894,809	\$9,854 / Unit	\$1,399,221	\$1,399,221	\$9,854 / Unit	\$894,809	\$0	0.0%	\$0		
Developer Fee		\$0	\$1,618,879	15.00%	15.00%	\$1,618,879	\$1,618,879	15.00%	15.00%	\$1,618,879	\$0	0.0%	(\$0)
Reserves				23 Months	\$1,887,713	\$1,887,713	23 Months			0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$12,411,409	\$119,618 / Unit	\$16,985,693	\$16,985,693	\$119,618 / Unit	\$12,411,409	\$0	0.0%	(\$0)		
Acquisition Cost		\$0			\$0								
Contingency			\$0		\$0								
Contractor's Fee			\$0		\$0								
Financing Cost			\$0		\$0								
Developer Fee	0.00%	\$0	\$0		\$0								
Reserves					\$0								
ADJUSTED BASIS / COST		\$0	\$12,411,409	\$119,618/unit	\$16,985,693	\$16,985,693	\$119,618/unit	\$12,411,409	\$0	0.0%	(\$0)		
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA					\$16,985,693								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Montrose Valley, Belton, 9% HTC #21117

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$12,411,409	\$0	\$12,411,409
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$12,411,409	\$0	\$12,411,409
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$16,134,831	\$0	\$16,134,831
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$16,134,831	\$0	\$16,134,831
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,452,135	\$0	\$1,452,135
CREDITS ON QUALIFIED BASIS	\$1,452,135		\$1,452,135	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8599	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,452,135	\$12,487,112	----	----	----
Needed to Fill Gap	\$1,463,414	\$12,584,096	----	----	----
Applicant Request	\$1,452,135	\$12,487,110	\$1,452,135	\$0	\$0

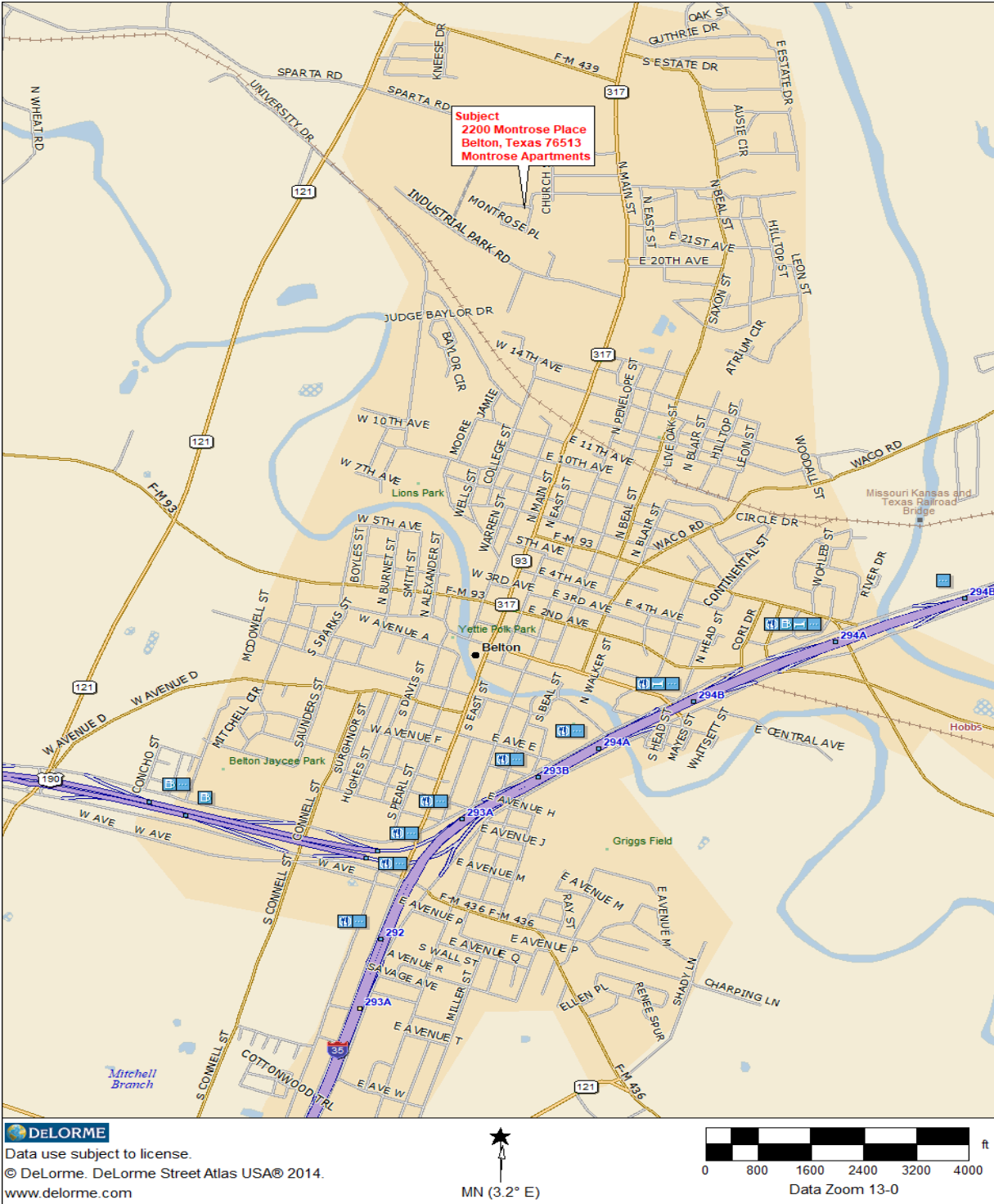
Long-Term Pro Forma

Montrose Valley, Belton, 9% HTC #21117

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$1,054,517	\$1,075,608	\$1,097,120	\$1,119,062	\$1,141,443	\$1,260,246	\$1,391,413	\$1,536,233	\$1,696,125	\$1,872,659	\$2,067,567	\$2,282,761
TOTAL EXPENSES	3.00%	\$801,961	\$824,974	\$848,656	\$873,028	\$898,109	\$1,034,905	\$1,192,840	\$1,375,212	\$1,585,837	\$1,829,135	\$2,110,217	\$2,435,002
NET OPERATING INCOME ("NOI")		\$252,556	\$250,634	\$248,464	\$246,034	\$243,335	\$225,340	\$198,573	\$161,021	\$110,288	\$43,524	(\$42,650)	(\$152,241)
EXPENSE/INCOME RATIO		76.1%	76.7%	77.4%	78.0%	78.7%	82.1%	85.7%	89.5%	93.5%	97.7%	102.1%	106.7%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589	\$192,589
DEBT COVERAGE RATIO		1.31	1.30	1.29	1.28	1.26	1.17	1.03	0.84	0.57	0.23	-0.22	-0.79
ANNUAL CASH FLOW		\$59,967	\$58,044	\$55,874	\$53,445	\$50,745	\$32,751	\$5,984	(\$31,568)	(\$82,302)	(\$149,065)	(\$235,240)	(\$344,830)
Deferred Developer Fee Balance		\$37,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$21,026	\$76,900	\$130,345	\$181,090	\$383,984	\$471,323	\$393,348	\$89,112	(\$515,642)	(\$1,510,976)	(\$3,005,690)



City Map



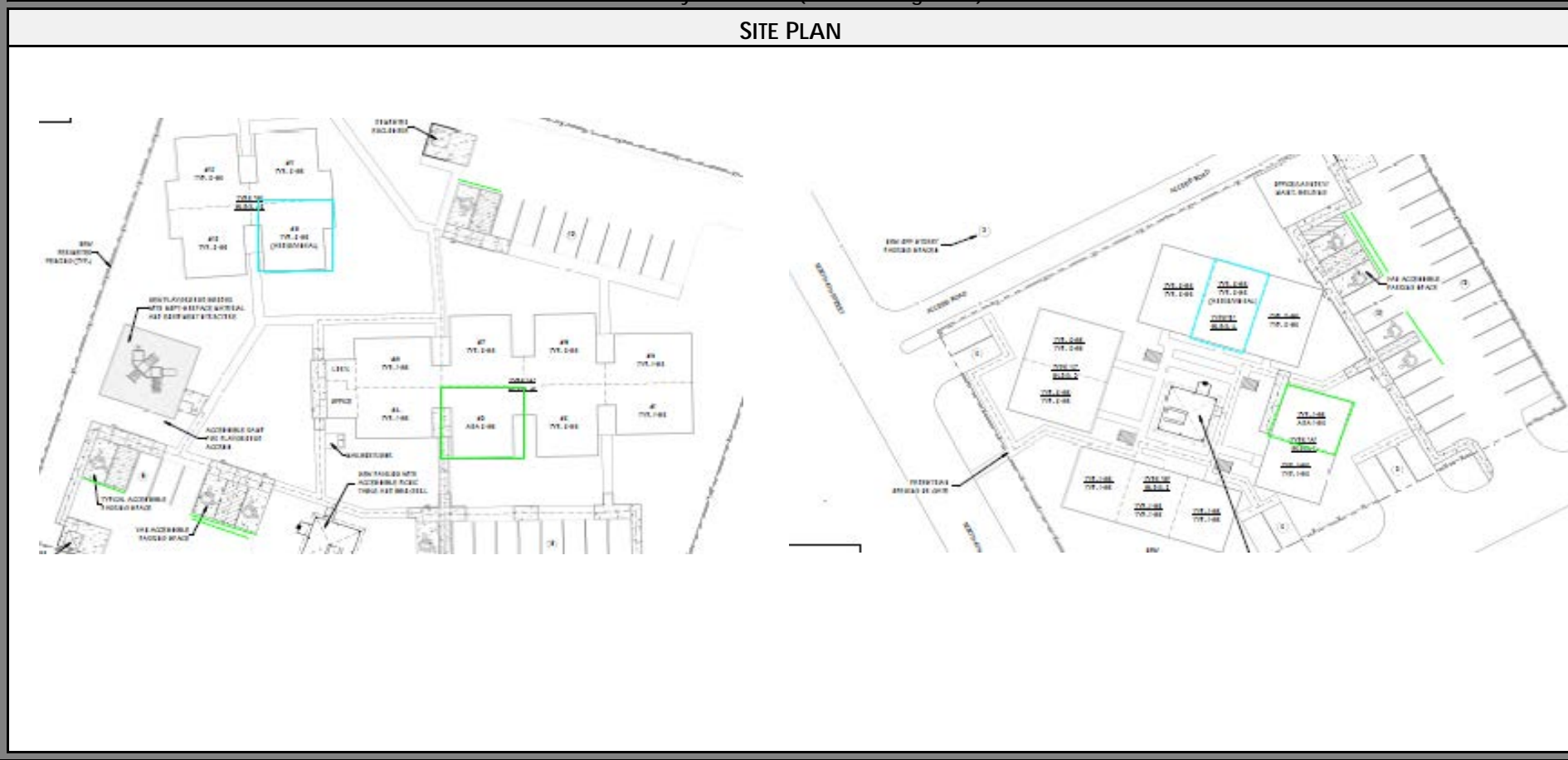
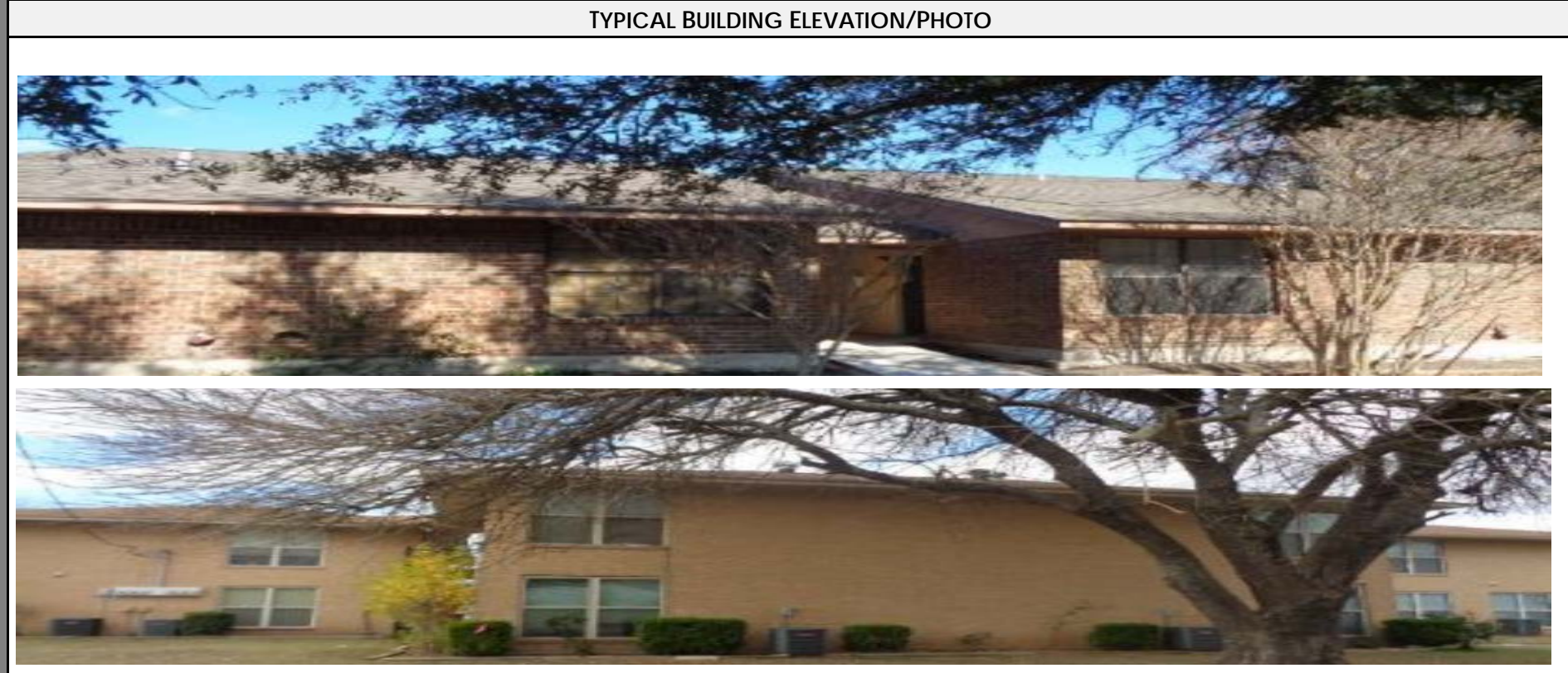
21119 Cedar Grove - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 13, 2021

PROPERTY IDENTIFICATION	
Application #	21119
Development	Cedar Grove
City / County	Buckholts / Milam
Region/Area	8 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab 1970 & 1986

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$352,430	\$352,430	\$11,013/Unit \$0.86

KEY PRINCIPALS / SPONSOR		
Texas Housing Developers SDA 1306 LLC J. Ryan Hamilton Sarah Dale Anderson		
Related Parties	Contractor - Yes	Seller - 0



UNIT DISTRIBUTION		INCOME DISTRIBUTION			
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	14	44%	30%	4	13%
2	18	56%	40%	-	0%
3	-	0%	50%	7	22%
4	-	0%	60%	21	66%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	✓ 1.33	Expense Ratio	✗ 70.5%
Breakeven Occ.	✓ 85.7%	Breakeven Rent	\$601
Average Rent	\$649	B/E Rent Margin	⚠ \$48
Property Taxes	\$491/unit	Exemption/PILOT	0%
Total Expense	\$5,141/unit	Controllable	\$3,172/unit

MARKET FEASIBILITY INDICATORS		
Rent Assisted Units	30	94% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	697 SF	Density	16.2/acre
Acquisition	\$28K/unit		\$892K
Building Cost	\$63.39/SF		\$1,414K
Hard Cost	\$58K/unit		\$1,848K
Total Cost	\$141K/unit		\$4,517K
Developer Fee	\$502K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$259K	30% Boost	Yes

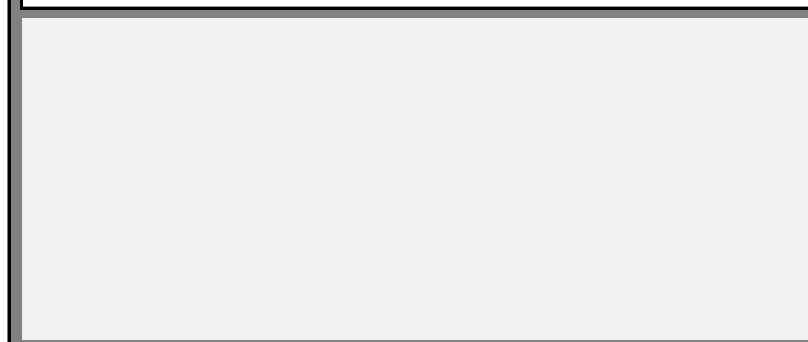
REHABILITATION COSTS / UNIT			
Site Work		Finishes/Fixtures	\$16K 28%
Building Shell	\$6K 11%	Amenities	\$20K 35%
HVAC	\$5K 8%	Total Exterior	\$27K 53%
Appliances	\$3K 5%	Total Interior	\$24K 47%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Sterling Bank	15/35	5.75%	\$475,000	2.19	City of Rosebud	0/0	0.00%	\$250	1.33	Redstone	\$3,030,591
Existing USDA Loan Buckholts	30/50	1.00%	\$258,390	1.81	City of Buckholts	0/0	0.00%	\$250	1.33		
Existing USDA Loan Rosebud	30/50	1.00%	\$538,102	1.33						Texas Housing Developers	\$36,775
					Existing Reserves Buckholts	0/0	0.00%	\$27,073	1.33		
					Existing Reserves Rosebud	0/0	0.00%	\$29,668	1.33		
TOTAL DEBT (Must Pay)			\$1,271,492		CASH FLOW DEBT / GRANTS			\$57,241		TOTAL EQUITY SOURCES	\$3,067,366
										TOTAL DEBT SOURCES	\$1,328,733
										TOTAL CAPITALIZATION	\$4,396,099

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.



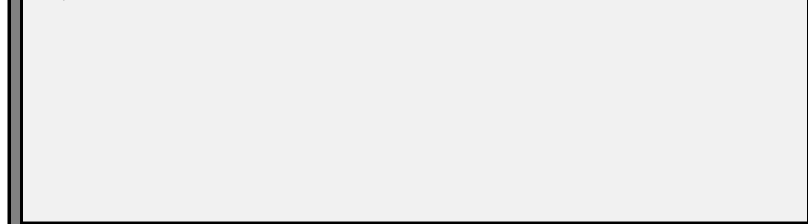
AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced developer (LIHTC & USDA)
- High DCR and Occupancy
- 30 (94% of units) have USDA Rental Assistance or Project Based Vouchers.



WEAKNESSES/RISKS

- 70% expense to income ratio
- Located in small rural towns.
- 1.71/unit parking spaces

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21119 Program(s): 9% HTC

Cedar Grove

Address/Location: 1000 S 8th Street

City: Buckholts County: Milam Zip: 76518

Address/Location: 306 W Avenue D

City: Rosebud County: Falls Zip: 76570

Population: General Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 8

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$352,430				\$352,430				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
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 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	21

DEVELOPMENT SUMMARY

This application is for the acquisition and rehabilitation of two existing developments financed through USDA combined into one scattered site HTC application. The two properties are in different towns and counties, but in adjacent census tracts and in the same TDHCA region. The properties serve the general population and have typical construction for the years that they were constructed. Cedar Grove Estates I is located in Buckholts and has 12 units. Cedar Grove Estates II is located in Rosebud and has 20 units. Both are located in small rural towns.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) 	<ul style="list-style-type: none"> ▫ 70% expense to income ratio
<ul style="list-style-type: none"> ▫ High DCR and Occupancy 	<ul style="list-style-type: none"> ▫ Located in small rural towns.
<ul style="list-style-type: none"> ▫ 30 (94% of units) have USDA Rental Assistance or Project Based Vouchers. 	<ul style="list-style-type: none"> ▫

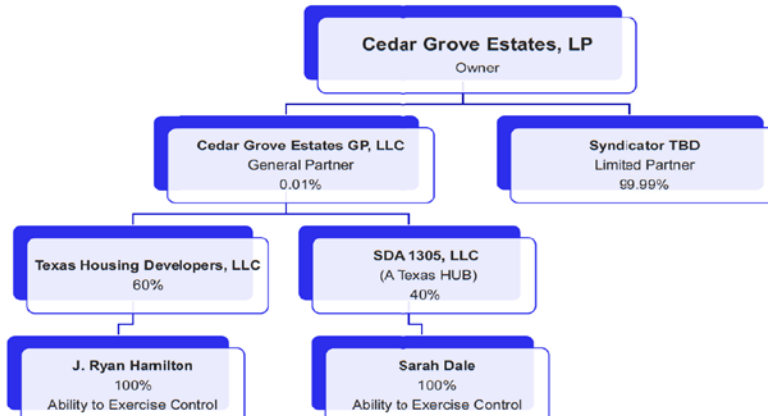
DEVELOPMENT TEAM

PRIMARY CONTACTS

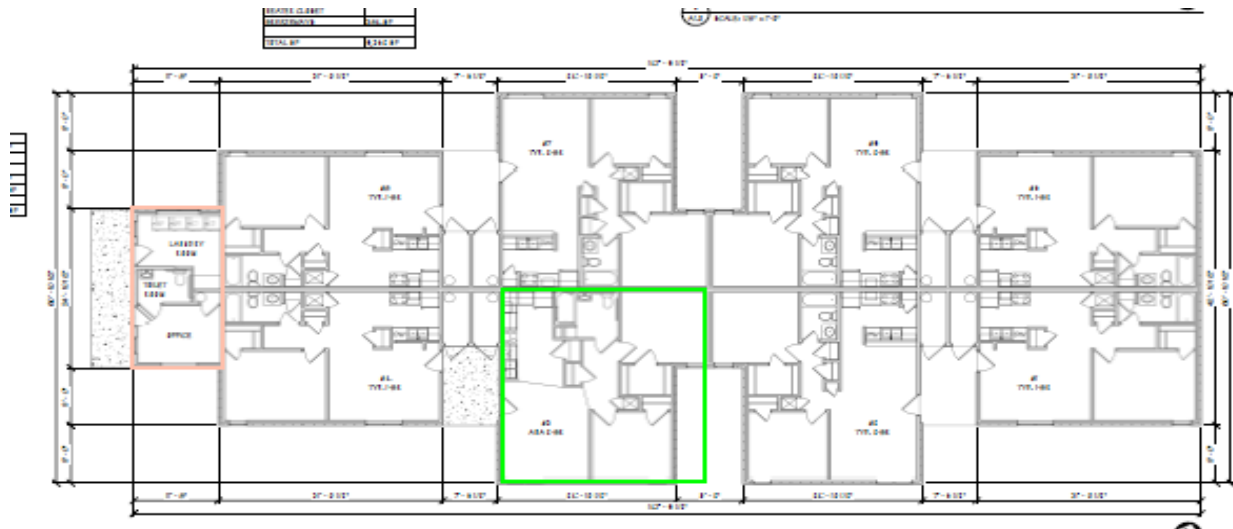
Name: Josefina Garcia
 Phone: (417) 882-1701
 Relationship: Applicant

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Consultant

OWNERSHIP STRUCTURE



BUILDING PLAN (Typical)



Comments:

Plumbing efficiently runs in the middle of the building . Simple design is typical of older and lower cost design.

BUILDING ELEVATION

Buckholts



Rosebud Oaks



Comments:

Buckholts was built in January 1986 with no substantial rehabilitation since time of construction. There are two 1 story buildings with 80% brick veneer, wood sided porches, and asphalt shingled roofs. The complex has an office, common laundry, and 2 trash dumpsters.

Rosebud Oaks was built in January 1970 with no substantial rehabilitation since time of construction. There are four 2 story buildings with 90% brick veneer and asphalt shingled roofs. The complex has an office and 1 trash dumpster.

BUILDING CONFIGURATION

Building Type	1	2	3	4	5	6									Total Buildings	
Floors/Stories	1	1	2	2	2	2										
Number of Bldgs	1	1	1	1	1	1									5	
Units per Bldg	8	4	4	6	4	6										
Total Units	8	4	4	6	4	6									32	
<hr/>																
Avg. Unit Size (SF)	697 sf		Total NRA (SF)				22,308				Common Area (SF)*				591	

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 1.97 acres Density: 16.2 units/acre
Site Control: 1.97 **Site Plan:** 1.97 **Appraisal:** 1.97 **ESA:** NA
Feasibility Report Survey: NA **Feasibility Report Engineer's Plan:** NA

Control Type: Real Estate Purchase Agreement

Tract 1: 1.29 acres Cost: \$294,390 Seller: Buckholts Apartments, Ltd.
 Tract 2: 0.68 acres Cost: \$598,102 Seller: Rosebud Apartments, Ltd.

Development Site: 1.97 acres Cost: \$892,492 \$27,890 per unit

Seller: Buckholts Apartments Ltd. And Rosebud Apartments, Ltd.

Buyer: Buckholts Holdings LP and Rosebud Texas Holdings LP

Assignee: Cedar Grove Estates, LP

Related-Party Seller/Identity of Interest: N

Comments:

Buyer affiliates entered into multiple Purchase Agreements with Seller's Affiliates, which account for three separate 2021 9% HTC applications. Buyer will be assuming USDA debt and current replacement reserves will be transferred. Seller has right to terminate this Agreement if other transactions between the Buyer and Seller do not receive approval to be transferred from USDA-RD.

The acquisition price consists of the outstanding balance on the USDA 515 loans plus a payment of \$96,000 to the Seller. The Applicant's stated price is based on the debt balance at the time of application. The actual price is subject to adjustment based on the outstanding balance at the time of closing, scheduled for August 2021.

APPRAISED VALUE

Appraiser: Gill Group Date: 5/4/2021

Land as Vacant:	<u>1.97</u> acres	<u>\$65,000</u>	Per Unit:	<u>\$2,031</u>
Existing Buildings: (as-is)		<u>\$1,070,000</u>	Per Unit:	<u>\$33,438</u>
Total Development: (as-is)		<u>\$1,135,000</u>	Per Unit:	<u>\$35,469</u>

Comments:

Buckholts was appraised at \$380k with a land value of \$43k. Rosebud Oaks was appraised at \$755k with a land value of \$22k.

SITE INFORMATION

Flood Zone: <u> X&C </u>	Scattered Site? <u> Yes </u>
Zoning: <u> Commercial </u>	Within 100-yr floodplain? <u> No </u>
Re-Zoning Required? <u> No </u>	Utilities at Site? <u> Yes </u>
Year Constructed: <u> 1970 & 1986 </u>	Title Issues? <u> No </u>

Current Uses of Subject Site:

Existing multifamily property

Surrounding Uses:

Vacant land (Buckholts), commercial properties and single family residential (Rosebud)

Other Observations:

Both Rosebud and Buckholts population is under 1,500 people.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Comments:

For Developments in programs that allow a waiver of the Phase I ESA such as an existing USDA funded Development, the Development Owners are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

Comments:

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (TDHCA Pro Forma)					
NOI:	\$69,009	Avg. Rent:	\$649	Expense Ratio:	70.5%
Debt Service:	\$51,799	B/E Rent:	\$601	Controllable Expenses:	\$3,172
Net Cash Flow:	\$17,210	UW Occupancy:	92.5%	Property Taxes/Unit:	\$491
Aggregate DCR:	1.33	B/E Occupancy:	85.7%	Program Rent Year:	2020

30 out of 32 (94%) units are supported by USDA Rental Assistance. Applicant rents are 34% higher than current approved USDA base rents. Actual rent increases are subject to USDA approval.

Underwriter's expenses are based on historic operations and estimates included in the proposed USDA budget. Overall underwriting will be reviewed following USDA approval based on final closing documentation.

Application was submitted with a 72% expense-to-income ratio, exceeding the 65% maximum. USDA properties are exempt from the maximum expense ratio, pursuant to §11.302(h)(6)(B)(ii) if more than 50% of the units are in USDA control. The subject currently has 94% of the total combined units receiving rental assistance from USDA. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$/ac	\$27,890/unit	\$892,492	Contractor Fee	\$258,720
Off-site + Site Work		\$8,306/unit	\$265,800	Soft Cost + Financing	\$621,652
Building Cost	\$63.39/sf	\$44,194/unit	\$1,414,200	Developer Fee	\$502,036
Contingency	10.00%	\$5,250/unit	\$168,000	Reserves	\$394,353
Total Development Cost		\$141,164/unit	\$4,517,253	Rehabilitation Cost	\$52,500/unit
Qualified for 30% Basis Boost?		Non-Qualified Elderly not in OCT covered by Revitalization Plan [9% only]			

Acquisition:

The Applicant's cost schedule reflects an acquisition cost based on the estimated balance due on the USDA debt at time of application. The actual price will be subject to USDA approval.

Site Work:

Site work includes improving drainage, making the property more accessible, adding fencing, repairing cracked concrete and overlaying the asphalt parking lot.

Building Cost:

46% of the rehab costs is going toward interior renovations, new HVAC units and new appliances (\$24k/unit).

REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$0	\$/unit	0%	Finishes/Fixtures	\$521,960	\$16,311/unit	28%
Building Shell	\$207,600	\$6,488/unit	11%	HVAC	\$144,000	\$4,500/unit	8%
Amenities	\$651,040	\$20,345/unit	35%	Appliances	\$97,200	\$3,038/unit	5%
Total Exterior	\$858,640	\$26,833/unit	53%	Total Interior	\$763,160	\$23,849/unit	47%

SCOPE & COST REVIEW

Provider: Housing Consultants of Oklahoma Date: 2/19/2021

Soft Costs:

Applicant budgeted \$3,000/unit for tenant relocation including fees for moving/storage, rent/hotel expenses, and utility/security deposits. The applicant intends to temporarily relocate tenants for 30-60 days while apartments are renovated. The goal would be to relocate 8-16 tenants at a time, or two buildings.

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Comments:

The SCR provider identified \$329k in immediate needs at Buckholts Apartments. Site issues identified include repairing or replacing 10% of the sidewalks, overlaying the asphalt parking lot, and regrading drainage areas. Exterior issues identified include replacing plywood/siding on exterior and replacing 100% of the windows. Mechanical issues identified are installing GFI outlets in wet areas, and an allowance to add smoke detectors, and replace HVAC units. Dwelling unit issues identified are replacing all original bath vanities, kitchen cabinets and countertops and an allowance for flooring and appliances, There is an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

The SCR provider identified \$360k in immediate needs at Rosebud Oaks Apartments. Site issues identified include repairing or replacing 10% of the sidewalks, overlaying the asphalt parking lot, and replacing a sanitary sewer line. Exterior issues identified include repairing roofs, repointing brick veneer, addressing deteriorated stair risers and replacing 100% of the windows. Mechanical issues identified are installing GFI outlets in wet areas, replacing bathtubs, and upgrading electric panels. Dwelling unit issues identified are replacing all original bath vanities, kitchen cabinets and countertops and an allowance for flooring and appliances, There is an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$4,517,253	\$3,012,219	\$352,430

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Sterling Bank	Conventional Loan	\$2,812,500	5.75%	66%
Existing USDA Loan Buckholts	USDA Loan	\$258,390	1.00%	6%
Existing USDA Loan Rosebud	USDA Loan	\$538,102	1.00%	13%
Redstone	HTC	\$454,589	\$0.86	11%
City of Rosebud	\$11.9(d)(2)LPS Contribution	\$250		0%
City of Buckholts	\$11.9(d)(2)LPS Contribution	\$250		0%
Texas Housing Developers	Deferred Devekiouer Fee	\$167,268		4%
		\$4,288,090	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Sterling Bank	\$475,000	5.75%	35	15	\$475,000	5.75%	35	15	11%
Existing USDA Loan Buckholts	\$258,390	1.00%	50	30	\$258,390	1.00%	50	30	6%
Existing USDA Loan Rosebud	\$538,102	1.00%	50	30	\$538,102	1.00%	50	30	12%
City of Rosebud	\$250				\$250				0%
City of Buckholts	\$250				\$250				0%
Existing Reserves Buckholts	\$27,073				\$27,073				1%
Existing Reserves Rosebud	\$29,668				\$29,668				1%
Total	\$1,328,733				\$1,328,733				

Comments:

Assumption of existing USDA debt will be subject to the outstanding balance at the time of Closing.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Redstone	\$3,030,591	\$0.86		\$3,030,591	\$0.86	67%	
Texas Housing Developers	\$157,927		31%	\$36,775		1%	7%
Total	\$3,188,518			\$3,067,366			
				\$4,396,099	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.905	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.839	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$4,517,253
Permanent Sources (debt + non-HTC equity)	\$1,328,733
Gap in Permanent Financing	\$3,188,520

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$3,030,591	\$352,430
Needed to Balance Sources & Uses	\$3,188,520	\$370,796
Requested by Applicant	\$3,030,591	\$352,430

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$3,030,591	\$352,430
Deferred Developer Fee	\$36,775	(7% deferred)
Repayable in	3 years	

Comments:

Underwriter recommends Applicant request for \$352,430 in annual 9% Housing Tax Credits.

Underwriter: Eric Weiner

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Cedar Grove, Buckholts, 9% HTC #21119

LOCATION DATA	
CITY:	Buckholts
COUNTY:	Milam
Area Median Income	\$58,100
PROGRAM REGION:	8
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	14	43.8%	12	0
2	18	56.3%	18	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	32	100.0%	30	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	697 sf

54%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	4	-	7	21	-	-	-	32
Income	% Total	0.0%	12.5%	0.0%	21.9%	65.6%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$350	PBV	\$679	1	1	1	590	\$679	\$77	\$602	\$0	\$1.02	\$602	\$602	\$602	\$602	\$602	\$1	\$0	\$679 \$1.15 \$575	
TC 50%	\$583	PBV	\$679	2	1	1	590	\$679	\$77	\$602	\$0	\$1.02	\$602	\$1,203	\$1,203	\$602	\$1	\$0	\$679 \$1.15 \$575		
TC 60%	\$700	PBV	\$679	7	1	1	590	\$679	\$77	\$602	\$0	\$1.02	\$602	\$4,212	\$4,212	\$602	\$1	\$0	\$679 \$1.15 \$575		
TC 30%	\$350	USDA	\$662	1	1	1	639	\$662	\$81	\$581	\$0	\$0.91	\$581	\$581	\$581	\$581	\$581	\$1	\$0	\$662 \$1.04 \$625	
TC 50%	\$583	USDA	\$662	1	1	1	639	\$662	\$81	\$581	\$0	\$0.91	\$581	\$581	\$581	\$581	\$581	\$1	\$0	\$662 \$1.04 \$625	
TC 60%	\$700		\$662	2	1	1	639	\$662	\$81	\$581	(\$0)	\$0.91	\$581	\$1,162	\$1,162	\$581	\$1	\$0	\$662 \$1.04 \$625		
TC 30%	\$420	PBV	\$818	1	2	1	762	\$818	\$97	\$721	\$0	\$0.95	\$721	\$721	\$721	\$721	\$721	\$1	\$0	\$818 \$1.07 \$685	
TC 50%	\$701	PBV	\$818	2	2	1	762	\$818	\$97	\$721	\$0	\$0.95	\$721	\$1,443	\$1,443	\$721	\$1	\$0	\$818 \$1.07 \$685		
TC 60%	\$841	PBV	\$818	7	2	1	762	\$818	\$97	\$721	\$0	\$0.95	\$721	\$5,049	\$5,049	\$721	\$1	\$0	\$818 \$1.07 \$685		
TC 30%	\$420	USDA	\$744	1	2	1	779	\$744	\$91	\$653	\$0	\$0.84	\$653	\$653	\$653	\$653	\$653	\$1	\$0	\$744 \$0.96 \$725	
TC 50%	\$701	USDA	\$744	2	2	1	779	\$744	\$91	\$653	\$0	\$0.84	\$653	\$1,306	\$1,306	\$653	\$1	\$0	\$744 \$0.96 \$725		
TC 60%	\$841	USDA	\$744	5	2	1	779	\$744	\$91	\$653	\$0	\$0.84	\$653	\$3,266	\$3,266	\$653	\$1	\$0	\$744 \$0.96 \$725		
TOTALS/AVERAGES:				32			22,308				(\$0)	\$0.93	\$649	\$20,779	\$20,779	\$649	\$0.93	\$0	\$737	\$1.06	\$653

ANNUAL POTENTIAL GROSS RENT:		\$249,346	\$249,350
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STABILIZED PRO FORMA

Cedar Grove, Buckholts, 9% HTC #21119

STABILIZED FIRST YEAR PRO FORMA												
COMPARABLES			APPLICANT				TDHCA				VARIANCE	
Database	2019 Actual		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.93	\$649	\$249,346	\$249,350	\$649	\$0.93		0.0%	(\$5)
0					\$0.00	\$0						
retained deposits, interest income, fees					\$8.13	\$3,120						
0					\$0.00	\$0						
Total Secondary Income					\$8.13		\$3,120	\$8.13			0.0%	\$0
POTENTIAL GROSS INCOME						\$252,466	\$252,470				0.0%	(\$5)
Vacancy & Collection Loss					7.0% PGI	(17,673)	(18,935)	7.5% PGI			-6.7%	1,263
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$234,793	\$233,535				0.5%	\$1,258

General & Administrative	\$10,548	\$330/Unit	\$15,016	\$469	3.80%	\$0.40	\$279	\$8,925	\$10,548	\$330	\$0.47	4.52%	-15.4%	(1,623)
Management	\$12,073	5.7% EGI	\$22,450	\$702	10.34%	\$1.09	\$759	\$24,284	\$22,733	\$710	\$1.02	9.73%	6.8%	1,551
Payroll & Payroll Tax	\$26,971	\$843/Unit	\$37,089	\$1,159	14.41%	\$1.52	\$1,058	\$33,840	\$33,840	\$1,058	\$1.52	14.49%	0.0%	-
Repairs & Maintenance	\$23,280	\$727/Unit	\$24,156	\$755	10.12%	\$1.06	\$742	\$23,750	\$22,400	\$700	\$1.00	9.59%	6.0%	1,350
Electric/Gas	\$6,196	\$194/Unit	\$5,927	\$185	2.21%	\$0.23	\$162	\$5,188	\$6,196	\$194	\$0.28	2.65%	-16.3%	(1,009)
Water, Sewer, & Trash	\$18,117	\$566/Unit	\$22,222	\$694	13.99%	\$1.47	\$1,026	\$32,836	\$28,505	\$891	\$1.28	12.21%	15.2%	4,331
Property Insurance	\$12,016	\$0.54 /sf	\$10,087	\$315	5.97%	\$0.63	\$438	\$14,020	\$13,723	\$429	\$0.62	5.88%	2.2%	297
Property Tax (@ 100%) 2.5916	\$14,620	\$457/Unit	\$11,744	\$367	6.69%	\$0.70	\$491	\$15,700	\$15,700	\$491	\$0.70	6.72%	0.0%	-
Reserve for Replacements					4.09%	\$0.43	\$300	\$9,600	\$9,600	\$300	\$0.43	4.11%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.55%	\$0.06	\$40	\$1,280	\$1,280	\$40	\$0.06	0.55%	0.0%	-
TOTAL EXPENSES					72.16%	\$7.59	\$5,294	\$ 169,423	\$164,526	\$5,141	\$7.38	70.45%	3.0%	\$ 4,897
NET OPERATING INCOME ("NOI")					27.84%	\$2.93	\$2,043	\$65,370	\$69,009	\$2,157	\$3.09	29.55%	-5.3%	\$ (3,639)

CONTROLLABLE EXPENSES							\$3,267/Unit						\$3,172/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Cedar Grove, Buckholts, 9% HTC #21119

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE																
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
		UW	App						Principal	Term	Amort	Rate	Pmt	Cumulative		
													DCR	LTC		
Sterling Bank		2.19	2.07	31,550	5.75%	35	15	\$475,000	\$475,000	15	35	5.75%	\$31,550	2.19	10.5%	
Existing USDA Loan Buckholts		1.81	1.71	\$6,569	1.00%	50	30	\$258,390	\$258,390	30	50	1.00%	\$6,569	1.81	5.7%	
Existing USDA Loan Rosebud		1.33	1.26	\$13,680	1.00%	50	30	\$538,102	\$538,102	30	50	1.00%	\$13,680	1.33	11.9%	
CASH FLOW DEBT / GRANTS																
City of Rosebud		1.33	1.26		0.00%	0	0	\$250	\$250	0	0	0.00%		1.33	0.0%	
City of Buckholts		1.33	1.26		0.00%	0	0	\$250	\$250	0	0	0.00%		1.33	0.0%	
				\$51,799	TOTAL DEBT / GRANT SOURCES			\$1,328,733	\$1,328,733	TOTAL DEBT SERVICE			\$51,799	1.33	29.4%	
NET CASH FLOW		\$17,210	\$13,571							TDHCA NET OPERATING INCOME	\$69,009	\$17,210	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE												
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	AS UNDERWRITTEN EQUITY STRUCTURE						
						Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Redstone	LIHTC Equity	67.1%	\$352,430	0.859912891	\$3,030,591	\$3,030,591	\$0.8599	\$352,430	67.1%	\$11,013	Applicant Request	
Texas Housing Developers	Deferred Developer Fees	3.5%	(31% Deferred)		\$157,927	\$36,775	(7% Deferred)		0.8%	Total Developer Fee: \$502,036		
TOTAL EQUITY SOURCES		70.6%			\$3,188,518	\$3,067,366			67.9%			
TOTAL CAPITALIZATION					\$4,517,251	\$4,396,099					15-Yr Cash Flow after Deferred Fee:	\$194,539

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS											
	Eligible Basis		Total Costs	TDHCA COST / BASIS ITEMS				COST VARIANCE			
	Acquisition	New Const. Rehab		Total Costs		Eligible Basis		%	\$		
Acquisition	\$0		\$27,890 / Unit	\$892,492	\$892,492	\$27,890 / Unit		\$0	0.0%	\$0	
				\$0	\$0				0.0%	\$0	
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0	
Site Work		\$202,600	\$6,331 / Unit	\$202,600	\$207,600	\$6,488 / Unit	\$202,600		-2.4%	(\$5,000)	
Site Amenities		\$63,200	\$1,975 / Unit	\$63,200	\$58,200	\$1,819 / Unit	\$63,200		8.6%	\$5,000	
Building Cost		\$1,414,200	\$63.39 /sf	\$44,194/Unit	\$1,414,200	\$44,194/Unit	\$63.39 /sf	\$1,414,200	0.0%	\$0	
Contingency		\$168,000	10.00%	10.00%	\$168,000	\$168,000	10.00%	10.00%	\$168,000	0.0%	\$0
Contractor Fees		\$258,720	14.00%	14.00%	\$258,720	\$258,720	14.00%	14.00%	258720	0.0%	\$0
Soft Costs	\$0	\$157,400	\$8,075 / Unit	\$258,400	\$258,400	\$8,075 / Unit	\$157,400	\$0	0.0%	\$0	
Financing	\$0	\$246,062	\$11,352 / Unit	\$363,252	\$363,252	\$11,352 / Unit	\$246,062	\$0	0.0%	\$0	
Developer Fee	\$0	\$502,036	20.00%	20.00%	\$502,036	\$502,036	20.00%	20.00%	\$502,036	0.0%	\$0
Reserves			21 Months	\$394,353	\$394,353	22 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$3,012,219	\$141,164 / Unit	\$4,517,253	\$4,517,253	\$141,164 / Unit	\$3,012,219	\$0	0.0%	\$0
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		\$0		\$0							
Financing Cost		\$0		\$0							
Developer Fee	0.00%	\$0		\$0		20.00%	(\$0)				
Reserves				\$0							
ADJUSTED BASIS / COST		\$0	\$3,012,219	\$141,164/unit	\$4,517,253	\$4,517,253	\$141,164/unit	\$3,012,219	\$0	0.0%	\$0
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA					\$4,517,253						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Cedar Grove, Buckholts, 9% HTC #21119

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$3,012,219	\$0	\$3,012,219
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$3,012,219	\$0	\$3,012,219
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$3,915,884	\$0	\$3,915,884
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$3,915,884	\$0	\$3,915,884
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$352,430	\$0	\$352,430
CREDITS ON QUALIFIED BASIS	\$352,430		\$352,430	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8599	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$352,430	\$3,030,591	----	----	----
Needed to Fill Gap	\$370,796	\$3,188,520	----	----	----
Applicant Request	\$352,430	\$3,030,591	\$352,430	\$0	\$0

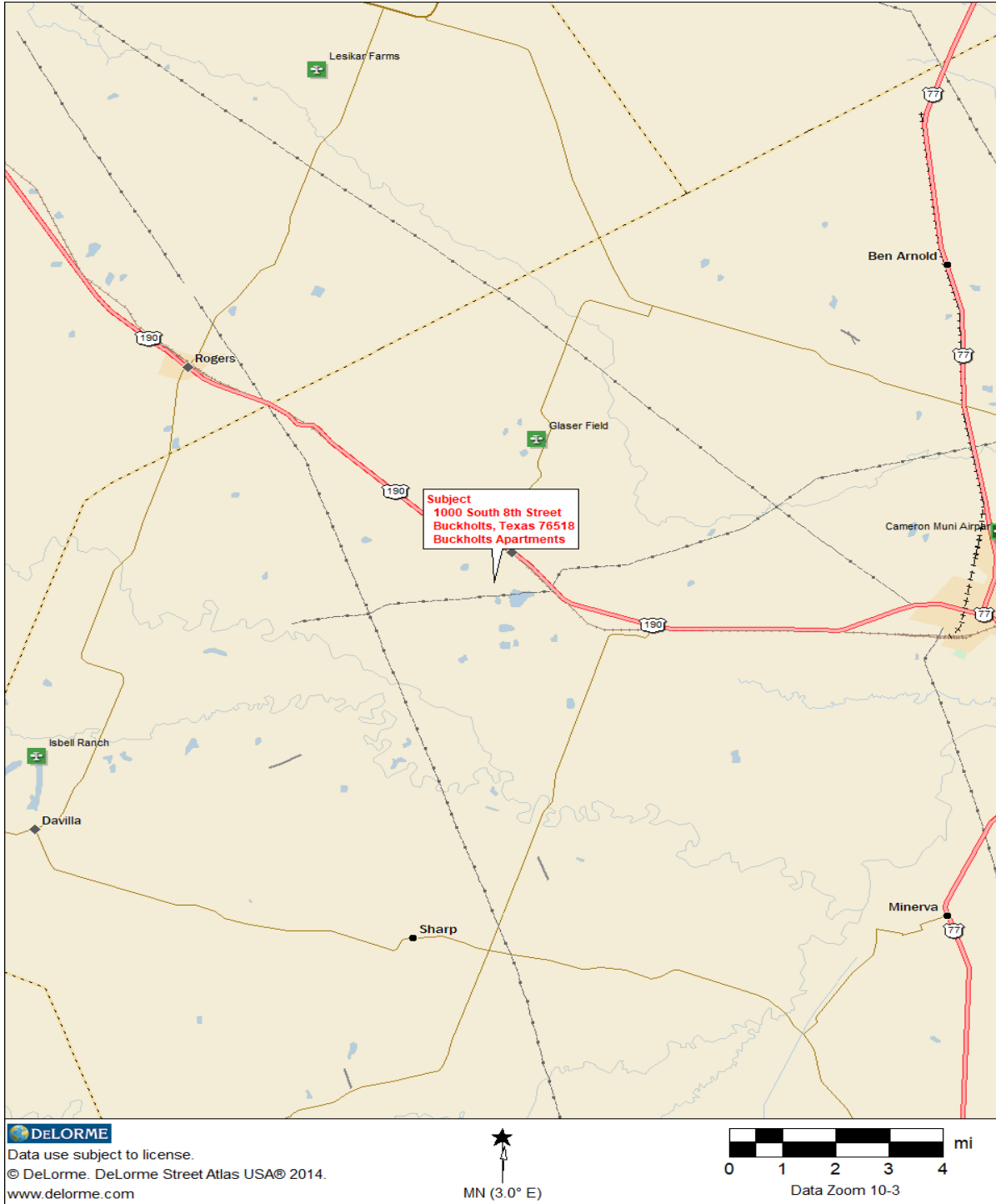
Long-Term Pro Forma

Cedar Grove, Buckholts, 9% HTC #21119

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$233,535	\$238,206	\$242,970	\$247,829	\$252,786	\$279,096	\$308,145	\$340,217	\$375,627	\$414,722	\$457,887	\$505,544
TOTAL EXPENSES	3.00%	\$164,526	\$169,234	\$174,079	\$179,065	\$184,196	\$212,176	\$244,470	\$281,752	\$324,800	\$374,514	\$431,937	\$498,273
NET OPERATING INCOME ("NOI")		\$69,009	\$68,972	\$68,891	\$68,764	\$68,590	\$66,921	\$63,675	\$58,464	\$50,826	\$40,208	\$25,950	\$7,271
EXPENSE/INCOME RATIO		70.5%	71.0%	71.6%	72.3%	72.9%	76.0%	79.3%	82.8%	86.5%	90.3%	94.3%	98.6%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799	\$51,799
DEBT COVERAGE RATIO		1.33	1.33	1.33	1.33	1.32	1.29	1.23	1.13	0.98	0.78	0.50	0.14
ANNUAL CASH FLOW		\$17,210	\$17,173	\$17,092	\$16,965	\$16,791	\$15,122	\$11,876	\$6,665	(\$973)	(\$11,591)	(\$25,849)	(\$44,528)
Deferred Developer Fee Balance		\$19,565	\$2,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$14,700	\$31,665	\$48,456	\$127,965	\$194,539	\$239,159	\$250,646	\$215,243	\$116,116	(\$67,223)

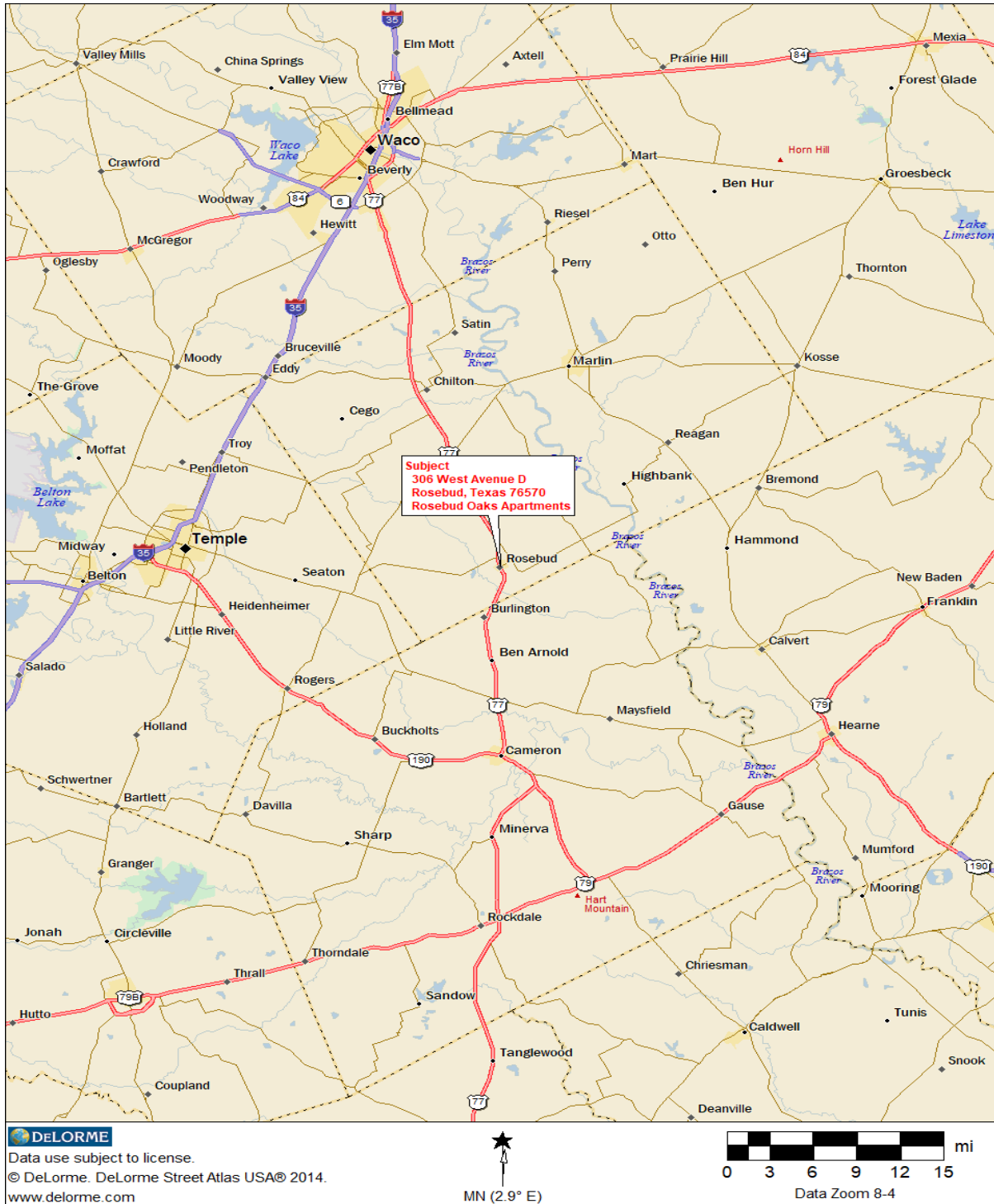


Regional Map





Regional Map



21130 Sun Pointe Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	21130
Development	Sun Pointe Apartments
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	Non-Profit
Activity	Acquisition/Rehab (Built in 1973)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,230,369	\$1,230,369	\$8,427/Unit	\$0.88

KEY PRINCIPALS / SPONSOR			
Gerald Cichon, Chairperson & Francisco Ortega, Secretary / Chief Executive Officer			
of the Housing Authority of the City of El Paso			
Related Parties	Contractor -	Yes	Seller - Yes

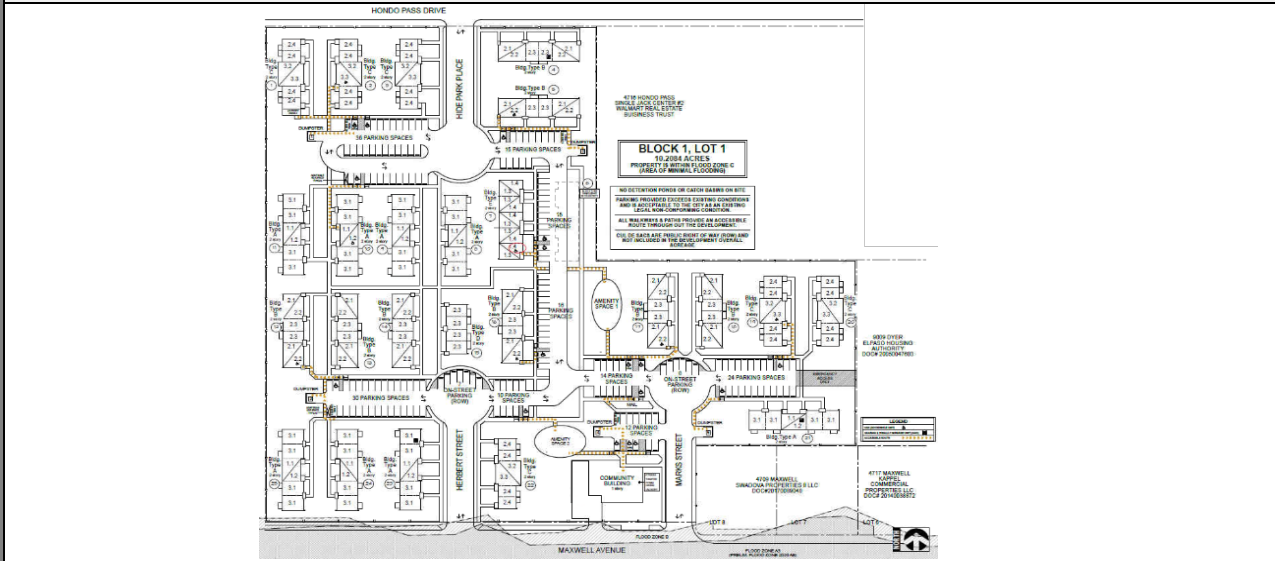
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	26	18%	30%	15	10%
2	76	52%	40%	-	0%
3	44	30%	50%	30	21%
4	-	0%	60%	101	69%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	146	100%	TOTAL	146	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	44.5%
Breakeven Occ.	87.2%	Breakeven Rent	\$758
Average Rent	\$827	B/E Rent Margin	\$69
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,215/unit	Controllable	\$2,656/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	10%		1.6%
Highest Unit Capture Rate	10%	1 BR/60%	19
Dominant Unit Cap. Rate	5%	3 BR/50%	52
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	146		100% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	1,094 SF	Density	14.3/acre
Acquisition		\$24K/unit	\$3,500K
Building Cost	\$68.08/SF	\$74K/unit	\$10,871K
Hard Cost		\$94K/unit	\$13,714K
Total Cost		\$182K/unit	\$26,543K
Developer Fee	\$2,987K	(20% Deferred)	Paid Year: 5
Contractor Fee	\$1,920K	30% Boost	Yes

REHABILITATION COSTS / UNIT					
Site Work	\$8K	8%	Finishes/Fixtures	\$5K	6%
Building Shell	\$61K	65%	Amenities	\$3K	4%
HVAC	\$6K	6%	Total Exterior	\$72K	85%
Appliances	\$2K	2%	Total Interior	\$13K	15%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC - Freddie Mac Forward	15/35	4.45%	\$11,600,000	1.17						PNC Tax Credit Capital	\$10,826,164
										Paisano HRC	\$616,739
										TOTAL EQUITY SOURCES	\$11,442,903
										TOTAL DEBT SOURCES	\$15,100,000
TOTAL DEBT (Must Pay)			\$11,600,000		CASH FLOW DEBT / GRANTS			\$3,500,000		TOTAL CAPITALIZATION	\$26,542,903

CONDITIONS

1 Receipt and acceptance by Commitment:

- a: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain. For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

2 Receipt and acceptance by Cost Certification:

- a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.
- b: Certification that observed instances of mold were properly addressed, and that appropriate mitigation measures have been implemented to identify and prevent future recurrences of mold.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	AERIAL PHOTOGRAPH(S)
<p>STRENGTHS/MITIGATING FACTORS</p> <ul style="list-style-type: none"> ▫ Updated unit mix more reflective of market needs. ▫ General Partner experience with developments and rehabilitations in El Paso. ▫ 100% project-based vouchers ▫ Full Property Tax abatement. ▫ Low gross capture rate <p>WEAKNESSES/RISKS</p> <ul style="list-style-type: none"> ▫ Debt coverage at 1.17 times ▫ Potential increased abatement cost ▫ Low visibility 	
<p>AREA MAP</p>	



DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21130 Program(s): 9% HTC

Sun Pointe Apartments

Address/Location: 4647 Maxwell Ave

City: El Paso County: El Paso Zip: 79904

Population: General Program Set-Aside: Non-Profit Area: Urban

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 13

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,230,369				\$1,230,369				

CONDITIONS

1 Receipt and acceptance by Commitment:

a: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

2 Receipt and acceptance by Cost Certification:

a: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

b: Certification that observed instances of mold were properly addressed, and that appropriate mitigation measures have been implemented to identify and prevent future recurrences of mold.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	15
50% of AMI	50% of AMI	30
60% of AMI	60% of AMI	101

DEVELOPMENT SUMMARY

Sun Pointe is the proposed acquisition and rehabilitation of the vacant Franklin D. Roosevelt Apartments, which was public housing, but all restrictions have recently been removed. The substantial rehabilitation will include the demolition of one existing building, and converting existing 5 bedroom units into 1 bedroom units for a total of 146 units with 26 one bedroom units, 76 two bedroom units and 44 three bedroom units upon completion. The property will be 100% LIHTC, and all units will have project based voucher rental subsidy. According to the Housing Authority of the City of El Paso (HACEP), the Subject operated at or near full occupancy until early 2020, when tenants began being relocated to another HACEP Public Housing development. The Housing Authority will re-tenant the subject property following proposed renovations with households from the Housin Authority's extensive waiting list.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Updated unit mix more reflective of market needs.
▫	General Partner expereince with developments and rehabilitations in El Paso.
▫	100% project-based vouchers
▫	Full Property Tax abatement.
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	Debt coverage at 1.17 times
▫	Potential increased abatement cost
▫	Low visibility
▫	
▫	

DEVELOPMENT TEAM

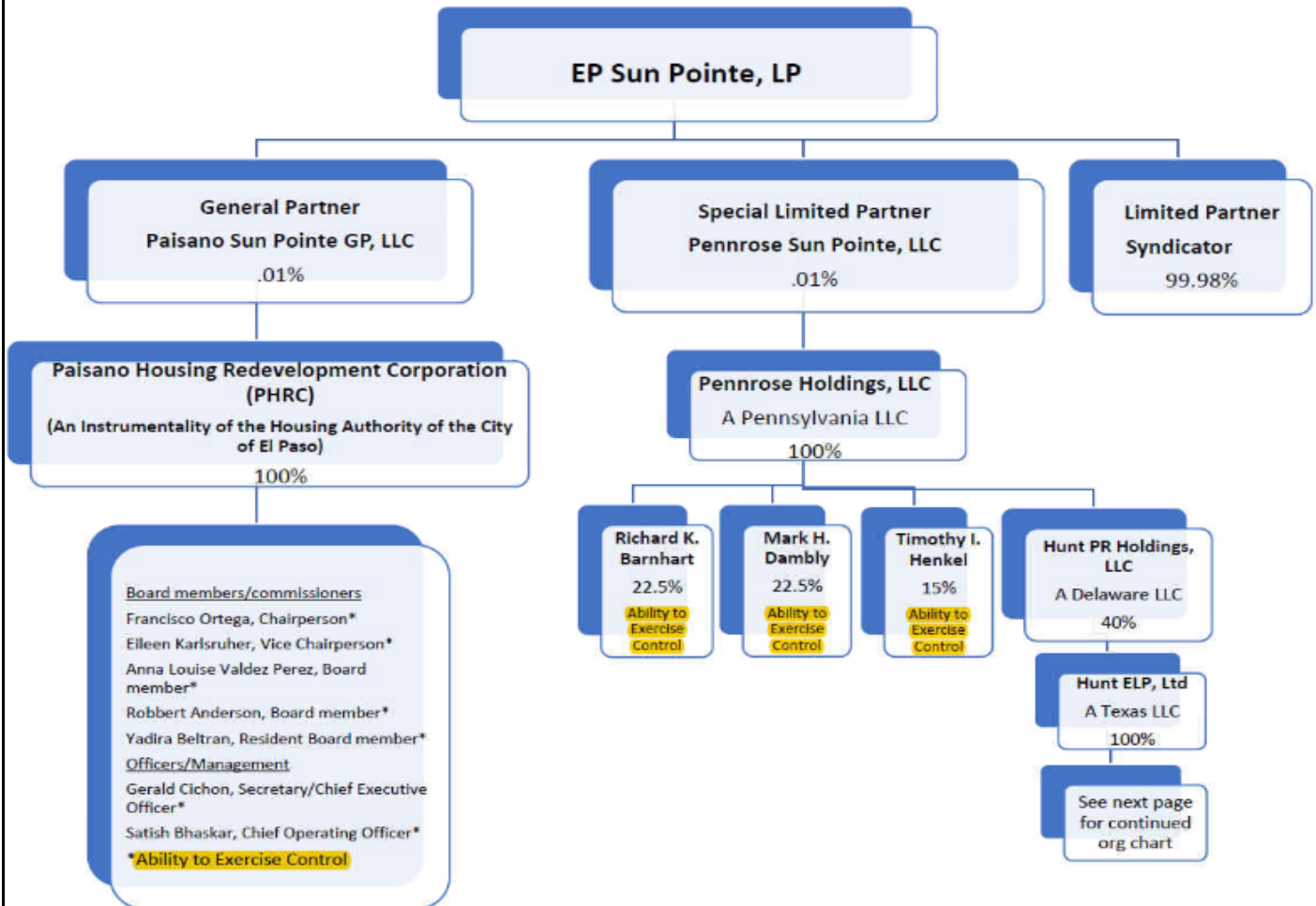
PRIMARY CONTACTS

Name: Tom Deloye
 Phone: (915) 849-3813

Name: Alyssa Carpenter
 Phone: (512) 789-1295

OWNERSHIP STRUCTURE

Organizational Chart -- Ownership Entity



- The General Partner, a subsidiary of the Housing Authority of the City of El Paso, has over 34 new or rehabilitated HTC developments in the City of El Paso. The General Contractor, the architect, and the Property Manager are all related parties.
- Pennrose Holdings, LLC is a co-developer and the cost estimator for the subject. Although they have Previous Participation in only 1 prior TDHCA development, Pennrose has successfully completed of over 265 developments nationally, or more than 18,000 rental housing units.



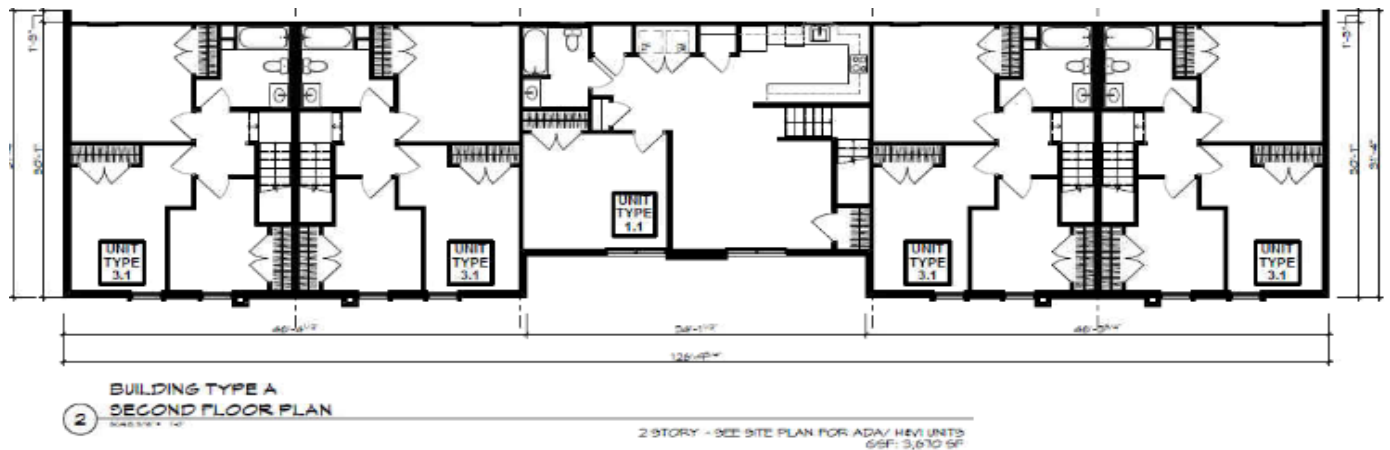
Comments:

This very flat site is efficiently parked, although currently has minimal landscaping and no greenspace. The rehabilitation budgets \$146K for landscaping.

There is no connectivity between the southern half fronting Maxwell Avenue, and the northern half from Hondo Pass Drive. In the proposed rehabilitation, one building will be demolished and an on-site drive will be added that allows drivers to access any portion of the site from all entrances.

Regarding parking, current zoning standards would require 279 parking spaces. However, since neither the total unit count or the total number of parking spaces will change, the complex would be eligible for legal nonconforming registration for the existing nonconforming parking.

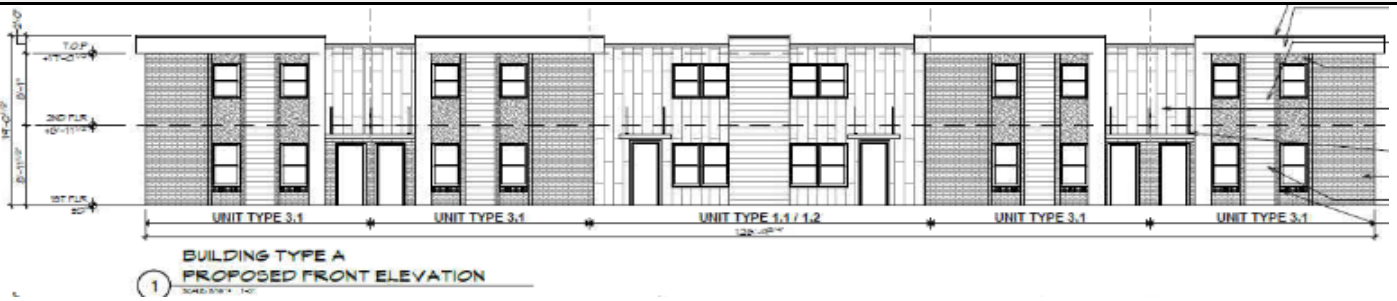
BUILDING PLAN (Typical)



Comments:

The sample Building Plan above is a typical combination of single story one bedroom units vs the second level of two story townhomes. All units will have washers and dryers near the entry level of each unit.

BUILDING ELEVATION



Comments:

The rehabilitated facade will be 55% Brick, 17% Stucco, & 20% Fiber Cement Panel. Although there is minimal articulation, the post-rehab facade will have substantially more ornamentation. All buildings have a flat TPO roof with only enough pitch for proper drainage.

Existing Photos



Comments:

The above photo is of the front entrance to the property when it was still occupied. All windows and doors have since been boarded up when the development was vacated.

BUILDING CONFIGURATION

Building Type	A	B	C	D	E														Total Buildings	
Floors/Stories	2	2	2	2	2															24
Number of Bldgs	8	8	6	1	1															146
Units per Bldg	6	6	6	4	10															
Total Units	48	48	36	4	10															146
Avg. Unit Size (SF)	1,094 sf		Total NRA (SF)			159,676		Common Area (SF)*			3,899									

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 10.21 acres Density: 14.3 units/acre
Site Control: 10.21 **Site Plan:** 10.21 **Appraisal:** 10.19 **ESA:** 10.21
Feasibility Report Survey: NA **Feasibility Report Engineer's Plan:** NA

Control Type: Ground Lease and Bill of Sale

Development Site: 10.21 acres Cost: \$3,500,000 \$23,973 per unit

Seller: Housing Authority of the City of El Paso

Buyer: EP Sun Pointe, LP

Related-Party Seller/Identity of Interest: Yes

Comments:

The Housing Authority of the City of El Paso will Ground Lease the entire site to the to-be-created partnership for \$1.8M, while also selling all existing improvements to the partnership for \$1.7M. At the termination of the 75 year ground lease, all current and future improvements will revert back to the Housing Authority of El Paso.

APPRAISED VALUE

Appraiser: Novogradac Consulting, LLP Date: 2/25/2021

Land as Vacant:	<u>10.21 acres</u>	<u>\$1,800,000</u>	Per Unit:	<u>\$12,329</u>
Existing Buildings: (as-is)		<u>\$1,700,000</u>	Per Unit:	<u>\$11,644</u>
Total Development: (as-is)		<u>\$3,500,000</u>	Per Unit:	<u>\$23,973</u>

TENANT RELOCATION

Property has been fully vacant since 2020, and will have no need for tenant relocation.
 The Housing Authority of the City of El Paso (HACEP) commits to providing 146 Project Based Vouchers for Section 8 Rental Assistance for the Sun Pointe Apartments, and will modify their Administrative Plan to meet this commitment. The vouchers will be committed to the project for 20 years, with an optional 20-year renewal.

SITE INFORMATION

Flood Zone:	<u>C</u>	Scattered Site?	<u>No</u>
Zoning:	<u>A-2 and A-M</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>1973</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

The Subject site is improved with buildings which formerly operated as a Public Housing multifamily development, but have been vacant since July 2020.

Surrounding Uses:

- North - Multitenant commerical building, Funeral Home, and a bank.
- East - WalMart and Multifamily apartments
- South - Multifamily apartments, a Single Family home, and a church
- West - Vacant land and a Federal Credit Union.

Other Observations:

The current official flood map indicates the site is completely in Zone C. FEMA has released preliminary flood maps dated 07-08-2020 that are not yet final and effective and which are currently in the appeals and comments period. The subject site plan includes the potential flood zone boundaries shown in the preliminary flood map. The final effective flood maps will be issued at a future date yet to be determined.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: AEI Consultants Date: 2/17/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- A comprehensive lead-based paint survey is currently being completed.
- A comprehensive asbestos survey is currently being completed.
- Replace stained / damaged ceiling tiles affected by mold.

MARKET ANALYSIS

Provider: Novogradac Consulting LLP

Date: 3/30/2021

Contact: Houston Leifester

Phone: 913-677-4600

Primary Market Area (PMA): 49 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
El Paso County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	\$19,110	\$20,520	---
50% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	---
60% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	\$38,220	\$41,040	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
Other Affordable Developments in PMA since 2016						
19344	Patriot Place		New	General	N/A	110
18127	Metro 31 Senior Community		New	Elderly Limitation	N/A	95
19410	Eisenhower II Apartments		A/R	General	N/A	66
Stabilized Affordable Developments in PMA					Total Units	1,426
					Total Developments	15
					Average Occupancy	97%

Proposed, Under Construction, and Unstabilized Competitive Supply:

The Subject is 100% PBV's, therefore, no units are considered competitive.

OVERALL DEMAND ANALYSIS				
		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		32,009		
Potential Demand from the Primary Market Area		8,403		
10% External Demand		840		
Potential Demand from Other Sources				
GROSS DEMAND		9,243		
Subject Affordable Units		146		
Unstabilized Competitive Units		0		
RELEVANT SUPPLY		146		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		1.6%		

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	828	83	15	12	3%
50% AMGI	1,996	200	30	22	2%
60% AMGI	5,580	558	101	76	3%

Demand Analysis:

All units will have Project Based Vouchers (PBV's), therefore demand includes household income from \$1 to the maximum HTC income.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	444	44	3	6	2%
1 BR/50%	299	30	8	4	4%
1 BR/60%	188	19	19	2	10%
2 BR/30%	444	44	6	11	3%
2 BR/50%	338	34	16	8	6%
2 BR/60%	252	25	8	3	4%
3 BR/30%	1,311	131	17	39	4%
3 BR/50%	1,545	155	52	26	5%
3 BR/60%	1,690	169	32	11	2%

Market Analyst Comments:

"The site is physically capable of supporting a variety of legally permissible uses, and is considered a desirable building site." (p. 10)

"All units will benefit from PBV, tenants at the Subject will pay 30 percent of their income towards rent." (p. 12)

"The decrease in employment and increase in unemployment (9.3%) are largely as a result of the stay-at-home orders issued by the governor in the state of Texas in response to the ongoing COVID-19 pandemic. The state has started to re-open. It is reasonable to assume some of these jobs will return as the state continues to open and the pandemic ends." (p. 19)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$768,803	Avg. Rent:	\$827	Expense Ratio:	44.5%
Debt Service:	\$654,470	B/E Rent:	\$758	Controllable Expenses:	\$2,656
Net Cash Flow:	\$114,334	UW Occupancy:	95.0%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.17	B/E Occupancy:	87.2%	Program Rent Year:	2020

All units are supported by Project-Based Vouchers committed by HACEP.

Underwritten Property Insurance estimate received from one of the applicant's comparable properties in El Paso.

Low Expense Ratio and high Net Cash Flow as the result of the Project Based Vouchers and full Property Tax Exemption.

Applicant projects \$118/unit of annual Supportive Services; this amount will be underwritten at cost certification regardless if actually incurred.

Deferred fee pays off in year 5 with a 15 year residual cash flow of \$2.15M.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$176,325/ac	\$23,973/unit	\$3,500,000	Contractor Fee	\$1,919,947
Off-site + Site Work		\$10,934/unit	\$1,596,318	Soft Cost + Financing	\$3,736,684
Building Cost	\$68.08/sf	\$74,458/unit	\$10,870,868	Developer Fee	\$2,987,407
Contingency	10.00%	\$8,539/unit	\$1,246,719	Reserves	\$684,961
Total Development Cost	\$181,801/unit		\$26,542,903	Rehabilitation Cost	\$85,392/unit
Qualified for 30% Basis Boost?	Located in QCT with < 20% HTC units/HH				

Acquisition:

This is an identity of interest transaction. Eligible Building Value is determined by the 3rd party appraisal.

Site Work:

\$373K for on-site Detention.

Building Cost:

\$13K / unit of upgrades to Finishes/Fixtures, HVAC, and Appliances.

Copper water distribution lines determined to be in Good condition, and most budgeted plumbing costs allocated toward replacement water heaters.

Replacement of HVAC, Plumbing, and Electrical account for 25% of all Building Costs.

Scope of Work

Currently, this development includes a substantial number of units with four and five bedrooms as well as units that have a townhouse 2-story configuration. Due to changing household needs, the units are being reconfigured within the current building footprints so that all units have one, two, or three bedrooms as well as to create flat-style units that are all on one level for accessibility purposes. One building will be demolished to keep the total number of units consistent from pre to post rehab as well as make room for a driveway so that all areas of the development site may be accessed from either the north or south entrances.

The current 146 apartment units will be renovated including both exterior and interior work, with some reconfigurations. Building E will be demolished.

Site:

- Re-Grading to make entries accessible, drainage improvements, and re-paving throughout.
- New monument signage, and recreational facilities, and Landscape and miscellaneous site improvements.
- Demolition costs are also included in the sitework category.

Exteriors:

- Concrete slab-on-grade patching, new stone and tile exteriors with new cladding,
- New exterior doors and windows, and new sealants.

Roof:

- New roof systems throughout including gutters and leaders.

Interiors:

- Hazardous material abatement at the apartments
- New finishes and fixtures throughout the apartment units and leasing office
- New bathroom fixtures, toilet accessories and kitchen casework and appliances
- New interior doors

M-E-P systems:

- New heating and cooling units
- New plumbing fixtures and water heaters
- New local wiring, lighting fixtures, devices, and power outlets

Miscellaneous work including:

- Renovated leasing office
- New building signage
- Mailboxes, wire shelving, and blinds
- Fire extinguishers and smoke detectors throughout
- Full Asbestos Abatement

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$1,111,023	\$7,610/unit	8%	Finishes/Fixtures	\$786,000	\$5,384/unit	6%
Building Shell	\$8,975,268	\$61,474/unit	65%	HVAC	\$876,000	\$6,000/unit	6%
Amenities	\$485,295	\$3,324/unit	4%	Appliances	\$233,600	\$1,600/unit	2%
Total Exterior	\$10,571,586	\$72,408/unit	0.85	Total Interior	\$1,895,600	\$12,984/unit	0.15

SCOPE & COST REVIEW

Provider: AEI Consultants

Date: 2/17/2021

Contingency:

Applicant maximized their Contingency to account for commodity pricing and unknown rehab costs.

Soft Costs:

\$4.3K / unit for Architecture & Engineering.

Financing Cost:

28% of all Financing Costs allocated toward the necessary Bridge Loan.

Developer Fee:

Applicant included entire Developer Fee with rehab costs. Underwriter allocated Developer Fee between acquisition and rehab costs.

Comments:

All Hard Costs provided by Scope and Cost reviewer as Developer Additional Scope of Work.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$26,542,903	\$21,443,938	\$2,358,406

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
PNC - Freddie Mac Forward	Conventional Loan	\$11,600,000	4.50%	44%
PNC Bridge Loan	Conventional Loan	\$7,500,000	4.50%	29%
PNC Tax Credit Capital	HTC	\$2,165,233	\$0.88	8%
HACEP - Seller Note	Private Loan	\$3,500,000	3.00%	13%
Paisano HRC	Deferred Fee	\$1,425,932		5%
		\$26,191,165	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC - Freddie Mac Forward	\$11,600,000	4.45%	35	15	\$11,600,000	4.45%	35	15	44%
HACEP - Seller Note	\$3,500,000	3.00%	50	50	\$3,500,000	3.00%	50	50	13%
Total	\$15,100,000				\$15,100,000				

Comments:

If the interest rate on the permanent debt increases more than 17 bps debt coverage would fall below the minimum 1.15 times. A reduction in debt amount could be off-set by additiona deferred Developer Fee.

The HACEP - Seller Note is structured as a cash-flow loan, and will not be fully repaid until year 20.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC Tax Credit Capital	\$10,826,164	\$0.88		\$10,826,164	\$0.88	41%	
Paisano HRC	\$645,039		21%	\$616,739		2%	21%
Total	\$11,471,203			\$11,442,903			
				\$26,542,903		Total Sources	

Credit Price Sensivity based on current capital structure

\$0.930	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.705	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$26,542,903
Permanent Sources (debt + non-HTC equity)	\$15,100,000
Gap in Permanent Financing	\$11,442,903

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$20,751,894	\$2,358,406
Needed to Balance Sources & Uses	\$11,442,903	\$1,300,460
Requested by Applicant	\$10,826,164	\$1,230,369

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$10,826,164	\$1,230,369

Deferred Developer Fee	\$616,739	(21% deferred)
Repayable in	5 years	

Comments:

Underwriter recommends the annual credit amount of \$1,230,369 as requested by applicant.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE

Sun Pointe Apartments, El Paso, 9% HTC #21130

LOCATION DATA	
CITY:	El Paso
COUNTY:	El Paso
Area Median Income	\$52,500
PROGRAM REGION:	13
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	26	17.8%	26	0
2	76	52.1%	76	0
3	44	30.1%	44	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	146	100.0%	146	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,094 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	15	-	30	101	-	-	-	146
Income	% Total	0.0%	10.3%	0.0%	20.5%	69.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																						
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst		
TC 30%	\$331	PBV	\$687	3	1	1	887	\$687	\$61	\$626	\$0	\$0.71	\$626	\$1,878	\$1,878	\$626	\$1	\$0	\$1,015	\$1.14	\$1,015	
TC 50%	\$553	PBV	\$687	6	1	1	816	\$687	\$61	\$626	\$0	\$0.77	\$626	\$3,756	\$3,756	\$626	\$1	\$0	\$1,015	\$1.24	\$1,015	
TC 60%	\$663	PBV	\$687	5	1	1	887	\$687	\$61	\$626	\$0	\$0.71	\$626	\$3,130	\$3,130	\$626	\$1	\$0	\$1,015	\$1.14	\$1,015	
TC 60%	\$663	PBV	\$687	2	1	1	816	\$687	\$61	\$626	\$0	\$0.77	\$626	\$1,252	\$1,252	\$626	\$1	\$0	\$1,015	\$1.24	\$1,015	
TC 60%	\$663	PBV	\$687	5	1	1	788	\$687	\$61	\$626	\$0	\$0.79	\$626	\$3,130	\$3,130	\$626	\$1	\$0	\$1,015	\$1.29	\$1,015	
TC 60%	\$663	PBV	\$687	5	1	1	694	\$687	\$61	\$626	\$0	\$0.90	\$626	\$3,130	\$3,130	\$626	\$1	\$0	\$1,015	\$1.46	\$1,015	
TC 30%	\$398	PBV	\$831	8	2	1	1,146	\$831	\$80	\$751	\$0	\$0.66	\$751	\$6,008	\$6,008	\$751	\$1	\$0	\$1,150	\$1.00	\$1,150	
TC 50%	\$663	PBV	\$831	16	2	1	1,075	\$831	\$80	\$751	\$0	\$0.70	\$751	\$12,016	\$12,016	\$751	\$1	\$0	\$1,150	\$1.07	\$1,150	
TC 60%	\$796	PBV	\$831	8	2	1	1,146	\$831	\$80	\$751	\$0	\$0.66	\$751	\$6,008	\$6,008	\$751	\$1	\$0	\$1,150	\$1.00	\$1,150	
TC 60%	\$796	PBV	\$831	20	2	1	1,120	\$831	\$80	\$751	\$0	\$0.67	\$751	\$15,020	\$15,020	\$751	\$1	\$0	\$1,150	\$1.03	\$1,150	
TC 60%	\$796	PBV	\$831	24	2	1	898	\$831	\$80	\$751	\$0	\$0.84	\$751	\$18,024	\$18,024	\$751	\$1	\$0	\$1,150	\$1.28	\$1,150	
TC 30%	\$459	PBV	\$1,174	4	3	1.5	1,356	\$1,174	\$98	\$1,076	\$0	\$0.79	\$1,076	\$4,304	\$4,304	\$1,076	\$1	\$0	\$1,375	\$1.01	\$1,375	
TC 50%	\$766	PBV	\$1,174	8	3	1.5	1,356	\$1,174	\$98	\$1,076	\$0	\$0.79	\$1,076	\$8,608	\$8,608	\$1,076	\$1	\$0	\$1,375	\$1.01	\$1,375	
TC 60%	\$919	PBV	\$1,174	20	3	1.5	1,356	\$1,174	\$98	\$1,076	\$0	\$0.79	\$1,076	\$21,520	\$21,520	\$1,076	\$1	\$0	\$1,375	\$1.01	\$1,375	
TC 60%	\$919	PBV	\$1,174	6	3	1.5	1,350	\$1,174	\$98	\$1,076	\$0	\$0.80	\$1,076	\$6,456	\$6,456	\$1,076	\$1	\$0	\$1,375	\$1.02	\$1,375	
TC 60%	\$919	PBV	\$1,174	6	3	1.5	1,277	\$1,174	\$98	\$1,076	\$0	\$0.84	\$1,076	\$6,456	\$6,456	\$1,076	\$1	\$0	\$1,375	\$1.08	\$1,375	
TOTALS/AVERAGES:				146				159,676				\$0	\$0.76	\$827	\$120,696	\$120,696	\$827	\$0.76	\$0	\$1,194	\$1.09	\$1,194

ANNUAL POTENTIAL GROSS RENT:	\$1,448,352	\$1,448,352
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STABILIZED PRO FORMA

Sun Pointe Apartments, El Paso, 9% HTC #21130

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	El Paso Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.76	\$827	\$1,448,352	\$1,448,352	\$827	\$0.76		0.0%	\$0	
late fees, forfeit deposits				\$5.00	\$8,760							
Total Secondary Income				\$5.00		\$8,760	\$5.00			0.0%	\$0	
POTENTIAL GROSS INCOME					\$1,457,112	\$1,457,112				0.0%	\$0	
Vacancy & Collection Loss				5.0% PGI	(72,856)	(72,856)	5.0% PGI			0.0%	-	
EFFECTIVE GROSS INCOME					\$1,384,256	\$1,384,256				0.0%	\$0	

General & Administrative	\$44,356	\$304/Unit	\$51,038	\$350	4.29%	\$0.37	\$407	\$59,452	\$51,038	\$350	\$0.32	3.69%	16.5%	8,414
Management	\$65,520	5.4% EGI	\$74,622	\$511	5.00%	\$0.43	\$474	\$69,213	\$69,213	\$474	\$0.43	5.00%	0.0%	0
Payroll & Payroll Tax	\$200,600	\$1,374/Unit	\$166,416	\$1,140	10.67%	\$0.92	\$1,011	\$147,660	\$147,660	\$1,011	\$0.92	10.67%	0.0%	-
Repairs & Maintenance	\$61,603	\$422/Unit	\$63,781	\$437	6.28%	\$0.54	\$596	\$86,996	\$102,200	\$700	\$0.64	7.38%	-14.9%	(15,204)
Electric/Gas	\$46,442	\$318/Unit	\$18,870	\$129	2.26%	\$0.20	\$214	\$31,226	\$35,934	\$246	\$0.23	2.60%	-13.1%	(4,708)
Water, Sewer, & Trash	\$69,200	\$474/Unit	\$37,671	\$258	4.51%	\$0.39	\$428	\$62,416	\$69,200	\$474	\$0.43	5.00%	-9.8%	(6,784)
Property Insurance	\$43,011	\$0.27 /sf	\$70,710	\$484	6.14%	\$0.53	\$582	\$85,000	\$67,926	\$465	\$0.43	4.91%	25.1%	17,074
Property Tax (@ 0%) 3.1223	\$92,244	\$632/Unit	\$59,168	\$405	0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					3.16%	\$0.27	\$300	\$43,800	\$43,800	\$300	\$0.27	3.16%	0.0%	-
Supportive Services					1.25%	\$0.11	\$118	\$17,250	\$17,250	\$118	\$0.11	1.25%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.42%	\$0.04	\$40	\$5,840	\$5,840	\$40	\$0.04	0.42%	0.0%	-
Security					0.48%	\$0.04	\$45	\$6,600	\$6,600	\$45	\$0.04	0.48%	0.0%	-
TOTAL EXPENSES					44.46%	\$3.85	\$4,215	\$ 615,453	\$616,660	\$4,224	\$3.86	44.55%	-0.2%	\$ (1,207)
NET OPERATING INCOME ("NOI")					55.54%	\$4.81	\$5,266	\$768,803	\$767,596	\$5,258	\$4.81	55.45%	0.2%	\$ 1,207

CONTROLLABLE EXPENSES							\$2,656/Unit				\$2,781/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Sun Pointe Apartments, El Paso, 9% HTC #21130

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
PNC - Freddie Mac Forward		1.17	1.17	654,470	4.45%	35	15	\$11,600,000	\$11,600,000	15	35	4.45%	\$654,470	1.17	43.7%
CASH FLOW DEBT / GRANTS															
HACEP - Seller Note		1.17	1.17		3.00%	50	50	\$3,500,000	\$3,500,000	50	50	3.00%	\$0	1.17	13.2%
				\$654,470	TOTAL DEBT / GRANT SOURCES			\$15,100,000	\$15,100,000	TOTAL DEBT SERVICE			\$654,470	1.17	56.9%
NET CASH FLOW	\$113,126	\$114,333				APPLICANT	NET OPERATING INCOME	\$768,803	\$114,334	NET CASH FLOW					

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
PNC Tax Credit Capital	LIHTC Equity	40.8%	\$1,230,369	0.88	\$10,826,164	\$10,826,164	\$0.8799	\$1,230,369	40.8%	\$8,427	Applicant Request
Paisano HRC	Deferred Developer Fees	2.4%		(21% Deferred)	\$645,039	\$616,739		(20% Deferred)	2.3%		Total Developer Fee: \$3,015,708
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES		43.2%			\$11,471,203	\$11,442,903			43.1%		
TOTAL CAPITALIZATION						\$26,571,203	\$26,542,903				15-Yr Cash Flow after Deferred Fee: \$2,148,339

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		%	\$					
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition							
Land Acquisition			\$12,329 / Unit	\$1,800,000	\$1,800,000	\$12,329 / Unit		0.0%	\$0				
Building Acquisition	\$1,700,000		\$11,644 / Unit	\$1,700,000	\$1,700,000	\$11,644 / Unit	\$1,700,000	0.0%	\$0				
Site Work		\$969,174	\$7,794 / Unit	\$1,137,878	\$1,111,023	\$7,610 / Unit	\$969,174	2.4%	\$26,855				
Site Amenities		\$458,440	\$3,140 / Unit	\$458,440	\$485,295	\$3,324 / Unit	\$458,440	-5.5%	(\$26,855)				
Building Cost		\$9,885,806	\$68.08 /sf	\$74,458/Unit	\$10,870,868	\$74,458/Unit	\$68.08 /sf	\$9,885,806	0.0%	\$0			
Contingency		\$1,131,342	10.00%	10.00%	\$1,246,719	\$1,246,719	10.00%	\$1,131,342	0.0%	\$0			
Contractor Fees		\$1,742,267	14.00%	14.00%	\$1,919,947	\$1,919,947	14.00%	\$1,742,267	0.0%	\$0			
Soft Costs	\$0	\$1,403,314		\$11,084 / Unit	\$1,618,314	\$11,084 / Unit	\$1,403,314	\$0	0.0%	\$0			
Financing	\$0	\$1,545,232		\$14,509 / Unit	\$2,118,370	\$14,509 / Unit	\$1,356,560	\$0	0.0%	\$0			
Developer Fee	\$0	\$2,825,336	16.49%	15.00%	\$3,015,708	\$2,987,407	15.00%	\$2,542,035	0.9%	\$28,301			
Reserves				6 Months	\$684,961	\$684,961	6 Months		0.0%	\$0			
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$1,700,000	\$19,960,911		\$181,995 / Unit	\$26,571,203	\$26,542,903	\$181,801 / Unit	\$19,488,938	\$1,955,000	0.1%	\$28,301		
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		(\$188,672)											
Developer Fee	15.00%	\$255,000	(\$283,301)	15.00%	\$0								
Reserves					\$0								
ADJUSTED BASIS / COST	\$1,955,000	\$19,488,938		\$181,995/unit	\$26,571,203	\$26,542,903	\$181,801/unit	\$19,488,938	\$1,955,000	0.1%	\$28,301		
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA						\$26,542,903							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Sun Pointe Apartments, El Paso, 9% HTC #21130

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$1,955,000	\$19,488,938	\$1,955,000	\$19,488,938
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$1,955,000	\$19,488,938	\$1,955,000	\$19,488,938
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$1,955,000	\$25,335,620	\$1,955,000	\$25,335,620
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$1,955,000	\$25,335,620	\$1,955,000	\$25,335,620
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	78200	\$2,280,206	\$78,200	\$2,280,206
CREDITS ON QUALIFIED BASIS	\$2,358,406		\$2,358,406	

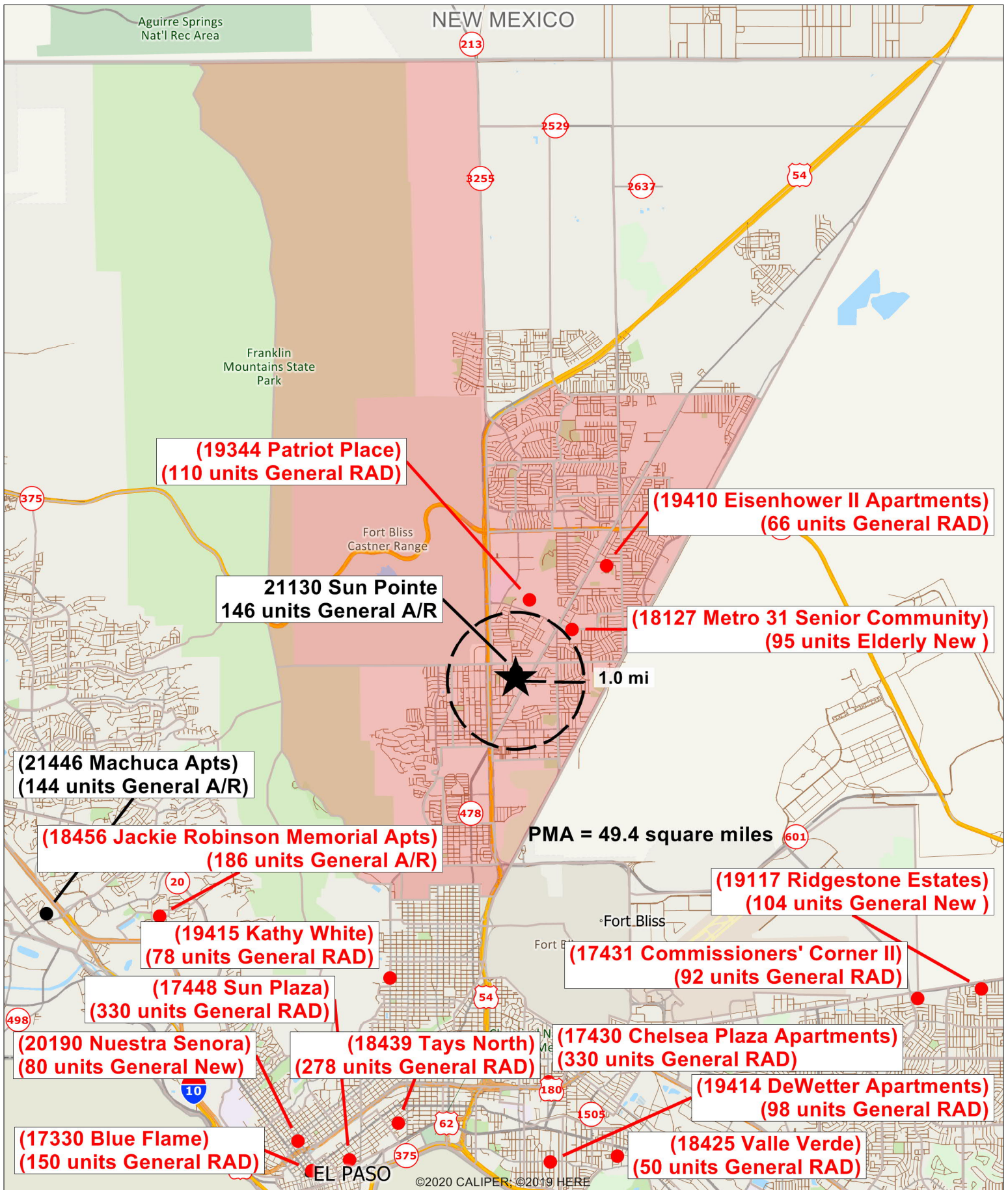
Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8799	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$2,358,406	\$20,751,894	----	----	----
Needed to Fill Gap	\$1,300,460	\$11,442,903	----	----	----
Applicant Request	\$1,230,369	\$10,826,164	\$1,230,369	\$0	\$0

Long-Term Pro Forma

Sun Pointe Apartments, El Paso, 9% HTC #21130

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$1,384,256	\$1,411,942	\$1,440,180	\$1,468,984	\$1,498,364	\$1,654,315	\$1,826,497	\$2,016,600	\$2,226,490	\$2,458,224	\$2,714,078	\$2,996,562
TOTAL EXPENSES	3.00%	\$615,453	\$633,224	\$651,515	\$670,341	\$689,716	\$795,435	\$917,562	\$1,058,665	\$1,221,718	\$1,410,162	\$1,627,980	\$1,879,785
NET OPERATING INCOME ("NOI")		\$768,803	\$778,717	\$788,665	\$798,643	\$808,647	\$858,879	\$908,935	\$957,935	\$1,004,771	\$1,048,062	\$1,086,098	\$1,116,777
EXPENSE/INCOME RATIO		44.5%	44.8%	45.2%	45.6%	46.0%	48.1%	50.2%	52.5%	54.9%	57.4%	60.0%	62.7%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470	\$654,470
DEBT COVERAGE RATIO		1.17	1.19	1.21	1.22	1.24	1.31	1.39	1.46	1.54	1.60	1.66	1.71
ANNUAL CASH FLOW		\$114,334	\$124,247	\$134,195	\$144,174	\$154,178	\$204,410	\$254,465	\$303,465	\$350,302	\$393,593	\$431,628	\$462,307
Deferred Developer Fee Balance		\$502,405	\$378,157	\$243,962	\$99,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$54,389	\$975,894	\$2,148,339	\$3,568,290	\$5,227,245	\$7,110,361	\$9,194,923	\$11,448,519

21130 Sun Pointe Apartments - PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21132 OST Lofts - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21132	TDHCA Program	Request	Recommended	
Development	OST Lofts	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$11,538/Unit \$0.91
City / County	Houston / Harris				
Region/Area	6 / Urban				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR			
Ownership: DWR Development (80%) Tejano Center (20%)			
DWR: Donna Rickenbacker (100%)		Developer: DWR Development (80%) Tejano Center (20%)	
DWR: Donna Rickenbacker (100%)		DWR: Donna Rickenbacker (100%)	
		Guarantor: DWR: Donna Rickenbacker (100%)	
Related Parties			
Contractor -	No	Seller -	No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	74	57%	30%	11	8%
2	44	34%	40%	-	0%
3	12	9%	50%	44	34%
4	-	0%	60%	54	42%
			70%	-	0%
			80%	-	0%
			MR	21	16%
TOTAL	130	100%	TOTAL	130	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	62.0%
Breakeven Occ.	86.7%	Breakeven Rent	\$771
Average Rent	\$823	B/E Rent Margin	\$52
Property Taxes	\$854/unit	Exemption/PILOT	0%
Total Expense	\$5,739/unit	Controllable	\$3,440/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	5.3%
Highest Unit Capture Rate	27% 2 BR/50% 14
Dominant Unit Cap. Rate	10% 1 BR/60% 30
Premiums (↑60% Rents)	Yes \$306/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	809 SF	Density	23.9/acre
Acquisition	\$29K/unit		\$3,760K
Building Cost	\$143.68/SF		\$15,111K
Hard Cost	\$145K/unit		\$18,831K
Total Cost	\$256K/unit		\$33,276K
Developer Fee	\$3,562K	(4% Deferred)	Paid Year: 2
Contractor Fee	\$2,468K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Amegy Bank	18/35	4.75%	\$6,500,000	1.20	City of Houston	0/0	0.00%	\$500	1.20	NEF	\$13,648,635	
					City of Houston CDBG-DR	40/0	1.00%	\$13,000,000	1.20	DWR Development Group, LLC	\$126,964	
TOTAL DEBT (Must Pay)			\$6,500,000		CASH FLOW DEBT / GRANTS			\$13,000,500		TOTAL EQUITY SOURCES	\$13,775,599	
											TOTAL DEBT SOURCES	\$19,500,500
											TOTAL CAPITALIZATION	\$33,276,099

1 Receipt and acceptance by Commitment:

a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.

2 Receipt and acceptance by Carryover:

a: Formal approval for \$13,000,000 CDBG-DR loan from City of Houston clearly stating all terms and conditions.

3 Receipt and acceptance by Cost Certification:

a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

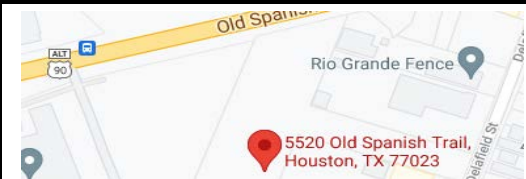
STRENGTHS/MITIGATING FACTORS

- In-fill location near University of Houston, freeways, and Downtown.
- Low capture rates
- Developer experience

WEAKNESSES/RISKS

Expense ratio of 62%

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21132 Program(s): 9% HTC

OST Lofts

Address/Location: 5520 Old Spanish Trail

City: Houston County: Harris Zip: 77023

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives and parking will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property as long as the site remains a designated floodplain.
- 2 Receipt and acceptance by Carryover:
 - a: Formal approval for \$13,000,0000 CDBG-DR loan from City of Houston clearly stating all terms and conditions.

3 Receipt and acceptance by Cost Certification:

- a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
- b: Architect or engineer certification that the finished ground floor elevation for each building is at least one foot above the floodplain and that all drives and parking areas are not more than 6 inches below the floodplain; or certification (including a Letter of Map Amendment or Revision ("LOMA / LOMR-F") if applicable, documenting that the development is not within the 100 year floodplain.

For any buildings remaining in the floodplain, documentation that flood insurance is in place at the property owner's expense covering both the buildings and the residents' personal property; and certification from the owner that flood insurance for the buildings and for the residents' personal property will remain in force as long as the site remains a designated floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	11
50% of AMI	50% of AMI	44
60% of AMI	60% of AMI	54

DEVELOPMENT SUMMARY

OST Lofts is a planned mixed income community consisting of 109 HTC units (84%) and 18 market rate units (16%) Four story building will have elevators and an on-site Pre-K facility that will be free to residents. The property is located near the University of Houston, downtown, and a number of freeways.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	In-fill location near University of Houston, freeways, and Downtown.
▫	Low capture rates
▫	Developer experience
▫	On-site daycare free to residents

WEAKNESSES/RISKS	
	Expense ratio of 62%

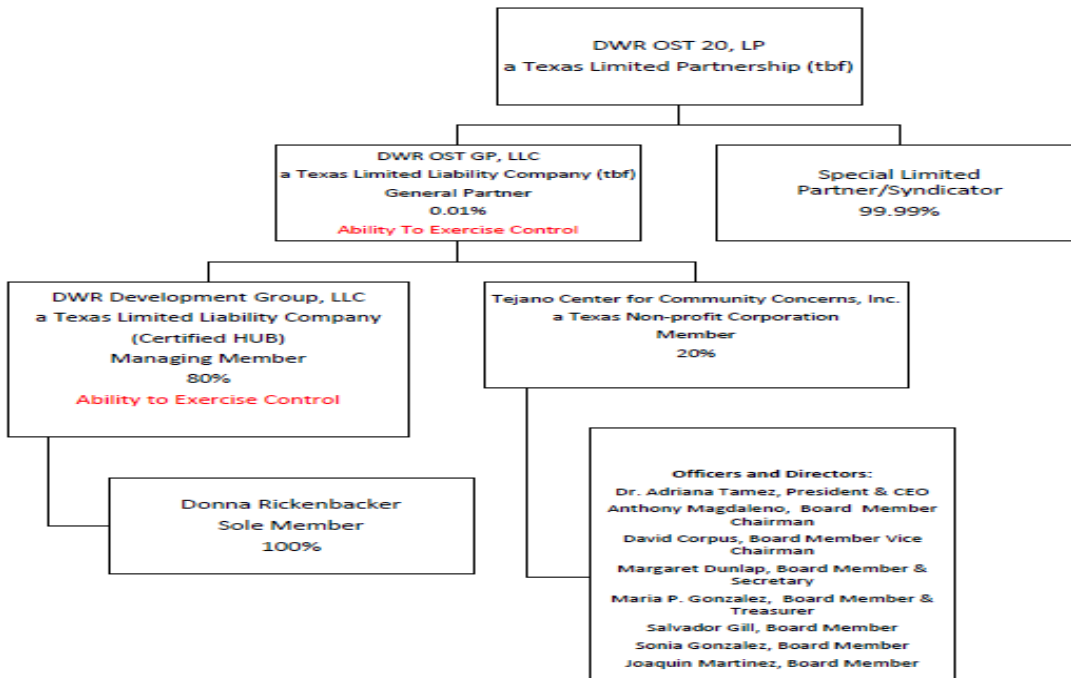
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Donna Rickenbacker
 Phone: (713) 560-0068
 Relationship: Developer

Name: Dr. Adriana Tamez
 Phone: (713) 640-3770
 Relationship: Owner

OWNERSHIP STRUCTURE

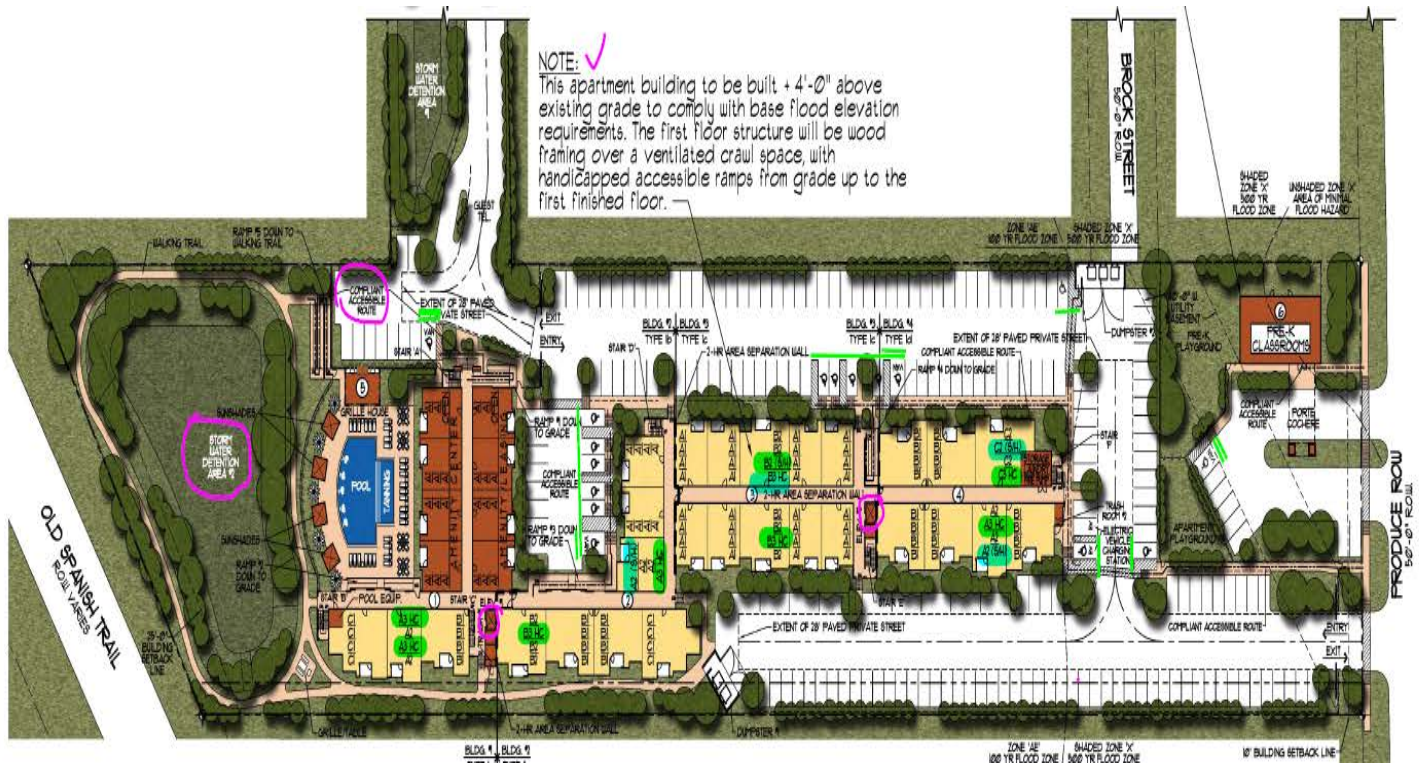


- DWR Development Group, LLC ("DWR") is an established for-profit developer/consultant of affordable multifamily properties. The principal, Donna Rickenbacker, has been awarded over 31 LIHTC transactions in Texas since 2006. More information can be found at marqueconsultants.com.

The Tejano Center was established in 1992 in Houston's East End neighborhood. Tejano Center has developed and sold 114 homes and completed a HUD 202 project (Nueva Vida, 66 units). More information can be found at www.tejanocenter.org

DEVELOPMENT SUMMARY

SITE PLAN



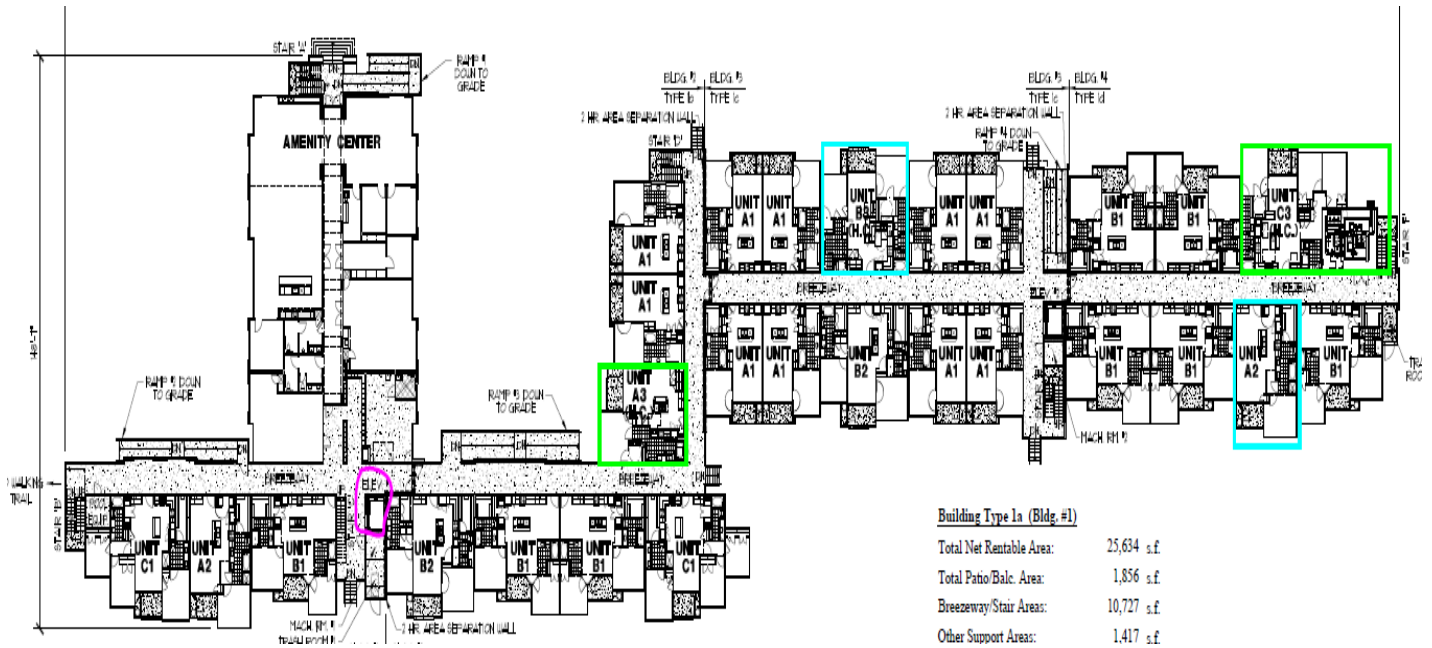
The site is fairly flat and it naturally drains towards Old Spanish Trail (US 90A) and into Brays Bayou. The site has been previously developed and has a concrete driveway off US 90A and two concrete pads. The main entrance will be along Delafield Street while the secondary entrance will be along Produce Row. Proposed storm drainage will likely be connected to Brays Bayou. In addition, two water detention areas are planned on site along with an underground storm sewer pipe. The majority of the site is in flood zone AE (100 year floodplain) with areas around perimeter within the 100 year floodplain or Zone X. Since the entire site is within the 500 year floodplain, the City of Houston requires that the finished floor elevation is a minimum 2 feet above the 500 year flood elevation which is actually an additional 3 feet higher than what is required than the 31.4 base elevation required in the 100 year flood elevation.

Parking	No Fee		Tenant-Paid		Total	
	Count	Rate	Count	Rate	Count	Rate
Open Surface	208	1.6/unit	0	--	208	1.6/unit
Carpport	0	--	0	--	0	--
Garage	0	--	0	--	0	--
Total Parking	208	1.6/unit	0	--	208	1.6/unit

Comments:

There will be 208 open surface spaces. This meets the City's code requirement of 204 spaces including the parking required for the pre-K building.

BUILDING PLAN (Typical)



Comments:

The single 4-story, elevator-seved building with the amenity center and management office located on the first floor. Several unit types feature double sinks and both a bath and walk-in shower. Pre-K building and Porte Cochere are located separately from the main building.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering Inc Date: 2/9/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- The subject property was impacted as a result of a petroleum product release at the subject property that received regulatory agency closure conditions implying the lack of future use of impacted groundwater. This represents a controlled recognized environmental condition. An implied Institutional Control restricting access to groundwater was imposed as a requirement of LPST closure for a UST related release previously documented at the subject property. (p 11)
Recommendation (p.12) No further investigation is required to identify a recognized environmental condition.

Comments:

The subject property is predominately in Zone AE (100-year floodplain) with the exception of the southeastern portion of the property which is in Shaded Zone X (500-year floodplain) as delineated on the FEMA FIRM Map Number 48201C0880M, with a revised date of January 6, 2017. Flood insurance or mitigation for flood impacts may be required. (p. 63)

One of the calculated noise values falls within the range of 65-75 dB, and considered "Normally Unacceptable" based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is Highway 90, located to the north. Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development. (p. 66)

MARKET ANALYSIS

Provider: Affordable Housing Analysts Date: 3/11/2021
Contact: Bob Coe Phone: (281) 387-7552

Primary Market Area (PMA): 13 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$13,290	\$13,290	\$15,960	\$15,960	\$18,450	\$18,450	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	\$25,560	\$27,450	---
50% AMGI	Min	\$22,170	\$22,170	\$26,610	\$26,610	\$30,750	\$30,750	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	\$42,600	\$45,750	---
60% AMGI	Min	\$26,610	\$26,610	\$31,950	\$31,950	\$36,900	\$36,900	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	\$51,120	\$54,900	---

AFFORDABLE HOUSING INVENTORY

Competitive Supply (Proposed, Under Construction, and Unstabilized)

File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21035	Manson Place	Y	New	General	70	80
20097	Regency Lofts	Y	New	General	102	120
20011	Canal Lofts	N	New	General	100	150

Other Affordable Developments in PMA since 2016

File #	Development	Type	Elderly Limitation	n/a	Total Units
18243	2222 Cleburne	New	Elderly Limitation	n/a	112
19602	Park Yellowstone	Rehab	General	n/a	210
20602	Vermillion Apartments	Rehab	General	n/a	260

Stabilized Affordable Developments in PMA	Total Units	9
	Total Developments	1,695
	Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

#21607 Carolina Lofts is outside of PMA and the PMA does not overlap subject's PMA. Canal Lofts (#20011, 100 comp units) is under construction outside the PMA. Market Analyst did not include these units in their calculations. While this competitive property is located outside the PMA, their PMAs share census tracts and therefore share some qualified demand to absorb the new units.

There are 2 other 2021 9% applications in this PMA. Manson Place #21035 appears competitive in this 9% cycle to applicant and was also included in Market Analyst competitive units. Vista at Park Place #21026 is also in the PMA however currently scores under applicant and therefore competitive units are not included by Underwriter or Market Analyst.

OVERALL DEMAND ANALYSIS

	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	22,562		22,562	
Potential Demand from the Primary Market Area	6,493		6,493	
10% External Demand	649		649	
GROSS DEMAND	7,142		7,142	
Subject Affordable Units	109		109	
Unstabilized Competitive Units	172		272	
RELEVANT SUPPLY	281		381	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.9%		5.3%	

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	2,154	215	11	19	1%	2,154	215	11	29	2%
50% AMGI	1,994	199	44	71	5%	1,994	199	44	111	7%
60% AMGI	2,346	235	54	82	5%	2,346	235	54	132	7%

Demand Analysis:

Underwriter's capture rates are based on Market Analyst's qualified demand, but include the above referenced competitive properties that were not included in Market Analyst's capture rate calculations. Underwriter's capture rates are worst case scenario as we included 100 competitive from Canal Lofts which is located outside of the PMA, but Underwriter did not include demand from that PMA.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	685	69	5	6	1%	685	69	5	9	2%
1 BR/50%	282	28	25	16	13%	282	28	25	24	16%
1 BR/60%	506	51	30	17	8%	506	51	30	27	10%
2 BR/30%	535	54	4	11	3%	535	54	4	16	3%
2 BR/50%	292	29	14	50	20%	292	29	14	73	27%
2 BR/60%	625	63	19	52	10%	625	63	19	81	15%
3 BR/30%	557	56	2	2	1%	557	56	2	4	1%
3 BR/50%	303	30	5	5	3%	303	30	5	14	6%
3 BR/60%	738	74	5	13	2%	738	74	5	24	4%

Market Analyst Comments:

Market analyst forecasts that the Applicant will lease an average of 15-25 units per month, achieving stabilized occupancy 5 to 8 months from completion.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$456,467	Avg. Rent:	\$823	Expense Ratio:	62.0%
Debt Service:	\$381,308	B/E Rent:	\$771	Controllable Expenses:	\$3,440
Net Cash Flow:	\$75,159	UW Occupancy:	92.5%	Property Taxes/Unit:	\$854
Aggregate DCR:	1.20	B/E Occupancy:	86.7%	Program Rent Year:	2020

HTC units are undewritten at full program rents with market rate units comprising 16% of the units. The 21 market rate units, which are only in the 1BR and 2BR floorplans, are underwritten at a 35% premium over net 60% AMI rents. The DCR would drop to 1.06x if market rate units achieve 60% HTC rents. Applicant provided insurance letter (\$608/unit), 4% management fee letter, and staffing plan (\$1481/unit) to substantiate expenses.

Breakeven occupancy occurs with 17 units vacant (underwritten at 9). Due to the fact that the City's CDBG-DR is only subject to available cash flow, this project supports considerably more debt than a higher rate, amortizing hard paying loan would support. A 30 basis point increase in interest rate would result in more developer fee being deferred, however the feasibility of this deal requires that the CDBG-DR is approved by the City of Houston with similar terms as presented in their Letter of Interest.

The estimated 15 year residual cash flow is \$1.13M after the deferred developer fee is paid off in Year 2.

\$6k of supportive service expense included at this underwriting will be included at cost certification regardless if actually incurred.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$689,719/ac	\$28,923/unit	\$3,760,000	Contractor Fee	\$2,467,859
Off-site + Site Work		\$18,966/unit	\$2,465,591	Soft Cost + Financing	\$3,666,951
Building Cost	\$143.68/sf	\$116,238/unit	\$15,110,927	Developer Fee	\$3,562,225
Contingency	7.00%	\$9,653/unit	\$1,254,832	Reserves	\$638,064
Total Development Cost	\$255,970/unit	\$33,276,099	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH				

Off-site:

Certified Cost of \$298,600 includes \$150,000 for storm drainage and \$96,000 for water line connection.

Site Work:

Certified cost of \$1,557,275 (\$11,979/unit) includes \$710,000 for on-site detention, \$456,000 for on-site utilities and \$105,600 for demolition of concrete pads.

Building Cost:

Four-story elevator served building raised on piers with wood framing over a ventilated crawl space below to comply with flood elevation requirements. Several unit types (A2,A3, B1) feature double sinks and both a bath and walk-in shower. Overall floor plan design requires multiple plumbing runs throughout with units non-rectangular, island kitchens, and bathrooms with double vanities. Decorative parapets and metal features exhibit a higher than typical level of exterior features. Underwriter's estimate based on Marshall & Swift's "good" base cost adjusted for increase in lumber costs and four story build. Applicant limited eligible cost for scoring purposes. to \$84/SF although actual construction cost is \$143/SF.

Included in the building cost, Applicant's contactor identified cost of \$550k (\$5.32/sf) for the "parital podium" or "crawlspac" required to raise the building base floor elevation 2 foot above the floodplain per City of Houston requirements.

Ineligible Costs:

Applicant's contractor estimate of \$350k (\$185/sf including cost of porte cochere) for the white-box construction of the 1,890 sf Pre-K building is not included in eligible basis

Reserves:

Reserves include 7 months of expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$33,276,099	\$18,635,817	\$1,828,174

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Amegy Bank	Conventional Loan	\$16,450,000	3.50%	49%
NEF	HTC	\$2,729,727	\$0.91	8%
City of Houston	Contribution	\$500	0.00%	0%
City of Houston CDBG-DR	CDBG-DR	\$11,700,000	0.00%	35%
DWR Development Group,LLC	Deferred Fee	\$2,404,333		7%
\$33,284,560			Total Sources	

Comments:

Contribution of \$500 from the City was obtained for scoring purposes.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Amegy Bank	\$6,500,000	4.75%	35	18	\$6,500,000	4.75%	35	18	20%
City of Houston	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
City of Houston CDBG-DR	\$13,000,000	1.00%	0	40	\$13,000,000	1.00%	0	40	39%
Total	\$19,500,500				\$19,500,500				

Comments:

Applicant has applied for \$13,000,000 CDBG-DR funding from the City of Houston. The term sheet states a 2-year construction period and 40-year permanent term. The loan is non-amortizing with 1% interest only payable from available cash flow, and forgivable at maturity. The term sheet reflects Tejano Center for Community Concerns, the 20% Member of the Applicant GP, as the Borrower. The Tejano Center will serve as a conduit lender, receiving the funds from the City and in turn loaning them to the Applicant.

The Development Cost Schedule includes \$14.6M that is not included in HTC eligible basis. The Underwriter assumes the \$13M CDBG funds can be applied to these costs. As a result, no further valid debt review has been conducted.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
NEF	\$13,648,635	\$0.91		\$13,648,635	\$0.91	41%	
DWR Development Group, LLC	\$126,964		4%	\$126,964		0%	4%
Total	\$13,775,599			\$13,775,599			
				\$33,276,099	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.918	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.834	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$33,276,099
Permanent Sources (debt + non-HTC equity)	\$19,500,500
Gap in Permanent Financing	\$13,775,599

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$16,634,716	\$1,828,174
Needed to Balance Sources & Uses	\$13,775,599	\$1,513,953
Requested by Applicant	\$13,648,635	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,648,635	\$1,500,000

Deferred Developer Fee	\$126,964	(4% deferred)
Repayable in	2 years	

Comments:

Underwriter recommends applicant request for \$1,500,000 in annual credits.

Underwriter: Eric Weiner

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
OST Lofts, Houston, 9% HTC #21132

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	74	56.9%	0	0
2	44	33.8%	0	0
3	12	9.2%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	130	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	83.85%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	809 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	11	-	44	54	-	-	21	130
Income	% Total	0.0%	8.5%	0.0%	33.8%	41.5%	0.0%	0.0%	16.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$443	4	1	1	655	\$443	\$91	\$352	\$0	\$0.54	\$352	\$1,408	\$1,408	\$352	\$1	\$0	\$1,075	\$1.64	\$1,080
TC 50%	\$739	21	1	1	655	\$739	\$91	\$648	\$0	\$0.99	\$648	\$13,608	\$13,608	\$648	\$1	\$0	\$1,075	\$1.64	\$1,080
TC 60%	\$887	23	1	1	655	\$887	\$91	\$796	\$0	\$1.22	\$796	\$18,308	\$18,308	\$796	\$1	\$0	\$1,075	\$1.64	\$1,080
MR		14	1	1	655	\$0	\$91		NA	\$1.64	\$1,075	\$15,050	\$15,050	\$1,075	\$2	NA	\$1,075	\$1.64	\$1,080
TC 30%	\$443	1	1	1	777	\$443	\$91	\$352	\$0	\$0.45	\$352	\$352	\$352	\$352	\$0	\$0	\$1,200	\$1.54	\$1,200
TC 50%	\$739	4	1	1	777	\$739	\$91	\$648	\$0	\$0.83	\$648	\$2,592	\$2,592	\$648	\$1	\$0	\$1,200	\$1.54	\$1,200
TC 60%	\$887	7	1	1	777	\$887	\$91	\$796	\$0	\$1.02	\$796	\$5,572	\$5,572	\$796	\$1	\$0	\$1,200	\$1.54	\$1,200
TC 30%	\$532	3	2	2	923	\$532	\$118	\$414	\$0	\$0.45	\$414	\$1,242	\$1,242	\$414	\$0	\$0	\$1,280	\$1.39	\$1,300
TC 50%	\$887	10	2	2	923	\$887	\$118	\$769	\$0	\$0.83	\$769	\$7,690	\$7,690	\$769	\$1	\$0	\$1,280	\$1.39	\$1,300
TC 60%	\$1,065	12	2	2	923	\$1,065	\$118	\$947	\$0	\$1.03	\$947	\$11,364	\$11,364	\$947	\$1	\$0	\$1,280	\$1.39	\$1,300
MR		7	2	2	923	\$0	\$118		NA	\$1.39	\$1,280	\$8,960	\$8,960	\$1,280	\$1	NA	\$1,280	\$1.39	\$1,300
TC 30%	\$532	1	2	2	1,014	\$532	\$118	\$414	\$0	\$0.41	\$414	\$414	\$414	\$414	\$0	\$0	\$1,390	\$1.37	\$1,390
TC 50%	\$887	4	2	2	1,014	\$887	\$118	\$769	\$0	\$0.76	\$769	\$3,076	\$3,076	\$769	\$1	\$0	\$1,390	\$1.37	\$1,390
TC 60%	\$1,065	7	2	2	1,014	\$1,065	\$118	\$947	\$0	\$0.93	\$947	\$6,629	\$6,629	\$947	\$1	\$0	\$1,390	\$1.37	\$1,390
TC 30%	\$615	1	3	2	1,106	\$615	\$144	\$471	\$0	\$0.43	\$471	\$471	\$471	\$471	\$0	\$0	\$1,300	\$1.18	\$1,300
TC 50%	\$1,025	4	3	2	1,106	\$1,025	\$144	\$881	\$0	\$0.80	\$881	\$3,524	\$3,524	\$881	\$1	\$0	\$1,630	\$1.47	\$1,630
TC 60%	\$1,230	3	3	2	1,106	\$1,230	\$144	\$1,086	\$0	\$0.98	\$1,086	\$3,258	\$3,258	\$1,086	\$1	\$0	\$1,630	\$1.47	\$1,630
TC 30%	\$615	1	3	2	1,172	\$615	\$144	\$471	\$0	\$0.40	\$471	\$471	\$471	\$471	\$0	\$0	\$1,700	\$1.45	\$1,700
TC 50%	\$1,025	1	3	2	1,172	\$1,025	\$144	\$881	\$0	\$0.75	\$881	\$881	\$881	\$881	\$1	\$0	\$1,700	\$1.45	\$1,700
TC 60%	\$1,230	2	3	2	1,172	\$1,230	\$144	\$1,086	\$0	\$0.93	\$1,086	\$2,172	\$2,172	\$1,086	\$1	\$0	\$1,700	\$1.45	\$1,700
TOTALS/AVERAGES:		130			105,174				\$0	\$1.02	\$823	\$107,042	\$107,042	\$823	\$1.02	\$0	\$1,217	\$1.50	\$1,224

ANNUAL POTENTIAL GROSS RENT:	\$1,284,504	\$1,284,504
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STABILIZED PRO FORMA
OST Lofts, Houston, 9% HTC #21132

STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.02	\$823	\$1,284,504	\$1,284,504	\$823	\$1.02		0.0%	\$0
Late fees, re-let fees, damage forfeit							\$10.00	\$15,600					
Total Secondary Income							\$10.00	\$15,600	\$10.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$1,300,104	\$1,300,104				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(97,508)	(97,508)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$1,202,596	\$1,202,596				0.0%	\$0

General & Administrative	\$55,126	\$424/Unit	\$46,292	\$356	4.55%	\$0.52	\$421	\$54,700	\$46,292	\$356	\$0.44	3.85%	18.2%	8,408
Management	\$56,334	4.4% EGI	\$65,603	\$505	4.00%	\$0.46	\$370	\$48,104	\$48,104	\$370	\$0.46	4.00%	0.0%	0
Payroll & Payroll Tax	\$180,237	\$1,386/Unit	\$200,225	\$1,540	16.01%	\$1.83	\$1,481	\$192,510	\$192,510	\$1,481	\$1.83	16.01%	0.0%	-
Repairs & Maintenance	\$99,349	\$764/Unit	\$115,916	\$892	7.62%	\$0.87	\$705	\$91,650	\$84,500	\$650	\$0.80	7.03%	8.5%	7,150
Electric/Gas	\$29,237	\$225/Unit	\$17,215	\$132	2.22%	\$0.25	\$205	\$26,650	\$17,215	\$132	\$0.16	1.43%	54.8%	9,435
Water, Sewer, & Trash	\$90,715	\$698/Unit	\$120,157	\$924	6.79%	\$0.78	\$628	\$81,640	\$120,157	\$924	\$1.14	9.99%	-32.1%	(38,517)
Property Insurance	\$58,308	\$0.55 /sf	\$62,788	\$483	6.25%	\$0.72	\$579	\$75,212	\$79,524	\$612	\$0.76	6.61%	-5.4%	(4,312)
Property Tax (@ 100%) 2.3994	\$106,058	\$816/Unit	\$111,334	\$856	9.23%	\$1.06	\$854	\$111,033	\$110,834	\$853	\$1.05	9.22%	0.2%	199
Reserve for Replacements					3.24%	\$0.37	\$300	\$39,000	\$39,000	\$300	\$0.37	3.24%	0.0%	-
Supportive Services					0.50%	\$0.06	\$46	\$6,000	\$6,000	\$46	\$0.06	0.50%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.36%	\$0.04	\$34	\$4,360	\$4,360	\$34	\$0.04	0.36%	0.0%	-
Security					1.00%	\$0.11	\$92	\$12,000	\$12,000	\$92	\$0.11	1.00%	0.0%	-
COH Asset Management Fee					0.27%	\$0.03	\$25	\$3,270	\$3,270	\$25	\$0.03	0.27%	0.0%	-
TOTAL EXPENSES					62.04%	\$7.09	\$5,739	\$ 746,129	\$763,766	\$5,875	\$7.26	63.51%	-2.3%	\$ (17,637)
NET OPERATING INCOME ("NOI")					37.96%	\$4.34	\$3,511	\$456,467	\$438,830	\$3,376	\$4.17	36.49%	4.0%	\$ 17,637

CONTROLLABLE EXPENSES		\$3,440/Unit		\$3,544/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

OST Lofts, Houston, 9% HTC #21132

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Amegy Bank		1.15	1.20	380,000	4.75%	35	18	\$6,500,000	\$6,500,000	18	35	4.75%	\$381,308	1.20	19.5%
CASH FLOW DEBT / GRANTS															
City of Houston		1.15	1.20		0.00%	0	0	\$500	\$500	0	0	0.00%		1.20	0.0%
City of Houston CDBG-DR		1.15	1.20		1.00%	0	40	\$13,000,000	\$13,000,000	40	0	1.00%		1.20	39.1%
				\$380,000	TOTAL DEBT / GRANT SOURCES			\$19,500,500	\$19,500,500	TOTAL DEBT SERVICE			\$381,308	1.20	58.6%

NET CASH FLOW	\$58,830	\$76,467	APPLICANT NET OPERATING INCOME	\$456,467	\$75,159	NET CASH FLOW
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EQUITY SOURCES											
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE				
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
DWR Development Group,LLC	Deferred Developer Fees	0.4%	(4% Deferred)		\$126,964	\$126,964	(4% Deferred)		0.4%		Total Developer Fee: \$3,562,225
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES		41.4%			\$13,775,599	\$13,775,599			41.4%		

TOTAL CAPITALIZATION	\$33,276,099	\$33,276,099	15-Yr Cash Flow after Deferred Fee:	\$1,136,020
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DEVELOPMENT COST / ITEMIZED BASIS												
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE
		Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$	
		Acquisition	New Const. Rehab			New Const. Rehab	Acquisition					
Land Acquisition				\$28,846 / Unit	\$3,750,000	\$3,750,000	\$28,846 / Unit			0.0%	\$0	
Building Acquisition	\$0			\$ / Unit	\$0	\$0	\$ / Unit	\$0		0.0%	\$0	
Closing costs & acq. legal fees				\$10,000	\$10,000	\$10,000				0.0%	\$0	
Off-Sites				\$2,297 / Unit	\$298,600	\$298,600	\$2,297 / Unit			0.0%	\$0	
Site Work		\$1,451,675		\$11,979 / Unit	\$1,557,275	\$1,557,275	\$11,979 / Unit	\$1,451,675		0.0%	\$0	
Site Amenities		\$609,716		\$4,690 / Unit	\$609,716	\$609,716	\$4,690 / Unit	\$609,716		0.0%	\$0	
Commercial Space -1890 SF				\$2,690 / Unit	\$349,650	\$349,650	\$2,690 / Unit	\$0		0.0%	\$0	
Building Cost		\$8,871,426	\$143.68 /sf	\$116,238/Unit	\$15,110,927	\$15,120,435	\$116,311/Unit	\$143.77 /sf	\$8,871,426	-0.1%	(\$9,508)	
Contingency		\$705,075	6.45%	7.00%	\$1,254,832	\$1,254,832	7.00%	6.45%	\$705,075	0.0%	\$0	
Contractor Fees		\$1,530,594	13.15%	12.87%	\$2,467,859	\$2,467,859	12.86%	13.15%	\$1,530,594	0.0%	\$0	
Soft Costs	\$0	\$2,354,171		\$18,117 / Unit	\$2,355,171	\$2,355,171	\$18,117 / Unit		\$0	0.0%	\$0	
Financing	\$0	\$682,401		\$10,091 / Unit	\$1,311,780	\$1,311,780	\$10,091 / Unit	\$682,401	\$0	0.0%	\$0	
Developer Fee	\$0	\$2,430,759	15.00%	15.00%	\$3,562,225	\$3,562,225	14.99%	15.00%	\$2,430,759	0.0%	\$0	
Reserves				7 Months	\$638,064	\$638,064	7 Months			0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$18,635,817		\$255,970 / Unit	\$33,276,099	\$33,285,607	\$256,043 / Unit	\$18,635,817	\$0	0.0%	(\$9,508)
Acquisition Cost	\$0					\$0						
Contingency		\$0				\$0						
Contractor's Fee		\$0				\$0						
Financing Cost		\$0				\$0						
Developer Fee	\$0	0	15.00%	15.00%	(\$0)							
Reserves						\$0						
ADJUSTED BASIS / COST		\$0	\$18,635,817		\$255,970/unit	\$33,276,099	\$33,285,607	\$256,043/unit	\$18,635,817	\$0	0.0%	(\$9,508)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$33,276,099						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

OST Lofts, Houston, 9% HTC #21132

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$18,635,817	\$0	$18,635,817
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$18,635,817	\$0	\$18,635,817
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$24,226,562	\$0	\$24,226,562
Applicable Fraction	83.85%	83.85%	84%	84%
TOTAL QUALIFIED BASIS	\$0	\$20,313,040	\$0	\$20,313,040
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,828,174	\$0	\$1,828,174
CREDITS ON QUALIFIED BASIS	\$1,828,174		\$1,828,174	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9099	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,828,174	\$16,634,716	----	----	----
Needed to Fill Gap	\$1,513,953	\$13,775,599	----	----	----
Applicant Request	\$1,500,000	\$13,648,635	\$1,500,000	\$0	\$0

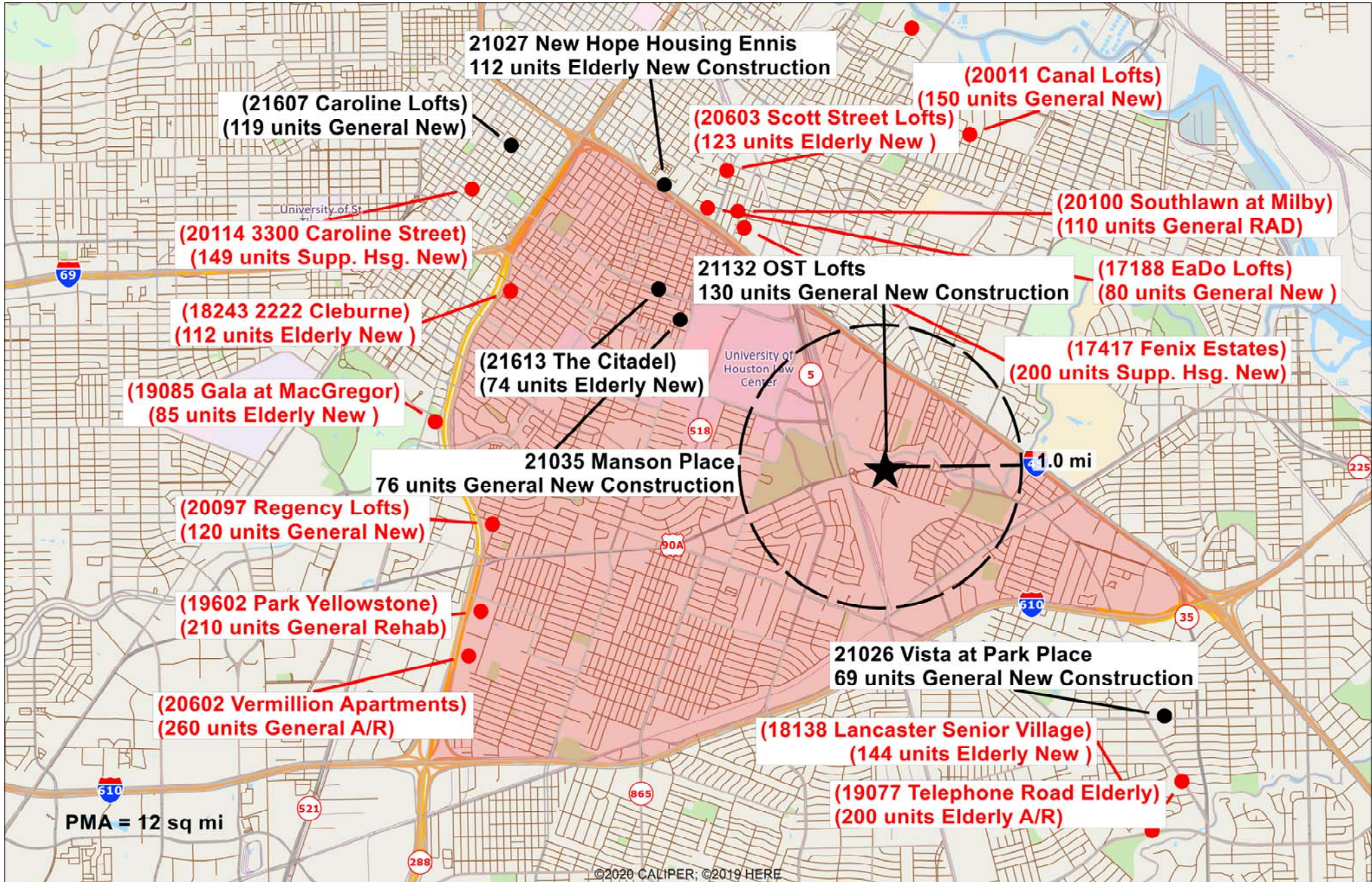
BUILDING COST ESTIMATE					
CATEGORY	FACTOR	UNITS/SF	PER SF		
Base Cost:	Elevator Served	105,174 SF	\$114.58	12,050,401	
Adjustments					
Exterior Wall Finish	0.00%		0.00	\$0	
Elderly	0.00%		0.00	0	
9-Ft. Ceilings	3.00%		3.44	361,512	
Roof Adjustment(s)			1.85	195,000	
Subfloor			0.22	23,401	
Floor Cover			3.55	373,578	
Breezeways	\$30.20	36,822	10.57	1,112,016	
Balconies	\$30.48	7,776	2.25	237,020	
Plumbing Fixtures	\$1,610	228	3.49	367,080	
Rough-ins	\$600	260	1.48	156,000	
Built-In Appliances	\$2,950	130	3.65	383,500	
Exterior Stairs	\$2,460	18	0.42	44,280	
Heating/Cooling			2.34	246,107	
Storage Space	\$30.20	0	0.00	0	
Carports	\$12.25	0	0.00	0	
Partial Podium			5.23	550,000	
Common/Support Area	\$121.95	6,428	7.45	783,876	
Elevators	\$239,400	2	4.55	478,800	
Other:			0.00	0	
Other:			0.00	0	
Fire Sprinklers	\$2.59	148,424	3.66	384,418	
SUBTOTAL			168.74	17,746,989	
Current Cost Multiplier	1.00		0.00	0	
Local Multiplier	1.00		0.00	0	
Reserved				0	
TOTAL BUILDING COSTS			168.74	\$17,746,989	
Plans, specs, survey, bldg permits	3.30%		(5.57)	(\$585,651)	
Contractor's OH & Profit	11.50%		(19.41)	(2,040,904)	
NET BUILDING COSTS		\$116,311/unit	\$143.77/sf	\$15,120,435	

Long-Term Pro Forma

OST Lofts, Houston, 9% HTC #21132

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,202,596	\$1,226,648	\$1,251,181	\$1,276,205	\$1,301,729	\$1,437,214	\$1,586,800	\$1,751,956	\$1,934,301	\$2,135,624	\$2,357,902
TOTAL EXPENSES	3.00%	\$746,129	\$768,032	\$790,582	\$813,799	\$837,703	\$968,253	\$1,119,298	\$1,294,070	\$1,496,313	\$1,730,367	\$2,001,255
NET OPERATING INCOME ("NOI")		\$456,467	\$458,616	\$460,599	\$462,406	\$464,026	\$468,961	\$467,502	\$457,886	\$437,987	\$405,257	\$356,647
EXPENSE/INCOME RATIO		62.0%	62.6%	63.2%	63.8%	64.4%	67.4%	70.5%	73.9%	77.4%	81.0%	84.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308	\$381,308
DEBT COVERAGE RATIO		1.20	1.20	1.21	1.21	1.22	1.23	1.23	1.20	1.15	1.06	0.94
ANNUAL CASH FLOW		\$75,159	\$77,308	\$79,291	\$81,097	\$82,718	\$87,652	\$86,194	\$76,578	\$56,679	\$23,949	(\$24,661)
Deferred Developer Fee Balance		\$51,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$25,503	\$104,794	\$185,891	\$268,609	\$699,247	\$1,136,020	\$1,541,802	\$1,869,583	\$2,060,490	\$2,041,437

21132 OST Lofts PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21145 Mariposa Communications Park - Application Summary

PROPERTY IDENTIFICATION	
Application #	21145
Development	Mariposa Communications Park
City / County	Plano / Collin
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program		Request	Recommended		
LIHTC (9% Credit)		\$1,500,000	\$1,500,000	\$8,333/Unit	\$0.92

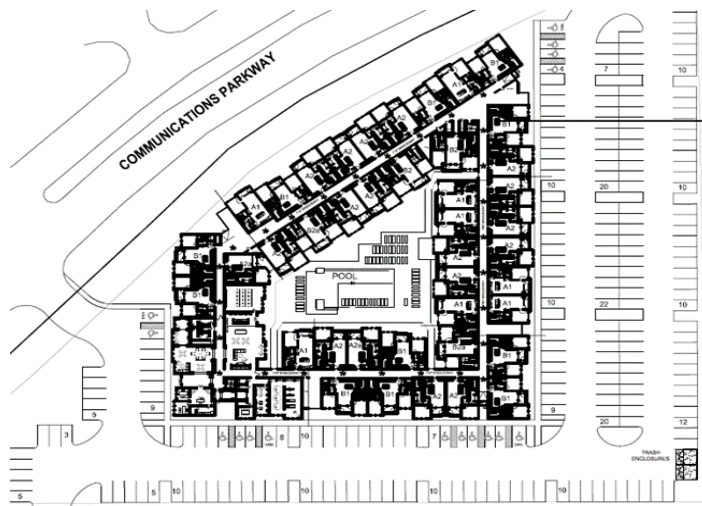
KEY PRINCIPALS / SPONSOR		
Stuart Shaw - Stuart Shaw Family Partnership, Ltd.		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	112	62%	30%	11	6%
2	68	38%	40%	-	0%
3	-	0%	50%	44	24%
4	-	0%	60%	53	29%
			70%	-	0%
			80%	-	0%
			MR	72	40%
TOTAL	180	100%	TOTAL	180	100%

SITE PLAN



PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	41.5%
Breakeven Occ.	85.1%	Breakeven Rent	\$1,036
Average Rent	\$1,128	B/E Rent Margin	\$92
Property Taxes	\$664/unit	Exemption/PILOT	0%
Total Expense	\$5,290/unit	Controllable	\$3,372/unit

MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			5.5%
Highest Unit Capture Rate	13%	1 BR/50%	28
Dominant Unit Cap. Rate	10%	1 BR/60%	37
Premiums (↑60% Rents)	Yes		\$507/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	831 SF	Density	40.0/acre
Acquisition		\$30K/unit	\$5,310K
Building Cost	\$112.50/SF	\$93K/unit	\$16,827K
Hard Cost		\$110K/unit	\$19,779K
Total Cost		\$198K/unit	\$35,729K
Developer Fee	\$3,608K	(42% Deferred)	Paid Year: 7
Contractor Fee	\$2,769K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bellwether Enterprise Perm Loan	15/35	4.50%	\$20,400,000	1.16	City of Plano	0/0	0.00%	\$500	1.16	RBC Tax Credit Equity	\$13,798,620
										Mariposa Communications Parkway LP	\$1,530,063
TOTAL DEBT (Must Pay)			\$20,400,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$15,328,683
										TOTAL DEBT SOURCES	\$20,400,500
										TOTAL CAPITALIZATION	\$35,729,183

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 2 Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Overall Feasibility Indicators
- Developer experience

WEAKNESSES/RISKS

- Market rate risk on 40% of units
- Feasibility reliant on large market premiums

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21145 Program(s): 9% HTC

Mariposa Communications Park

Address/Location: 4.5 Acres Near the NEC of Communications Parkway and Spring Creek Parkway

City: Plano County: Collin Zip: 75024

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- Receipt and acceptance by 10% test:
 - Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- Receipt and acceptance by Cost Certification:
 - Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	11
50% of AMI	50% of AMI	44
60% of AMI	60% of AMI	53

DEVELOPMENT SUMMARY

Mariposa Communications Parkway is proposed new construction of a 180-unit apartment complex in Plano, TX. The community is comprised of one and two-bedroom units and will serve households earning 30%, 50%, and 60% of AMI. The community will also serve the general market by providing 72 (40%) market rate units.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Overall Feasibility Indicators
▫	Developer experience

WEAKNESSES/RISKS	
▫	Market rate risk on 40% of units
▫	Feasibility reliant on large market premiums

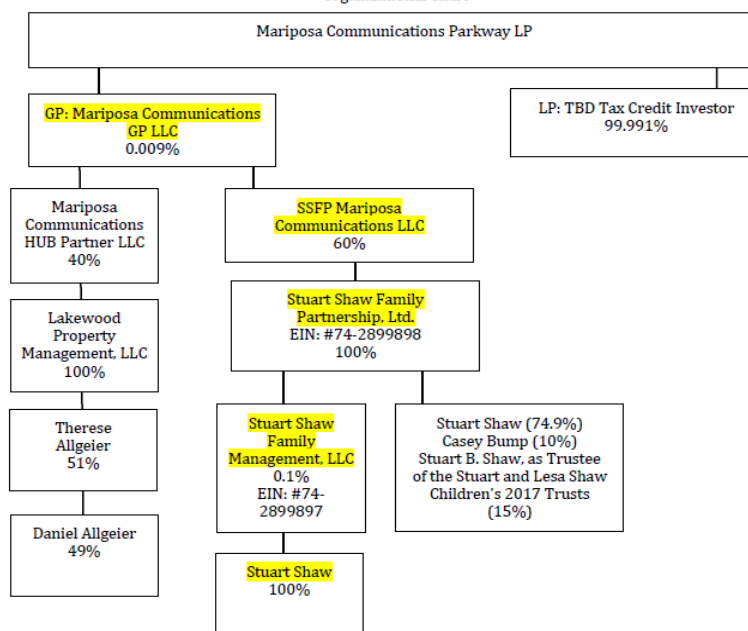
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Stuart Shaw
 Phone: (512) 505-0604
 Relationship: Developer

Name: Casey Bump
 Phone: (512) 505-0603
 Relationship: Developer

OWNERSHIP STRUCTURE



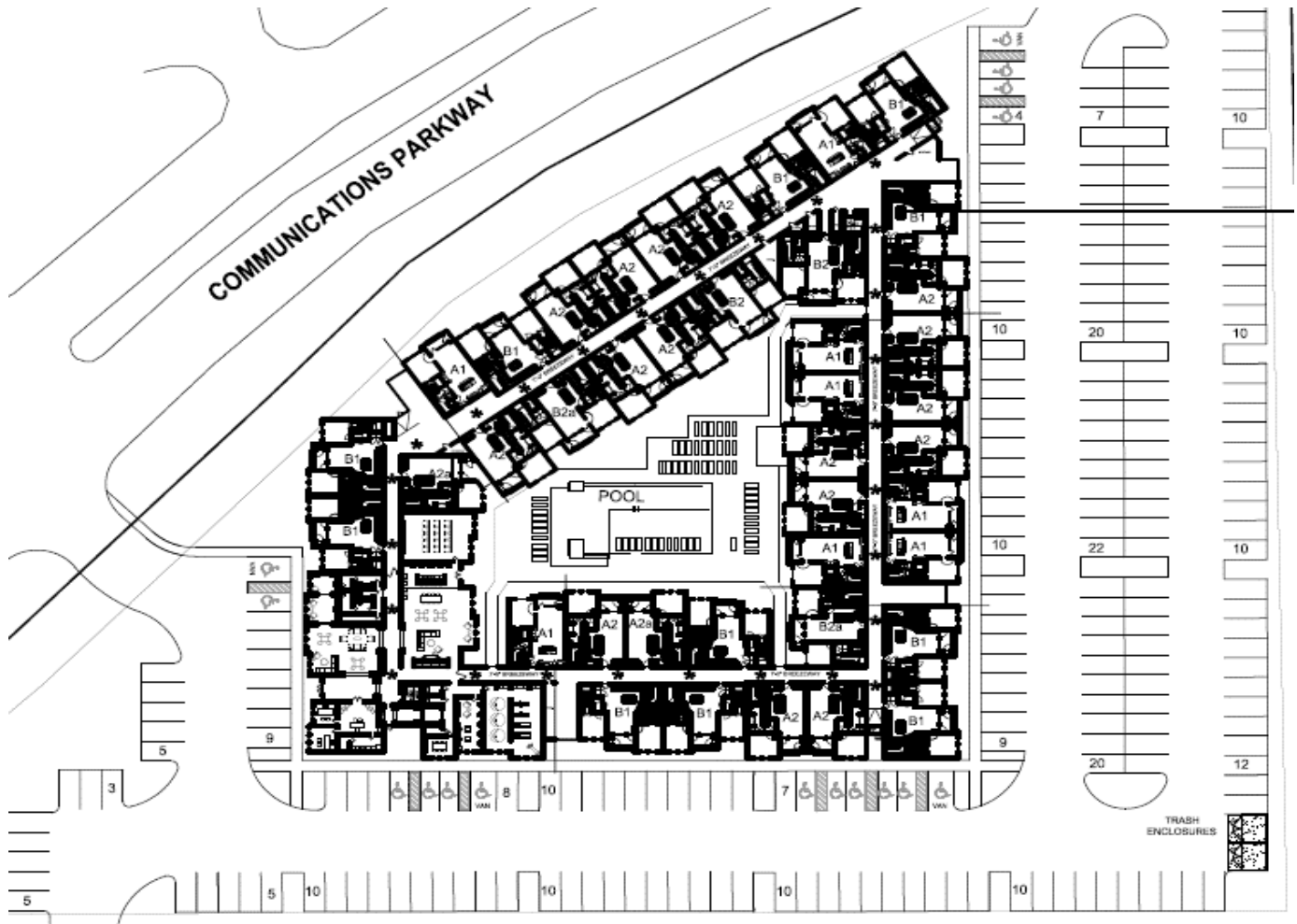
Guarantor: Stuart Shaw Family Partnership and related entities

Highlighted entities and individuals have the ability to exercise Control.

- Stuart Shaw Family Partnership, Ltd. is an experienced affordable housing developer based in Austin, TX. The company has participated in rental development programs with TDHCA on 25 previous deals over the course of 19 years.

DEVELOPMENT SUMMARY

SITE PLAN



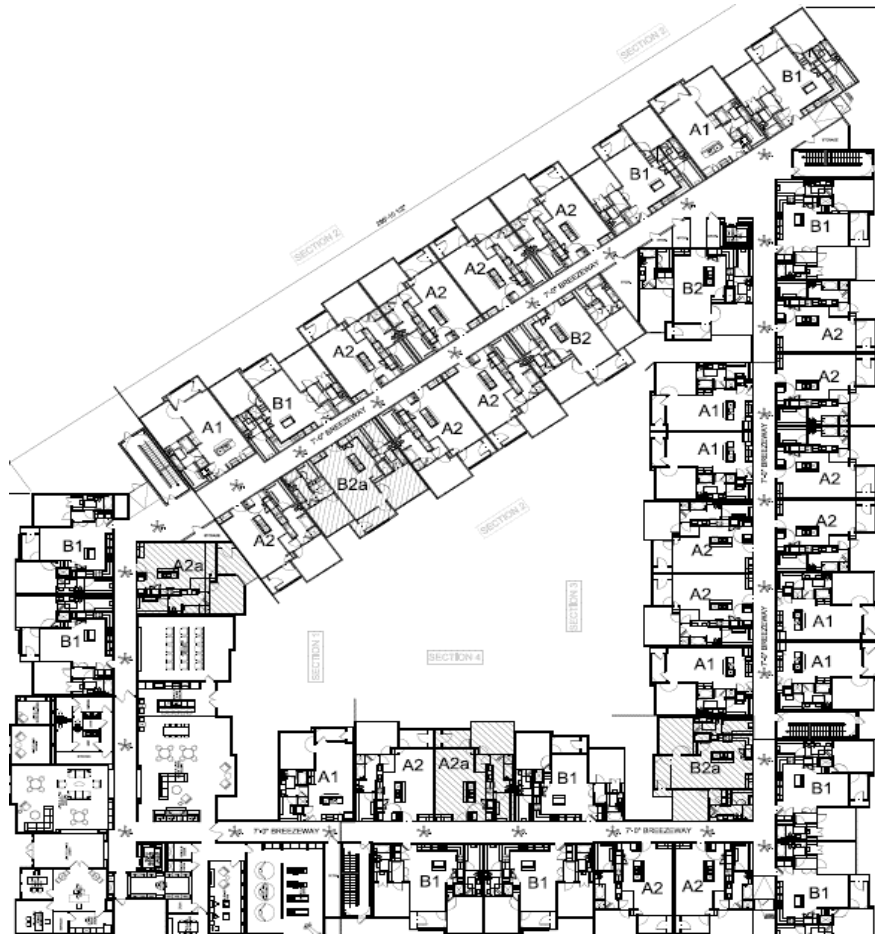
Comments:

The 4.50-acre development site gently slopes towards the west-southwest. There is a 10-foot drop on the site and water will drain west towards a culvert along Communications Parkway. Access will be provided to the site by two entrances along Communications Parkway.

Site plan shows a total of 236 open surface parking spots, which rep 1.3 spaces/ unit. 1 space per unit is required by code.

Site Amenities include a swimming pool, theater, fitness center, two-story lounge area.

BUILDING PLAN (Typical)



Comments:

The building plan consists of a 4-story, elevator-served building with an interior courtyard.

All units will feature a balcony with storage space, walk-in closets, 9-ft ceilings and double-vanity bathroom sinks. Some one-bedroom units include a bathtub and stand-alone shower and some two-bedrooms units include a small study space with desk and chair.

SITE INFORMATION

Flood Zone:	<u> X </u>	Scattered Site?	<u> No </u>
Zoning:	<u> CE </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> No </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> 0 </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:
Undeveloped Land

Surrounding Uses:
North: City of Plano Water Tower; South Transit Drive; DART Park and Ride
East: Agricultural Land
West: McGuinness Dermatology and Plastic Surgery; Undeveloped land; Residential Neighborhood.
Northwest: Undeveloped Land, TMGcore, LLC; Huffman Office Park

Other Observations:

Per feasibility study, "There appears to be a riverine and freshwater pond on or near the site according to the National Wetlands Inventory (Attachment 4). While these bodies of water appear to be ephemeral and therefore non-jurisdictional according to the Navigable Waters Protection Act, a full delineation report is recommended to verify their jurisdictional status.

On June 17, 2021, Madison Peters of Groundwater and Environmental Services, Inc. (GES) conducted a field assessment of an approximately 5-acre area to evaluate the potential presence or absence of wetlands or other waters of the United States, subject to U.S. Army Corps of Engineers (USACE) Section 404 jurisdiction.

"The riverine and palustrine features depicted on the NWI mapper were not observed during the site visit. The site receives runoff from the adjacent commercial development via a culvert under Communications Parkway. The drainage extends along Communications Parkway draining generally southwest and exiting the site via a culvert beneath Communications Parkway...No streams, wetlands, or other special aquatic features were observed on the project site. Based on our desktop evaluation and field survey, no Waters of the United States are located on the project site...Although only the USACE can issue an official "jurisdictional determination," based on the absence of surface water features on the site, it is GES' opinion that development of the property does not require coordination with the USACE under Section 404 of the Clean Water Act."

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Terracon Consultants, Inc. Date: 2/8/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

Per ESA, a recommended noise study is suggested due to the site's proximity to an airport, along with significant road and railroad to the site.

MARKET ANALYSIS

Provider: Affordable Housing Analysts

Date: 3/13/2021

Contact: Bob Coe

Phone: 281-387-7552

Primary Market Area (PMA): 25 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Collin County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,640	\$11,640	\$13,968	\$13,968	---	---	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	---	---	---
50% AMGI	Min	\$19,392	\$19,392	\$23,280	\$23,280	---	---	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	---	---	---
60% AMGI	Min	\$23,280	\$23,280	\$27,936	\$27,936	---	---	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	---	---	---

AFFORDABLE HOUSING INVENTORY								
Competitive Supply (Proposed, Under Construction, and Unstabilized)								
File #	Development			In PMA?	Type	Target Population	Comp Units	Total Units
21144	Mariposa Plano Parkway			Yes	New	Elderly	108	180
Other Affordable Developments in PMA since 2016								
None								
Stabilized Affordable Developments in PMA							Total Units	0
							Total Developments	0
							Average Occupancy	0%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Market Analyst included Mariposa Plano Parkway (#21144), a proposed 9% deal by the same developer in the PMA. This project does not appear competitive in the 2021 cycle. If we remove the 108 comps, the GCR decreases to 2.8%.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	50,383			
Senior Households in the Primary Market Area	16,719			
Potential Demand from the Primary Market Area	3,553			
10% External Demand	355			
Potential Demand from Other Sources	0			
GROSS DEMAND	3,908			
Subject Affordable Units	108			
Unstabilized Competitive Units	108			
RELEVANT SUPPLY	216			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	5.5%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	613	61	11	11	3%					
50% AMGI	1,157	116	44	44	7%					
60% AMGI	1,782	178	53	53	5%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

The capture rates only reflect the demand for the 108 affordable units at the Subject property and do not include any of the 72 market units in the analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	351	35	7	7	4%					
1 BR/50%	378	38	28	28	13%					
1 BR/60%	667	67	37	37	10%					
2 BR/30%	250	25	4	4	3%					
2 BR/50%	438	44	16	16	7%					
2 BR/60%	516	52	16	16	6%					

Market Analyst Comments:

Occupancies of the affordable housing projects are high, with some maintaining waiting lists. Therefore, the subject property need only achieve moderate penetration to be feasible. This is a realistic scenario considering the limited supply of quality affordable Elderly housing in the subject's primary market area (p.13).

Based on the pent-up demand, the high existing occupancy rate, and the absorption of similar properties in the area, the subject is anticipated to be successfully absorbed within 5 to 8 months of completion of the proposed improvements (p.84).

There is an active 9% application for Mariposa at Plano Parkway (21144) with 180 units of which 108 are comparably restricted and were included in my analysis (p.84).

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$1,342,292	Avg. Rent:	\$1,128	Expense Ratio:	41.5%
Debt Service:	\$1,158,532	B/E Rent:	\$1,036	Controllable Expenses:	\$3,372
Net Cash Flow:	\$183,759	UW Occupancy:	92.5%	Property Taxes/Unit:	\$664
Aggregate DCR:	1.16	B/E Occupancy:	85.1%	Program Rent Year:	2020

All HTC units underwritten at max 2020 rents. The 72 (40% of unit mix) market units are underwritten at Applicant's premiums of \$420-\$516 over gross 60% HTC rents, which are \$60-\$145 below the Market Analyst determined rents. If the 72 market units only achieved gross 60% rents, the DCR would decrease to 0.85. If we assume a \$200 premium of gross 60% HTC rents, the DCR would be 0.98 and the deal would be infeasible.

Management fee underwritten at 4.02% as evidenced by draft management agreement.

\$2,050 of supportive services are included in proforma and will be underwritten at cost certification regardless if actually incurred.

Low expense ratio of 41.5% due to large market premiums assumed and the \$86k AMI for Collin County that sizes the HTC rents.

Controllable expense are on the higher end of average at \$3,372/unit.

Deferred fee pays off in year 7 with a \$3.18M 15 year cumulative cash flow.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$1,111,111/ac	\$29,500/unit	\$5,310,000	Contractor Fee	\$2,769,104
Off-site + Site Work		\$11,167/unit	\$2,010,000	Soft Cost + Financing	\$3,170,369
Building Cost	\$112.50/sf	\$93,486/unit	\$16,827,444	Developer Fee	\$3,608,199
Contingency	5.00%	\$5,233/unit	\$941,872	Reserves	\$1,092,195
Total Development Cost	\$198,495/unit		\$35,729,183	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Off-site:

\$65k: A bore will be required to connect approximately 160-feet of 8-inch sewer line to the existing sewer line on the western ROW of Communications Parkway.

Site Work:

Sitework of \$7,778/unit includes usual grading, paving, etc. Site Amenities of \$3,028/unit include landscaping, pool and ecking, and pet park.

Building Cost:

Applicant's building cost of \$112.50/sf is 5% lower than Underwriter's estimate of \$118.36/sf based on Marshall and Swift's "average" base cost adjusted for lumber prices and a four-story build.

Based on the design of the building the costs seem low compared to other deals in the 9% cycle; this could be attributed to savings with the related contractor.

Applicant limited eligible building cost by \$4.21M for scoring purposes.

Contingency:

Contingency is set at 5%, below the allowable 7%. There is \$2M of developer fee than can be deferred if needed.

Reserves:

Reserves are underwritten at 6 months operating expenses and debt service.

Comments:

Applicant's total costs are within 2.5% of Underwriters; Applicant's costs are used for analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$35,729,183	\$22,500,040	\$1,531,927

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Chase Bank Construction Loan	Conventional Loan	\$30,263,309	4.00%	85%
RBC Tax Credit Equity	HTC	\$2,759,724	\$0.92	8%
City of Plano	\$11.9(d)(2)LPS Contribution	\$500		0%
Mariposa Communications Parkway LP	Deferred Fee	\$2,705,650		8%
		\$35,729,183	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Bellwether Enterprise Perm Loan	\$20,400,000	4.50%	35	15	\$20,400,000	4.50%	35	15	57%
City of Plano	\$500				\$500				0%
Total	\$20,400,500				\$20,400,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
RBC Tax Credit Equity	\$13,798,620	\$0.92		\$13,798,620	\$0.92	39%	
Mariposa Communications Parkway LP	\$1,530,063		42%	\$1,530,063		4%	42%
Total	\$15,328,683			\$15,328,683			
				\$35,729,183	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$1.022	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.781	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$35,729,183
Permanent Sources (debt + non-HTC equity)	\$20,400,500
Gap in Permanent Financing	\$15,328,683

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,092,323	\$1,531,927
Needed to Balance Sources & Uses	\$15,328,683	\$1,666,328
Requested by Applicant	\$13,798,620	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,798,620	\$1,500,000
Deferred Developer Fee	\$1,530,063	(42% deferred)
Repayable in	7 years	

Comments:

Underwriter recommends an annual credit amount of \$1,500,000 as requested by Applicant.

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Mariposa Communications Park, Plano, 9% HTC #21145

LOCATION DATA	
CITY:	Plano
COUNTY:	Collin
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	112	62.2%	0	0
2	68	37.8%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	180	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	58.19%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	831 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	11	-	44	53	-	-	72	180
Income	% Total	0.0%	6.1%	0.0%	24.4%	29.4%	0.0%	0.0%	40.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	7	1	1	700	\$485	\$33	\$452	(\$0)	\$0.65	\$452	\$3,164	\$3,166	\$452	\$1	\$0	\$1,370	\$1.96	\$1,370
TC 50%	\$808	28	1	1	700	\$808	\$33	\$775	(\$0)	\$1.11	\$775	\$21,700	\$21,708	\$775	\$1	\$0	\$1,370	\$1.96	\$1,370
TC 60%	\$970	2	1	1	700	\$970	\$33	\$937	(\$0)	\$1.34	\$937	\$1,874	\$1,875	\$937	\$1	\$0	\$1,370	\$1.96	\$1,370
TC 60%	\$970	35	1	1	777	\$970	\$33	\$937	(\$0)	\$1.21	\$937	\$32,795	\$32,805	\$937	\$1	\$0	\$1,390	\$1.79	\$1,450
MR		40	1	1	777	\$0	\$33		NA	\$1.79	\$1,390	\$55,600	\$55,600	\$1,390	\$2	NA	\$1,390	\$1.79	\$1,450
TC 30%	\$582	4	2	2	943	\$582	\$43	\$539	(\$0)	\$0.57	\$539	\$2,156	\$2,156	\$539	\$1	\$0	\$1,630	\$1.73	\$1,750
TC 50%	\$970	16	2	2	943	\$970	\$43	\$927	(\$0)	\$0.98	\$927	\$14,832	\$14,833	\$927	\$1	\$0	\$1,630	\$1.73	\$1,750
TC 60%	\$1,164	16	2	2	943	\$1,164	\$43	\$1,121	(\$0)	\$1.19	\$1,121	\$17,936	\$17,937	\$1,121	\$1	\$0	\$1,630	\$1.73	\$1,750
MR		14	2	2	943	\$0	\$43		NA	\$1.73	\$1,630	\$22,820	\$22,820	\$1,630	\$2	NA	\$1,630	\$1.73	\$1,750
MR		18	2	2	1,014	\$0	\$43		NA	\$1.66	\$1,680	\$30,240	\$30,240	\$1,680	\$2	NA	\$1,680	\$1.66	\$1,825
TOTALS/AVERAGES:		180			149,577				(\$0)	\$1.36	\$1,128	\$203,117	\$203,140	\$1,129	\$1.36	\$0	\$1,482	\$1.78	\$1,554

ANNUAL POTENTIAL GROSS RENT:		\$2,437,404	\$2,437,685
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STABILIZED PRO FORMA

Mariposa Communications Park, Plano, 9% HTC #21145

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.36	\$1,128	\$2,437,404	\$2,437,685	\$1,129	\$1.36			0.0%	(\$281)
Storage and Laundry					\$20.00	\$43,200						
Total Secondary Income					\$20.00	\$43,200	\$20.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$2,480,604	\$2,480,885				0.0%	(\$281)
Vacancy & Collection Loss					7.5% PGI	(186,045)	(186,066)	7.5% PGI			0.0%	21
EFFECTIVE GROSS INCOME						\$2,294,559	\$2,294,818				0.0%	(\$260)

General & Administrative	\$98,039	\$545/Unit	\$96,610	\$537	3.93%	\$0.60	\$501	\$90,237	\$96,610	\$537	\$0.65	4.21%	-6.6%	(6,373)
Management	\$83,654	3.5% EGI	\$86,976	\$483	4.02%	\$0.62	\$513	\$92,278	\$92,278	\$513	\$0.62	4.02%	0.0%	-
Payroll & Payroll Tax	\$242,847	\$1,349/Unit	\$253,696	\$1,409	12.14%	\$1.86	\$1,547	\$278,450	\$278,450	\$1,547	\$1.86	12.13%	0.0%	-
Repairs & Maintenance	\$126,088	\$700/Unit	\$110,285	\$613	4.23%	\$0.65	\$539	\$97,000	\$117,000	\$650	\$0.78	5.10%	-17.1%	(20,000)
Electric/Gas	\$44,484	\$247/Unit	\$28,531	\$159	1.39%	\$0.21	\$177	\$31,800	\$28,531	\$159	\$0.19	1.24%	11.5%	3,269
Water, Sewer, & Trash	\$130,860	\$727/Unit	\$106,362	\$591	4.77%	\$0.73	\$608	\$109,487	\$106,362	\$591	\$0.71	4.63%	2.9%	3,125
Property Insurance	\$65,503	\$0.44 /sf	\$96,077	\$534	3.53%	\$0.54	\$450	\$81,000	\$81,000	\$450	\$0.54	3.53%	0.0%	-
Property Tax (@ 100%) 2.0418	\$203,375	\$1,130/Unit	\$139,593	\$776	5.21%	\$0.80	\$664	\$119,445	\$139,593	\$776	\$0.93	6.08%	-14.4%	(20,148)
Reserve for Replacements					1.96%	\$0.30	\$250	\$45,000	\$45,000	\$250	\$0.30	1.96%	0.0%	-
Cable TV					0.05%	\$0.01	\$7	\$1,200	\$1,200	\$7	\$0.01	0.05%	0.0%	-
Supportive Services					0.09%	\$0.01	\$11	\$2,050	\$2,050	\$11	\$0.01	0.09%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.19%	\$0.03	\$24	\$4,320	\$4,320	\$24	\$0.03	0.19%	0.0%	-
TOTAL EXPENSES					41.50%	\$6.37	\$5,290	\$952,267	\$992,394	\$5,513	\$6.63	43.24%	-4.0%	\$ (40,127)
NET OPERATING INCOME ("NOI")					58.50%	\$8.97	\$7,457	\$1,342,292	\$1,302,425	\$7,236	\$8.71	56.76%	3.1%	\$ 39,867

CONTROLLABLE EXPENSES							\$3,372/Unit				\$3,483/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Mariposa Communications Park, Plano, 9% HTC #21145

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Bellwether Enterprise Perm Loan		1.14	1.17	1,143,419	4.50%	35	15	\$20,400,000	\$20,400,000	15	35	4.50%	\$1,158,532	1.16	57.1%
CASH FLOW DEBT / GRANTS															
City of Plano		1.14	1.17		0.00%	0	0	\$500	\$500	0	0	0.00%		1.16	0.0%
				\$1,143,419	TOTAL DEBT / GRANT SOURCES			\$20,400,500	\$20,400,500	TOTAL DEBT SERVICE			\$1,158,532	1.16	57.1%
NET CASH FLOW		\$159,006	\$198,873			APPLICANT		NET OPERATING INCOME		\$1,342,292	\$183,759	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
RBC Tax Credit Equity	LIHTC Equity	38.6%	\$1,500,000	0.92	\$13,798,620	\$13,798,620	\$0.92	\$1,500,000	38.6%	\$8,333	Applicant Request	
Mariposa Communications Parkway LP	Deferred Developer Fees	4.3%	(42% Deferred)		\$1,530,063	\$1,530,063	(42% Deferred)		4.3%	Total Developer Fee: \$3,608,199		
TOTAL EQUITY SOURCES		42.9%			\$15,328,683	\$15,328,683			42.9%			
TOTAL CAPITALIZATION						\$35,729,183	\$35,729,183				15-Yr Cash Flow after Deferred Fee:	\$3,182,047

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$27,778 / Unit	\$5,000,000	\$5,000,000	\$27,778 / Unit					0.0%	\$0
Closing costs & acq. legal fees, Rollback Taxes				\$310,000	\$310,000						0.0%	\$0
Off-Sites			\$361 / Unit	\$65,000	\$65,000	\$361 / Unit					0.0%	\$0
Site Work	\$1,400,000		\$7,778 / Unit	\$1,400,000	\$1,400,000	\$7,778 / Unit	\$1,400,000				0.0%	\$0
Site Amenities	\$545,000		\$3,028 / Unit	\$545,000	\$545,000	\$3,028 / Unit	\$545,000				0.0%	\$0
Building Cost	\$12,616,819	\$112.50 /sf	\$93,486/Unit	\$16,827,444	\$17,704,454	\$98,358/Unit	\$118.36 /sf	\$12,616,819			-5.0%	(\$877,010)
Contingency	\$728,092	5.00%	5.00%	\$941,872	\$941,872	4.78%	5.00%	\$728,092			0.0%	\$0
Contractor Fees	\$2,140,591	14.00%	14.00%	\$2,769,104	\$2,769,104	13.41%	14.00%	\$2,140,588			0.0%	\$0
Soft Costs	\$0	\$1,338,831		\$7,438 / Unit	\$1,338,831	\$7,438 / Unit		\$1,338,831	\$0		0.0%	\$0
Financing	\$0	\$795,923		\$10,175 / Unit	\$1,831,538	\$10,175 / Unit		\$795,923	\$0		0.0%	\$0
Developer Fee	\$0	\$2,934,792	15.00%	15.00%	\$3,608,199	\$3,608,199	14.47%	15.00%	\$2,934,788	\$0	0.0%	\$0
Reserves			6 Months	\$1,092,195	\$1,092,195	6 Months					0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$0	\$22,500,048		\$198,495 / Unit	\$35,729,183	\$36,606,193	\$203,368 / Unit	\$22,500,040	\$0		-2.4%	(\$877,010)
Acquisition Cost	\$0				\$0							
Contingency		\$0			\$0							
Contractor's Fee		(\$3)			\$0							
Financing Cost		\$0			\$0							
Developer Fee	\$0	(\$4)	15.00%		\$0							
Reserves					\$0							
ADJUSTED BASIS / COST	\$0	\$22,500,040		\$198,495/unit	\$35,729,183	\$36,606,193	\$203,368/unit	\$22,500,040	\$0		-2.4%	(\$877,010)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$35,729,183						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Mariposa Communications Park, Plano, 9% HTC #21145

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$22,500,040	\$0	$22,500,040
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$22,500,040	\$0	\$22,500,040
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$29,250,053	\$0	\$29,250,053
Applicable Fraction	58.19%	58.19%	58%	58%
TOTAL QUALIFIED BASIS	\$0	\$17,021,416	\$0	\$17,021,416
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,531,927	\$0	\$1,531,927
CREDITS ON QUALIFIED BASIS	\$1,531,927		\$1,531,927	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9199	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,531,927	\$14,092,323	----	----	----
Needed to Fill Gap	\$1,666,328	\$15,328,683	----	----	----
Applicant Request	\$1,500,000	\$13,798,620	\$1,500,000	\$0	\$0

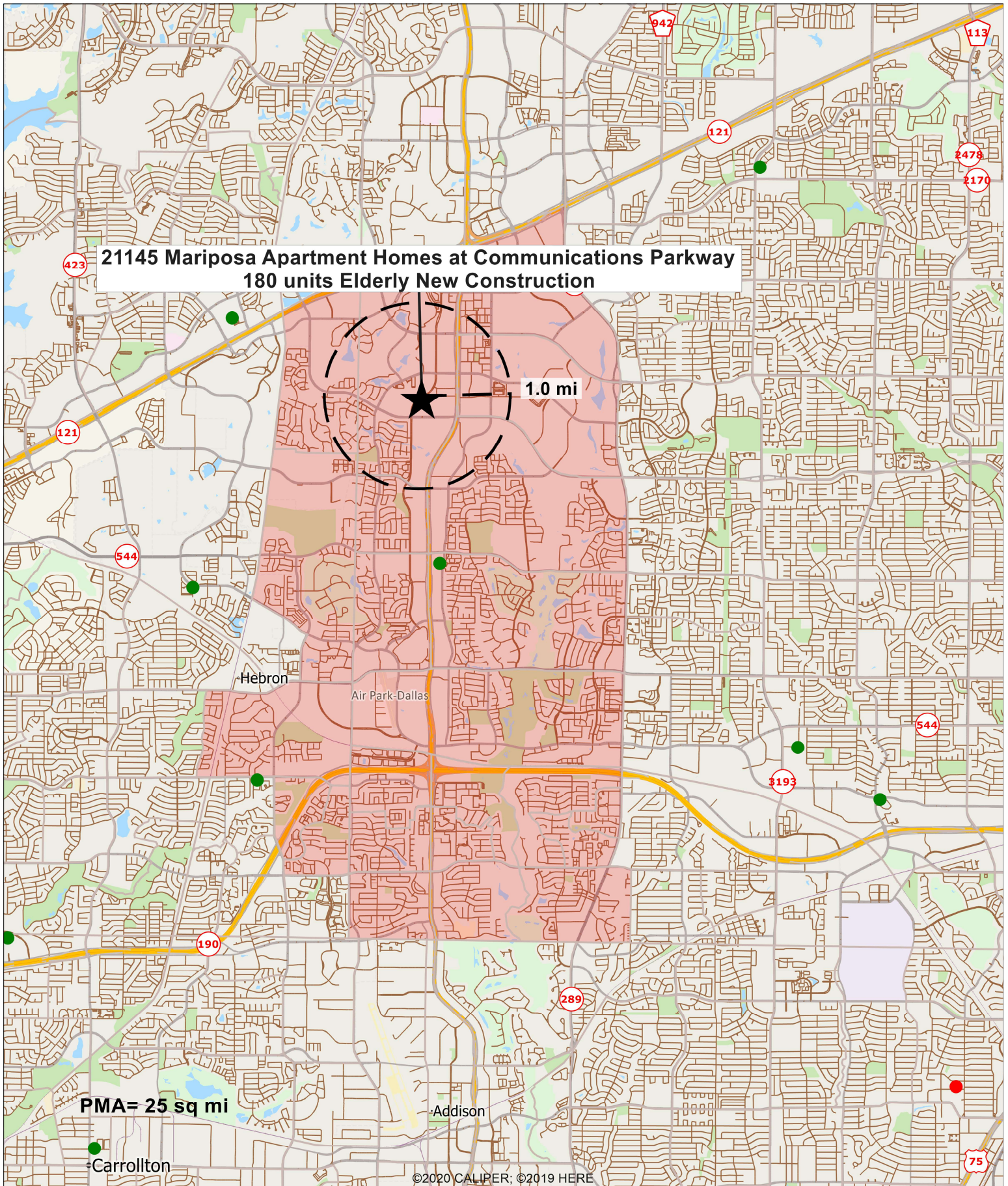
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	149,577 SF	\$86.05	12,871,023
Adjustments				
Exterior Wall Finish	2.40%		2.07	\$308,905
Elderly	3.00%		2.58	386,131
9-Ft. Ceilings	3.30%		2.84	424,744
Roof Adjustment(s)			1.33	199,500
Subfloor			0.22	33,281
Floor Cover			2.05	306,334
Enclosed Corridors	\$77.60	25,835	13.40	2,004,783
Balconies	\$30.64	13,340	2.73	408,675
Plumbing Fixtures	\$1,610	421	4.53	677,810
Rough-ins	\$600	180	0.72	108,000
Built-In Appliances	\$2,950	180	3.55	531,000
Exterior Stairs	\$2,460	4	0.07	9,840
Heating/Cooling			2.34	350,010
Storage Space	\$77.60	2,696	1.40	209,208
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$125.77	7,251	6.10	911,976
Elevators	\$252,412	2	3.38	504,823
Other:			0.00	0
Fire Sprinklers	\$2.88	185,359	3.57	533,834
SUBTOTAL			138.92	20,779,876
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			138.92	\$20,779,876
Plans, specs, survey, bldg permits	3.30%		(4.58)	(\$685,736)
Contractor's OH & Profit	11.50%		(15.98)	(2,389,686)
NET BUILDING COSTS		\$98,358/unit	\$118.36/sf	\$17,704,454

Long-Term Pro Forma

Mariposa Communications Park, Plano, 9% HTC #21145

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$2,294,559	\$2,340,450	\$2,387,259	\$2,435,004	\$2,483,704	\$2,742,210	\$3,027,621	\$3,342,739	\$3,690,654	\$4,074,780	\$4,498,886
TOTAL EXPENSES	3.00%	\$952,267	\$979,912	\$1,008,368	\$1,037,659	\$1,067,810	\$1,232,371	\$1,422,569	\$1,642,428	\$1,896,604	\$2,190,492	\$2,530,336
NET OPERATING INCOME ("NOI")		\$1,342,292	\$1,360,538	\$1,378,891	\$1,397,345	\$1,415,894	\$1,509,839	\$1,605,052	\$1,700,311	\$1,794,050	\$1,884,288	\$1,968,550
EXPENSE/INCOME RATIO		41.5%	41.9%	42.2%	42.6%	43.0%	44.9%	47.0%	49.1%	51.4%	53.8%	56.2%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532	\$1,158,532
DEBT COVERAGE RATIO		1.16	1.17	1.19	1.21	1.22	1.30	1.39	1.47	1.55	1.63	1.70
ANNUAL CASH FLOW		\$183,759	\$202,005	\$220,358	\$238,812	\$257,362	\$351,306	\$446,520	\$541,779	\$635,517	\$725,756	\$810,018
Deferred Developer Fee Balance		\$1,346,304	\$1,144,299	\$923,941	\$685,129	\$427,767	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$1,140,161	\$3,182,047	\$5,700,689	\$8,691,769	\$12,141,926	\$16,026,448

21145 Mariposa Communications Parkway PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21148 William Booth Gardens Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 22, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21148	TDHCA Program	Request	Recommended	
Development	William Booth Gardens Apartments	LIHTC (9% Credit)	\$871,608	\$871,608	\$13,619/Unit
City / County	Houston / Harris				\$0.90
Region/Area	6 / Urban				
Population	Elderly Preference				
Set-Aside	At-Risk				
Activity	Acquisition/Rehab	(Built in 1995)			

KEY PRINCIPALS / SPONSOR			
Tracy Fine / Director, Housing Development & Eric Walker / VP - Affordable Housing of National Church Residences			
Related Parties	Contractor -	TBD	Seller - No

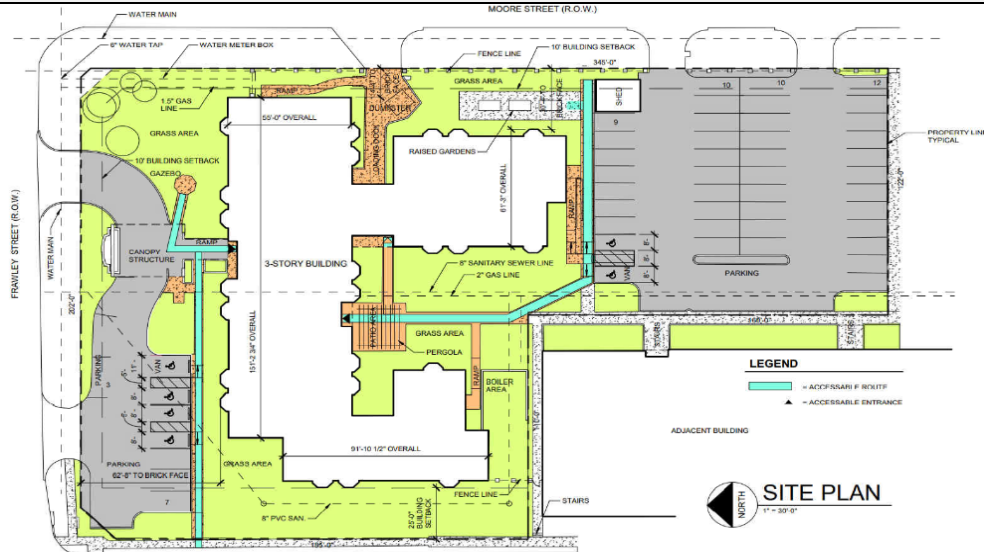
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	63	98%	30%	7	11%
2	1	2%	40%	-	0%
3	-	0%	50%	26	41%
4	-	0%	60%	30	48%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	64	100%	TOTAL	63	98%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.21	Expense Ratio	67.6%
Breakeven Occ.	89.6%	Breakeven Rent	\$816
Average Rent	\$865	B/E Rent Margin	\$49
Property Taxes	\$953/unit	Exemption/PILOT	0%
Total Expense	\$6,708/unit	Controllable	\$3,844/unit

SITE PLAN



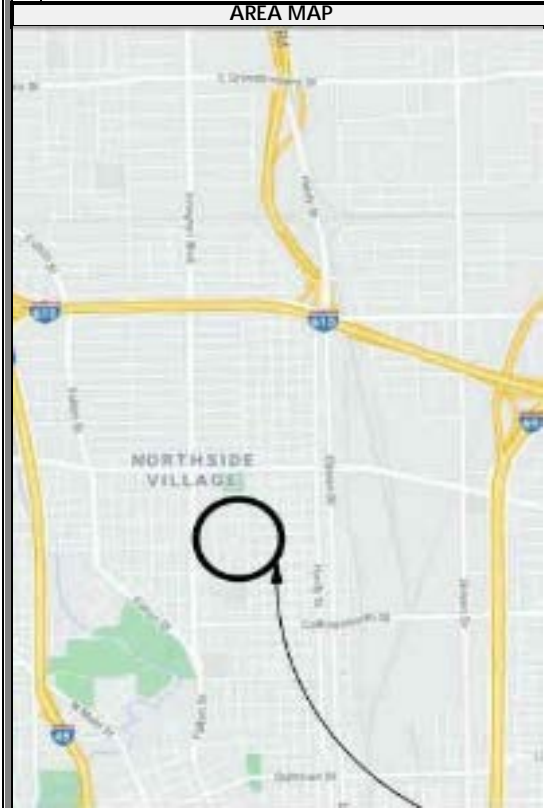
MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			#DIV/0!
Highest Unit Capture Rate	2%	1 BR/50%	63
Dominant Unit Cap. Rate	2%	1 BR/50%	63
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	63		98% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	572 SF	Density	42.7/acre
Acquisition		\$39K/unit	\$2,500K
Building Cost	\$108.60/SF	\$62K/unit	\$3,975K
Hard Cost		\$74K/unit	\$4,744K
Total Cost		\$171K/unit	\$10,941K
Developer Fee	\$972K	(27% Deferred)	Paid Year: 8
Contractor Fee	\$664K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$3K	4%	Finishes/Fixtures \$14K 18%
Building Shell	\$44K	59%	Amenities \$2K 3%
HVAC	\$3K	4%	Total Exterior \$49K 73%
Appliances	\$2K	3%	Total Interior \$18K 27%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Key Bank	18/30	4.75%	\$2,715,000	1.21	City of Houston	0/0	0.00%	\$500	1.21	NEF	\$7,843,688
					Reserves	0/0	0.00%	\$115,000	1.21	DDF-National Church Residences	\$266,497
TOTAL DEBT (Must Pay)			\$2,715,000		CASH FLOW DEBT / GRANTS			\$115,500		TOTAL EQUITY SOURCES	\$8,110,185
TOTAL DEBT SOURCES											\$2,830,500
TOTAL CAPITALIZATION											\$10,940,685

RISK PROFILE
STRENGTHS/MITIGATING FACTORS
<ul style="list-style-type: none"> Overall Feasibility Indicators 100% project-based rental assistance. Developer experience
WEAKNESSES/RISKS
<ul style="list-style-type: none"> High operating expense history from unrelated current Low visibility Parking ratio of 0.8 spaces / unit.





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21148 Program(s): 9% HTC

William Booth Gardens Apartments

Address/Location: 808 Frawley Street

City: Houston County: Harris Zip: 77009

Population: Elderly Preference Program Set-Aside: At-Risk Area: Urban

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 6

Analysis Purpose: New Application - Initial Underwriting

(*) HUD Section 202

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$871,608				\$871,608				

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	7
50% of AMI	50% of AMI	26
60% of AMI	60% of AMI	31

DEVELOPMENT SUMMARY

William Booth Apartments will participate in a RAD conversion and renewal of the subsidy through the Section 8 RAD conversion program, also known as RAD for PRAC. HUD will execute a HAP contract for a minimum of 20 years, confirming long-term rental assistance to the property, allowing for the acquisition / rehabilitation proposal for these 63 Elderly Preference units in Houston that are fully occupied with a current waiting list. This is an elevator served three story garden building. The unit mix is all HAP served 1B units except for a single 2B Employee Occupied unit.

The developer has HTC development and management experience in Texas, as well as nationally. They are expecting to use the same design consultants and self-management as they have used on each of their other Texas Previous Participation.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Overall Feasibility Indicators
▫	100% project-based rental assistance.
▫	Developer experience

WEAKNESSES/RISKS	
▫	High operating expense history from unrelated current owners
▫	Low visibility
▫	Parking ratio of 0.8 spaces / unit.

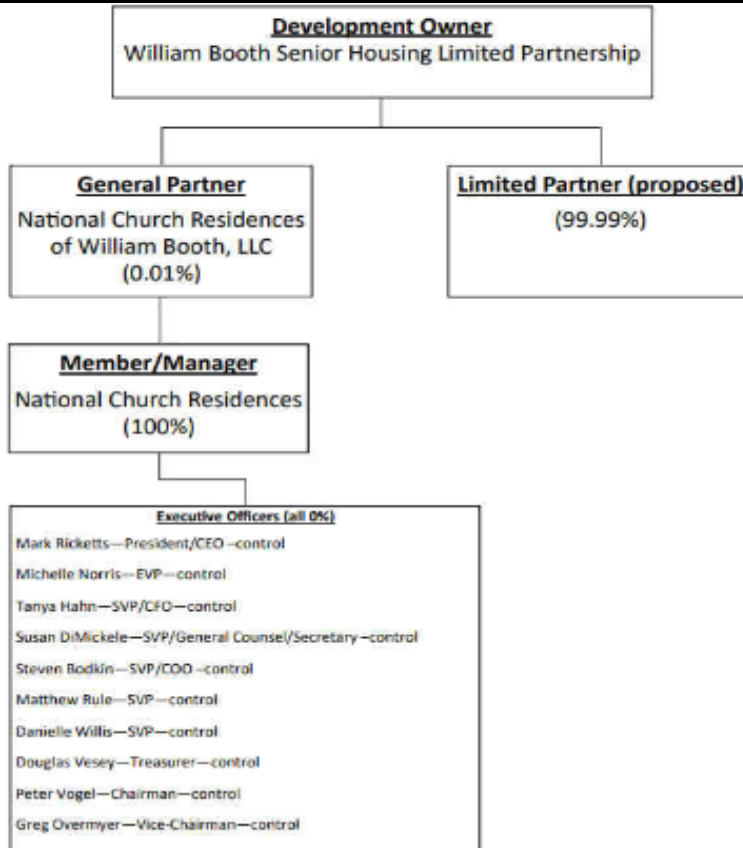
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Tracey Fine
 Phone: (773) 860-5747
 Relationship: Director - Housing Development

Name: Eric Walker
 Phone: (614) 273-3734
 Relationship: VP - Affordable Housing

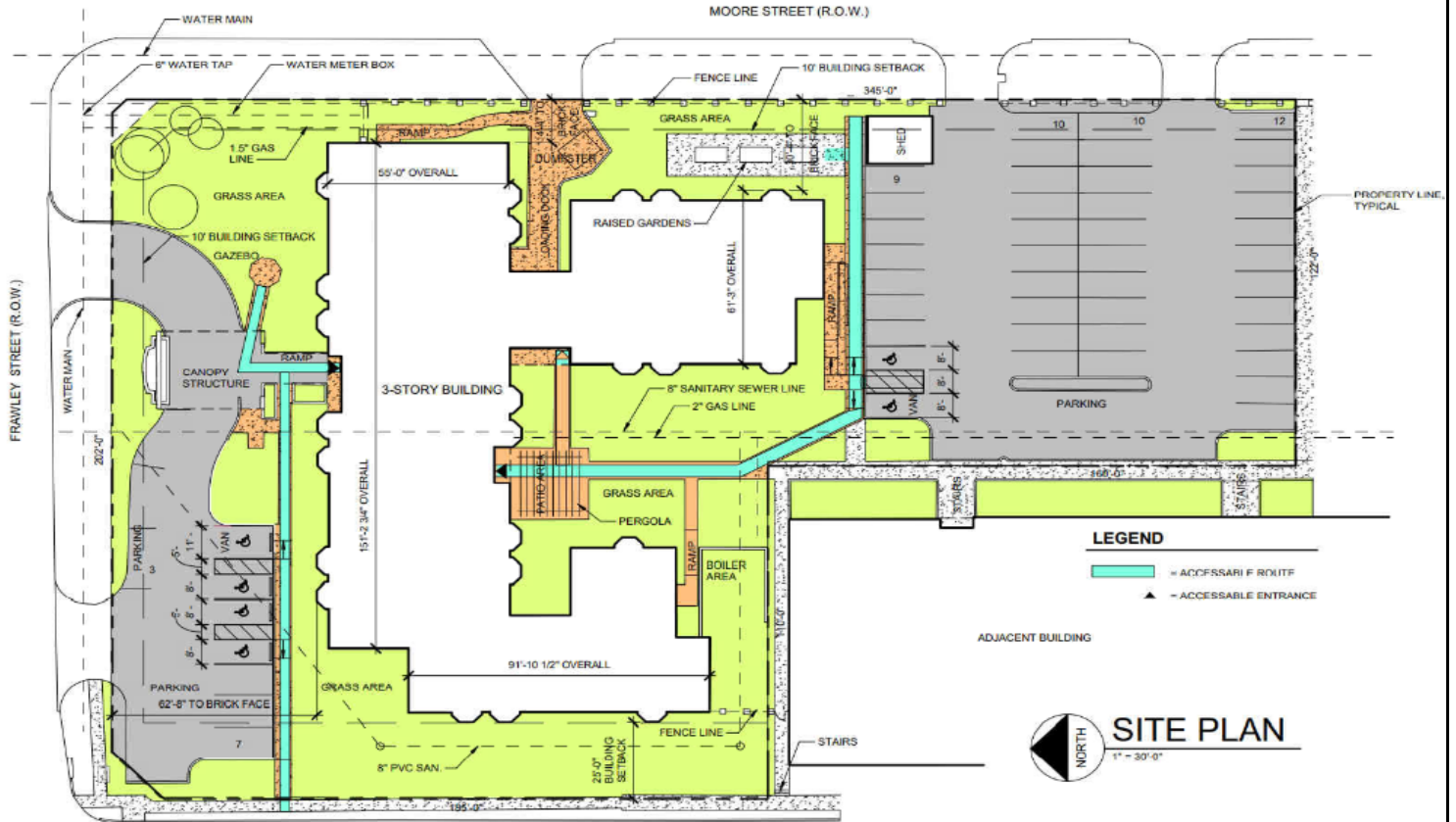
OWNERSHIP STRUCTURE



- National Church Residences is the only Applicant / Developer / Owner in this proposed rehabilitation. As a HUD 202, For Profit / HUB entities are not allowed in ownership. The organization sponsors 30 HTC developments in Texas, as well as nearly 300 Elderly developments nationwide.

DEVELOPMENT SUMMARY

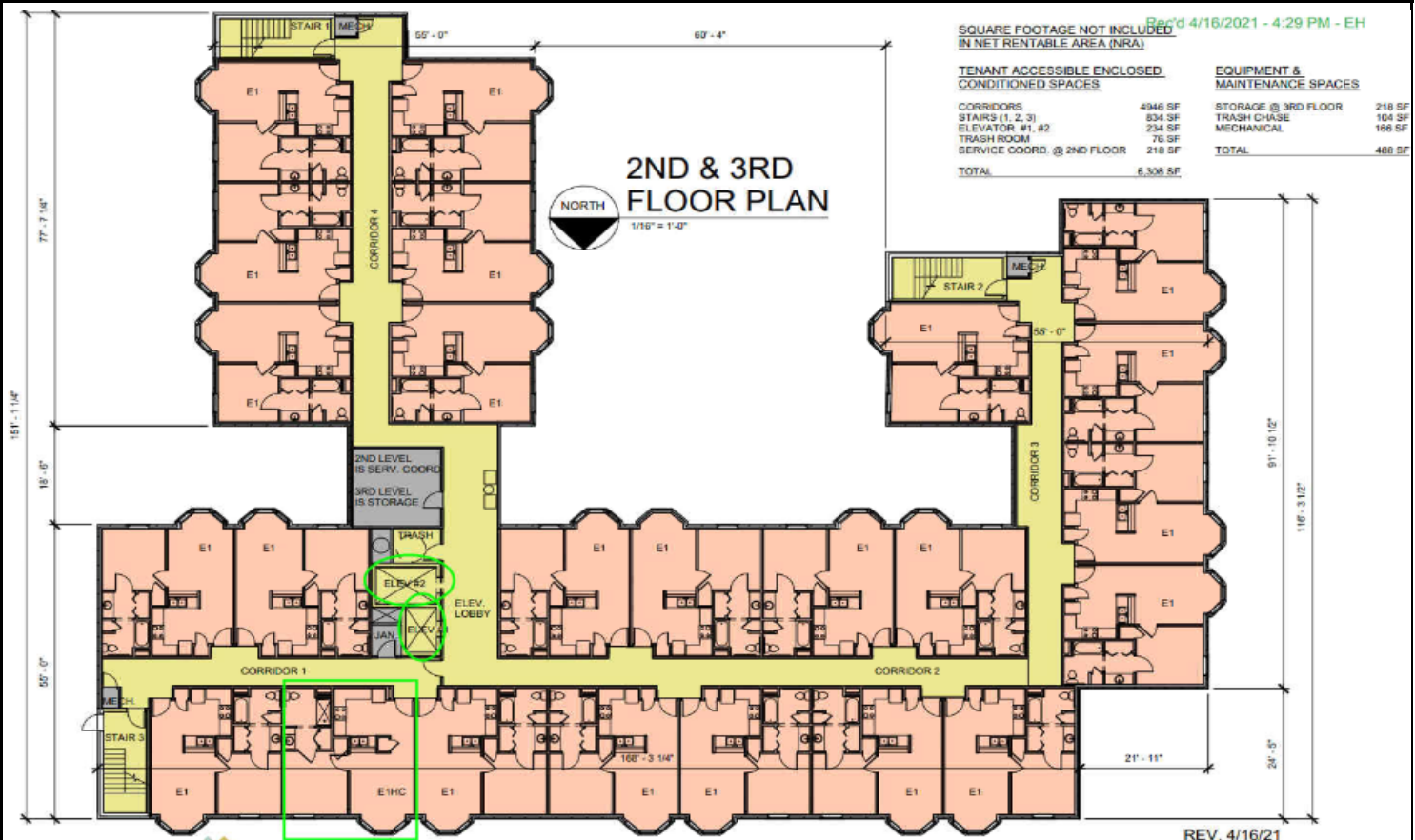
SITE PLAN



Comments:

There is expected to be minimal reconfigurations of the site plan, other than the redevelopment of a small Accessory Building. The remainder of the Site Work budget is allocated for landscaping & recreational site Furnishings. Primary visitor entrance will remain on Frawley St, with 0.8 parking spaces / unit all located in the back of the site.

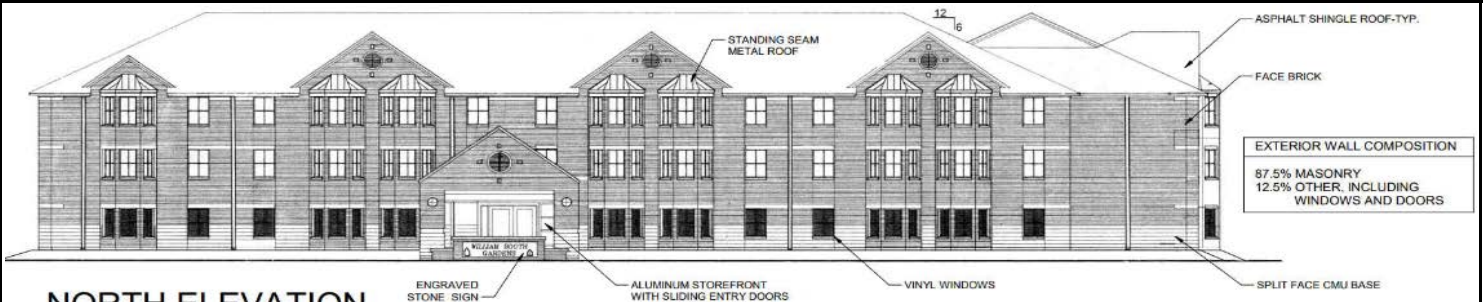
BUILDING PLAN (Typical)



Comments:

All tenant units average only 567sqft, with the unit entrances from a conditioned corridor and a short hallway passing the kitchen and bathrooms. All plumbing runs are along the corridors, maximizing the plumbing run efficiency. There are two elevators, both located in the center of the building floorplan, along with three stairways at the end of each of the corridors.

PROPOSED ELEVATION



NORTH ELEVATION

1/16" = 1'-0"

Comments:

No significant changes to the existing facade. Building layout will remain the same, with the same 6/12 steep roof pitch, and all masonry walls.

EXISTING ELEVATION



Comments:

The existing north-facing entrance from Fawley St.

SITE CONTROL INFO

Site Acreage: Development Site: 1.50 acres Density: 42.7 units/acre
Site Control: 1.5 **Site Plan:** 1.5 **Appraisal:** 1.51 **ESA:** 1.5
Feasibility Report Survey: NA **Feasibility Report Engineer's Plan:** NA

Control Type: Purchase and Sale Agreement

Development Site: 1.50 acres Cost: \$2,500,000 \$39,063 per unit

Seller: William Booth Residence, Inc

Buyer: National Church Residences Investment Corporation

Related-Party Seller/Identity of Interest: No

Comments:
 Subject acquisition price only 54% of appraised value.

APPRAISED VALUE

Appraiser: VSI APPRAISAL GROUP Date: 10/28/2020

Land as Vacant:	<u>1.51 acres</u>	<u>\$2,110,000</u>	Per Unit:	<u>\$32,969</u>
Existing Buildings: (as-is)		<u>\$2,490,000</u>	Per Unit:	<u>\$38,906</u>
Land + Buildings: (as-is)		<u>\$4,600,000</u>	Per Unit:	<u>\$71,875</u>
Total Development: (as-is)		<u>\$4,600,000</u>	Per Unit:	<u>\$71,875</u>

SITE INFORMATION

Flood Zone:	<u>x</u>	Scattered Site?	<u>No</u>
Zoning:	<u>Houston- no zoning</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>1995</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Senior housing with rental subsidy from HUD.

Surrounding Uses:
 North: Frawley Street beyond which is a vacant restaurant building and residential
 South: Salvation Army (4516 Irvington Boulevard)
 East: Moore Street beyond which are residential (4602, 4515, 4506, 4502, 4418, 4414 Moore Street)
 West: Irvington Blvd beyond which is Taquerias Arandas and Northside Resale Shop (4523 Irvington Blvd)

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Parner Engineering and Sciences, Inc. Date: 11/20/2020

Recognized Environmental Conditions (RECs) and Other Concerns:
 ▫ None

MARKET ANALYSIS

Provider: Vogt Strategic Insights

Date: 2/19/2021

Contact: Daniel Swartz

Phone: (614) 224-4300

Primary Market Area (PMA): 15 sq. miles 2 mile equivalent radius

Demand Analysis:

Market Analyst calculates a Gross Capture Rate of 2.4%, which is below the 10% maximum. Given the current waiting-list, effective capture rate is 0%. Underwriter reviewed the market study for compliance.

Capture rate limits do not apply to existing affordable housing that is at least 50% occupied and that provides a leasing preference to existing tenants. The Subject property is covered by a Housing Assistance Program contract, meaning that all households below the maximum income level are eligible.

Subject is currently fully occupied with a three home waiting-list.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$205,803	Avg. Rent:	\$865	Expense Ratio:	67.6%
Debt Service:	\$169,953	B/E Rent:	\$816	Controllable Expenses:	\$3,844
Net Cash Flow:	\$35,850	UW Occupancy:	95.0%	Property Taxes/Unit:	\$953
Aggregate DCR:	1.21	B/E Occupancy:	89.6%	Program Rent Year:	2020

63 units (all except for the one EO) supported by a HAP Project Based Rental Assistance agreement.

Applicant expects to operate the property substantially more efficiently post-rehabilitation.

TDHCA matched the applicant's G&A expense expectations, well below existing management's 2020 statement.

Applicant's R&M budget is higher than comparables, but far lower than previous years.

Vacancy underwritten at 5.0% due to 100% unit HAP contract.

6% Property Management Fee underwritten to reflect applicant's estimate for managing a 64 unit development.

Underwriting assumes 3 units vacant; break-even occurs with 6 units vacant.

Deferred Developer Fee pays off in year 8, and total 15-yr cash flow after deferred fee pays is \$232,627.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$754,650/ac	\$39,063/unit	\$2,500,000	Contractor Fee	\$664,206
Off-site + Site Work		\$5,277/unit	\$337,725	Soft Cost + Financing	\$1,691,430
Building Cost	\$108.60/sf	\$62,114/unit	\$3,975,300	Developer Fee	\$971,721
Contingency	10.00%	\$6,739/unit	\$431,303	Reserves	\$369,000
Total Development Cost	\$170,948/unit		\$10,940,685	Rehabilitation Cost	\$67,391/unit
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Acquisition:

Applicant allocated the \$2,500,000 acquisition cost between land and buildings in the same proportion as the values indicated in the \$4,600,000 appraisal. The allocation has no impact on the recommendation since the Applicant is not seeking acquisition credits.

Site Work:

Over half of the Site Work budget is for concrete, followed by 12% for Landscaping and 8% for Recreational facilities.

Building Cost:

41% of Building Costs allocated toward "Electrical" (including appliances, lighting fixtures, supply lines/wiring, panels/breakers, telecommunication systems) and "Mechanical" (HVAC & Plumbing)

\$542,700 Woods / Plastic budget incorporates current commodity prices.

39% of the Building Costs defined as Critical Repairs for ADA compliance.

Scope of Work:

The Site Work scope involves selective repairs to the parking surface, inclusive of power washing and replacement of expansion joint sealants, provision of accessible parking spaces and work associated for compliance, restriping of parking stalls and painting of curbing throughout the site, replacement of concrete sidewalks to provide fully compliant accessible routing throughout the site, construct new, accessible maintenance shed, landscaping improvements, provide new site signage, refurbish existing gazebo, provide new pergola, provide raised garden beds, refurbish dumpster screens, refurbish decorative fencing and provide illumination at existing flagpole.

The scope rehabilitation to address Site and Building Security is proposed to include removal of existing pole mounted lights and bases, replace said assemblies with LED equipment, replacement of building mounted lighting (with LED equipment), replace entry gate and intercom system, installation of polemounted patio lighting, provision of additional security system features, installation of exterior door alarm systems and replacement of rolling-gate operators at the perimeter fencing.

Interior rehabilitation, addressing common areas and dwelling units, will involve generally refurbishment or replacement of interior finishes (flooring, painting, ceiling grids), lighting fixture (LED upgrades), appliance packages in the community kitchenette and dwelling units (EnergyStar rated equipment), casework replacements, bathroom fixture replacements and modifications to meet accessibility requirements, including clear floor space modification and locations of environmental controls (light switches and thermostats).

Building Exterior rehabilitation includes exterior cleaning, installation of masonry sealant, selective tuckpointing and brick replacement, replacement of expansion and control joint sealant at masonry veneer, window replacement (EnergyStar rated product), replacement of exterior metal doors and hardware, replacement of aluminum storefront framing systems, replacement of the automatic sliding door, fascia, soffit, gutter and downspout replacement, refurbish the porte cochere, paint handrailing at main entrance and replacement of building mounted signage.

Building System rehabilitation is proposed to include modernization of the vertical transportation equipment and finishes, replacement of the fire alarm system (including within dwelling units), rough-in of WiFi system within common areas and corridors, replacement of boiler and associated infrastructure, replacement of cooling tower and associated infrastructure, replacement of air handling units, provision of shutoff valves for domestic and hydronic plumbing.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$213,400	\$3,334/unit	4%	Finishes/Fixtures	\$868,500	\$13,570/unit	18%
Building Shell	\$2,795,700	\$43,683/unit	59%	HVAC	\$173,400	\$2,709/unit	4%
Amenities	\$124,325	\$1,943/unit	3%	Appliances	\$137,700	\$2,152/unit	3%
Total Exterior	\$3,133,425	\$48,960/unit	73%	Total Interior	\$1,179,600	\$18,431/unit	27%

SCOPE & COST REVIEW

Provider: Partner Engineering and Science, Inc. Date: 2/22/2021

Contingency:

Applicant requests the 10% maximum allowable contingency for rehab

Soft Costs:

\$40K for permitting & related costs, with another \$5,600 / unit for Architecture & Engineering.
\$108K for Tenant Relocation is an ineligible Soft Cost.

Comments:

All underwritten Rehabilitation Costs taken from the certified Scope and Cost Review.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$10,940,685	\$7,449,642	\$871,608

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Key Bank	Conventional Loan	\$7,929,027	3.75%	82%
NEF	HTC	\$1,568,738	\$0.90	16%
City of Houston	Waived Fees	\$500		0%
Reserves	Existing Reserves	\$115,000		1%
		\$9,613,265	Total Sources	

Comments:

The transfer of existing Reserves is identified in the Purchase and Sale Agreement.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Key Bank	\$2,715,000	4.75%	30	18	\$2,715,000	4.75%	30	18	25%
City of Houston	\$500				\$500				0%
Reserves	\$115,000				\$115,000				1%
Total	\$2,830,500				\$2,830,500				

Comments:

Permanent Loan from Key Bank will have an interest rate set by the Community Investment Program ("CIP") rate plus 300bps.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
NEF	\$7,843,688	\$0.90		\$7,843,688	\$0.90	72%	
DDF-National Church Residences	\$274,776		28%	\$266,497		2%	27%
Total	\$8,118,464			\$8,110,185			
				\$10,940,685	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.930	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.873	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Deferred Developer Fee of \$259,776 should be fully repaid in 5 years.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$10,940,685
Permanent Sources (debt + non-HTC equity)	\$2,830,500
Gap in Permanent Financing	\$8,110,185

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$7,843,689	\$871,608
Needed to Balance Sources & Uses	\$8,110,185	\$901,222
Requested by Applicant	\$7,843,688	\$871,608

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$7,843,688	\$871,608

Deferred Developer Fee	\$266,497	(27% deferred)
Repayable in	8 years	

Comments:

Underwriter recommends a credit allocation of \$871,608 as requested by Applicant.

Underwriter:	<u>Greg Stoll</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE

William Booth Gardens Apartments, Houston, 9% HTC #21148

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	63	98.4%	63	0
2	1	1.6%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	64	100.0%	63	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	572 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	7	-	26	30	-	-	-	63
Income	% Total	0.0%	11.1%	0.0%	41.3%	47.6%	0.0%	0.0%	0.0%	98.4%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$443	PBRA	\$932	2	1	1	563	\$932	\$53	\$879	\$0	\$1.56	\$879	\$1,758	\$1,758	\$879	\$1.56	\$0	\$965	\$1.71	\$965
TC 30%	\$443	PBRA	\$932	5	1	1	567	\$932	\$53	\$879	\$0	\$1.55	\$879	\$4,395	\$4,395	\$879	\$1.55	\$0	\$972	\$1.71	\$972
TC 50%	\$739	PBRA	\$932	26	1	1	567	\$932	\$53	\$879	\$0	\$1.55	\$879	\$22,854	\$22,854	\$879	\$1.55	\$0	\$972	\$1.71	\$972
TC 60%	\$887	PBRA	\$932	29	1	1	567	\$932	\$53	\$879	\$0	\$1.55	\$879	\$25,491	\$25,491	\$879	\$1.55	\$0	\$972	\$1.71	\$972
TC 60%	\$887	PBRA	\$932	1	1	1	563	\$932	\$53	\$879	\$0	\$1.56	\$879	\$879	\$879	\$879	\$1.56	\$0	\$965	\$1.71	\$965
EO	0			1	2	1	896	\$0	\$0	\$0		\$0.00	\$0	\$0				NA	\$1,536	\$1.71	\$1,536
TOTALS/AVERAGES:				64			36,605				\$0	\$1.51	\$865	\$55,377	\$55,377	\$865	\$1.51	\$0	\$980	\$1.71	\$980

ANNUAL POTENTIAL GROSS RENT:	\$664,524	\$664,524
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STABILIZED PRO FORMA

William Booth Gardens Apartments, Houston, 9% HTC #21148

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	2020 Historical	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT		\$645,286	\$1.51	\$865	\$664,524	\$664,524	\$865	\$1.51			0.0%	\$0
Laundry and vending		\$2,930		\$5.20	\$3,996							
Total Secondary Income				\$5.20		\$3,996	\$5.20				0.0%	\$0
POTENTIAL GROSS INCOME					\$668,520	\$668,520					0.0%	\$0
Vacancy & Collection Loss		(\$16,551)		5.0% PGI	(33,426)	(33,426)	5.0% PGI				0.0%	-
EFFECTIVE GROSS INCOME					\$635,094	\$635,094					0.0%	\$0

General & Administrative	\$27,208	\$425/Unit	\$88,820	\$1,388	5.63%	\$0.98	\$558	\$35,743	\$35,743	\$558	\$0.98	5.63%	0.0%	-
Management	\$27,096	5.4% EGI	\$19,951	\$312	6.01%	\$1.04	\$596	\$38,160	\$38,106	\$595	\$1.04	6.00%	0.1%	54
Payroll & Payroll Tax	\$67,547	\$1,055/Unit	\$185,099	\$2,892	14.65%	\$2.54	\$1,453	\$93,018	\$93,018	\$1,453	\$2.54	14.65%	0.0%	-
Repairs & Maintenance	\$48,956	\$765/Unit	\$151,363	\$2,365	8.67%	\$1.50	\$860	\$55,060	\$44,800	\$700	\$1.22	7.05%	22.9%	10,260
Electric/Gas	\$15,030	\$235/Unit	\$24,519	\$383	3.51%	\$0.61	\$349	\$22,320	\$24,519	\$383	\$0.67	3.86%	-9.0%	(2,199)
Water, Sewer, & Trash	\$42,080	\$657/Unit	\$37,092	\$580	6.28%	\$1.09	\$623	\$39,897	\$37,092	\$580	\$1.01	5.84%	7.6%	2,805
Property Insurance	\$27,903	\$0.76 /sf	\$31,674	\$495	5.90%	\$1.02	\$585	\$37,462	\$37,462	\$585	\$1.02	5.90%	0.0%	-
Property Tax (@ 100%) 2.3994	\$29,491	\$461/Unit	\$0	\$0	9.60%	\$1.67	\$953	\$61,000	\$61,138	\$955	\$1.67	9.63%	-0.2%	(138)
Reserve for Replacements					3.02%	\$0.52	\$300	\$19,200	\$19,200	\$300	\$0.52	3.02%	0.0%	-
Supportive Service Coordinator					3.21%	\$0.56	\$319	\$20,412	\$20,412	\$319		3.21%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.40%	\$0.07	\$39	\$2,520	\$2,520	\$39	\$0.07	0.40%	0.0%	-
Security					0.71%	\$0.12	\$70	\$4,500	\$4,500	\$70	\$0.12	0.71%	0.0%	-
TOTAL EXPENSES					67.59%	\$11.73	\$6,708	\$ 429,291	\$418,509	\$6,539	\$11.43	65.90%	2.6%	\$ 10,782
NET OPERATING INCOME ("NOI")					32.41%	\$5.62	\$3,216	\$205,803	\$216,585	\$3,384	\$5.92	34.10%	-5.0%	\$ (10,782)

CONTROLLABLE EXPENSES							\$3,844/Unit			\$3,675/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

William Booth Gardens Apartments, Houston, 9% HTC #21148

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Key Bank		1.27	1.21	169,953	4.75%	30	18	\$2,715,000	\$2,715,000	18	30	4.75%	\$169,953	1.21	24.8%
CASH FLOW DEBT / GRANTS															
City of Houston		1.27	1.21		0.00%	0	0	\$500	\$500	0	0	0.00%		1.21	0.0%
Reserves		1.27	1.21		0.00%	0	0	\$115,000	\$115,000	0	0	0.00%		1.21	1.1%
				\$169,953	TOTAL DEBT / GRANT SOURCES			\$2,830,500	\$2,830,500	TOTAL DEBT SERVICE			\$169,953	1.21	25.9%
NET CASH FLOW		\$46,632	\$35,850	APPLICANT NET OPERATING INCOME					\$205,803	\$35,850	NET CASH FLOW				

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
DDF-National Church Residences	Deferred Developer Fees	2.5%	(28% Deferred)		\$274,776	\$266,497	(27% Deferred)		2.4%		Total Developer Fee: \$980,000
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		
TOTAL EQUITY SOURCES		74.2%			\$8,118,464	\$8,110,185			74.1%		
TOTAL CAPITALIZATION						\$10,948,964	\$10,940,685	15-Yr Cash Flow after Deferred Fee:			\$232,627

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE			
Eligible Basis	Acquisition	New Const. Rehab	Total Costs	Total Costs	Eligible Basis	New Const. Rehab	Acquisition	%	\$				
										Land Acquisition			\$17,687 / Unit	$1,131,975	$17,687 / Unit			0.0%	$0
Building Acquisition	\$0		\$21,375 / Unit	\$1,368,025	\$21,375 / Unit		\$0	0.0%	\$0				
Site Work		\$216,725	\$3,386 / Unit	\$216,725	\$213,400	\$3,334 / Unit	\$216,725	1.6%	\$3,325				
Site Amenities		\$124,000	\$1,938 / Unit	\$124,000	\$124,325	\$1,943 / Unit	\$124,000	-0.3%	(\$325)				
Building Cost		\$3,972,300	\$108.52 /sf	\$62,067/Unit	\$3,972,300	\$62,114/Unit	\$108.60 /sf	-0.1%	(\$3,000)				
Contingency		\$431,303	10.00%	10.00%	\$431,303	\$431,303	10.00%	10.00%	\$0				
Contractor Fees		\$664,206	14.00%	14.00%	\$664,206	\$664,206	14.00%	14.00%	\$0				
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))		(\$56,516)					(\$56,516)						
Soft Costs	\$0	\$766,906	\$13,663 / Unit	\$874,456	\$874,456	\$13,663 / Unit	\$766,906	0.0%	\$0				
Financing	\$0	\$359,219	\$12,765 / Unit	\$816,974	\$816,974	\$12,765 / Unit	\$359,219	\$0	0.0%				
Developer Fee	\$0	\$971,500	15.00%	15.13%	\$980,000	\$971,721	15.00%	15.00%	\$0				
Reserves			7 Months	\$369,000	\$369,000	8 Months		0.0%	\$0				
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)				\$0	\$7,449,642	\$171,078 / Unit	\$10,948,964	\$10,940,685	\$170,948 / Unit	\$7,449,642	\$0	0.1%	\$8,279
Acquisition Cost	\$0												
Contingency		\$0											
Contractor's Fee		\$0											
Financing Cost		\$0											
Developer Fee	0.00%	\$0	0	15.00%	15.00%		\$0						
Reserves							\$0						
ADJUSTED BASIS / COST				\$0	\$7,449,642	\$171,078/unit	\$10,948,964	\$10,940,685	\$170,948/unit	\$7,449,642	\$0	0.1%	\$8,279
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA							\$10,940,685						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

William Booth Gardens Apartments, Houston, 9% HTC #21148

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$7,449,642	\$0	\$7,449,642
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$7,449,642	\$0	\$7,449,642
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$9,684,535	\$0	\$9,684,535
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$9,684,535	\$0	\$9,684,535
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$871,608	\$0	\$871,608
CREDITS ON QUALIFIED BASIS	\$871,608		\$871,608	

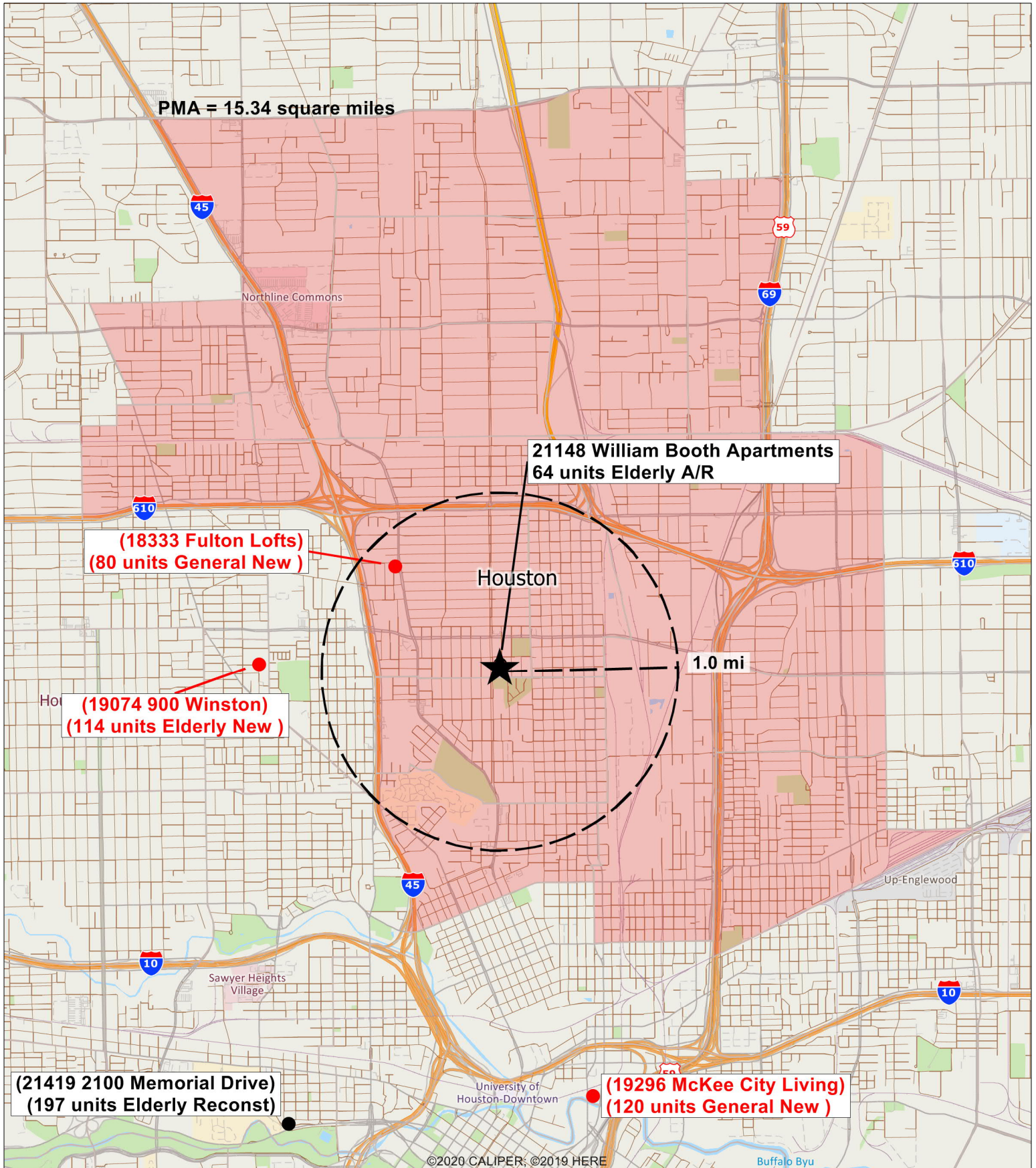
Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8999	Credit Allocation	Credits	Proceeds
Eligible Basis	\$871,608	\$7,843,689	----	----	----
Needed to Fill Gap	\$901,222	\$8,110,185	----	----	----
Applicant Request	\$871,608	\$7,843,688	\$871,608	\$0	\$0

Long-Term Pro Forma

William Booth Gardens Apartments, Houston, 9% HTC #21148

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	\$635,094	\$647,796	\$660,752	\$673,967	\$687,446	\$758,996	\$837,993	\$925,212	\$1,021,509	\$1,127,828
TOTAL EXPENSES	3.00%	\$429,291	\$441,788	\$454,653	\$467,895	\$481,527	\$555,942	\$641,972	\$741,443	\$856,467	\$989,492
NET OPERATING INCOME ("NOI")		\$205,803	\$206,008	\$206,099	\$206,072	\$205,919	\$203,054	\$196,021	\$183,769	\$165,042	\$138,336
EXPENSE/INCOME RATIO		67.6%	68.2%	68.8%	69.4%	70.0%	73.2%	76.6%	80.1%	83.8%	87.7%
MUST -PAY DEBT SERVICE											
TOTAL DEBT SERVICE		\$169,953	\$169,953	\$169,953	\$169,953	\$169,953	\$169,953	\$169,953	\$169,953	\$169,953	\$169,953
DEBT COVERAGE RATIO		1.21	1.21	1.21	1.21	1.21	1.19	1.15	1.08	0.97	0.81
ANNUAL CASH FLOW		\$35,850	\$36,055	\$36,146	\$36,119	\$35,966	\$33,101	\$26,068	\$13,817	(\$4,911)	(\$31,617)
Deferred Developer Fee Balance		\$230,647	\$194,592	\$158,446	\$122,327	\$86,360	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$86,357	\$232,627	\$328,535	\$344,307	\$243,162

21148 William Booth Gardens Apartments - PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21150 Big Lake Seniors - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2021

PROPERTY IDENTIFICATION	
Application #	21150
Development	Big Lake Seniors
City / County	Big Lake / Reagan
Region/Area	12 / Rural
Population	Elderly Limitation
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1995)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$211,841	\$211,841	\$10,592/Unit	\$0.84

KEY PRINCIPALS / SPONSOR			
Pecan Tree Square LLC RD 2014 LYMAC LLC Murray Calhoun Sydney Hurley, Jason Rablais			
Related Parties	Contractor -	Yes	Seller -
		Yes	Yes

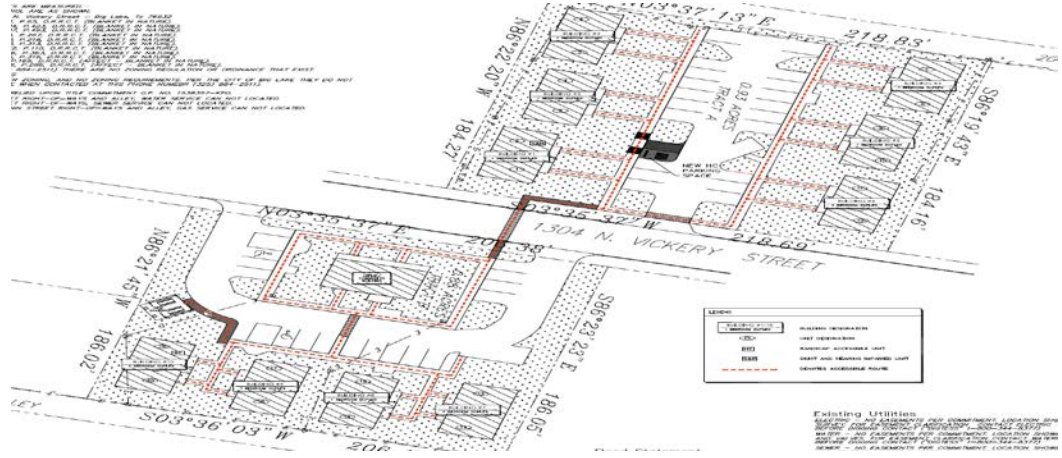
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	20	100%	30%	2	10%
2	-	0%	40%	-	0%
3	-	0%	50%	4	20%
4	-	0%	60%	13	65%
			70%	-	0%
			80%	-	0%
			MR	1	5%
TOTAL	20	100%	TOTAL	20	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	1.35	Expense Ratio	81.3%
Breakeven Occ.	90.1%	Breakeven Rent	\$555
Average Rent	\$584	B/E Rent Margin	\$29
Property Taxes	\$251/unit	Exemption/PILOT	0%
Total Expense	\$5,466/unit	Controllable	\$3,104/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS					
Rent Assisted Units	17	85% Total Units			
DEVELOPMENT COST SUMMARY					
Costs Underwritten	TDHCA's Costs - Based on PCA				
Avg. Unit Size	648 SF	Density	11.0/acre		
Acquisition	\$23K/unit	\$468K			
Building Cost	\$76.75/SF	\$50K/unit	\$995K		
Hard Cost	\$62K/unit		\$1,234K		
Total Cost	\$119K/unit		\$2,381K		
Developer Fee	\$240K	(9% Deferred) Paid Year: 4			
Contractor Fee	\$173K	30% Boost	Yes		
REHABILITATION COSTS / UNIT					
Site Work	\$4K	7%	Finishes/Fixtures	\$23K	37%
Building Shell	\$22K	36%	Amenities	\$2K	4%
HVAC	\$4K	7%	Total Exterior	\$29K	51%
Appliances	\$1K	1%	Total Interior	\$28K	49%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA-RD	30/50	1.00%	\$467,501	2.11						WNC	\$1,782,641	
Adjustment to Debt Per §11.302(c)	30/30	5.75%	\$95,000	1.35						Lymac, LLC	\$20,871	
					Reserves	0/0	0.00%	\$15,180	1.35			
TOTAL DEBT (Must Pay)			\$562,501		CASH FLOW DEBT / GRANTS			\$15,180		TOTAL EQUITY SOURCES		\$1,803,512
										TOTAL DEBT SOURCES		\$577,681
										TOTAL CAPITALIZATION		\$2,381,193

CONDITIONS

1 Receipt and acceptance by 10% test:

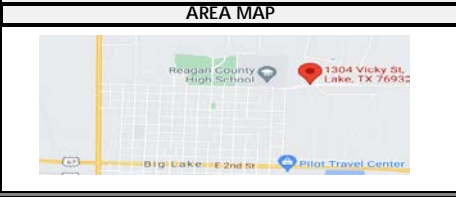
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
- b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
- c: Settlement Statement that documents actual transfer price
- d: Loan Agreement that documents assumed debt balance
- e: Substantially final draft of limited partnership agreement.
- f: Substantially final construction contract with Schedule of Values.
- g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

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RISK PROFILE
STRENGTHS/MITIGATING FACTORS
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) ▫ High DCR ▫ 17 USDA Rental Assistance Units (85% of all units) ▫ USDA subsidies can be increased to offset operating cost increases

WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ 82% expense to income ratio ▫ Requires adding debt to meet 1.35x DCR threshold ▫ Proforma rents 18% higher than current rents depends



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21150 Program(s): 9% HTC

Big Lake Seniors

Address/Location: 1304 Vicky Street

City: Big Lake County: Reagan Zip: 76932

Population: Elderly Limitation Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Duplex Region: 12

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$211,841				\$211,841				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	2
50% of AMI	50% of AMI	4
60% of AMI	60% of AMI	14

DEVELOPMENT SUMMARY

Big Lake Seniors Apartments is a USDA-RD financed multifamily complex. Applicant intends to transfer the complex and assume the existing USDA debt. The development consists of 20 1 bedroom units in 10 buildings. There is also a separate building for leasing activities.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	WEAKNESSES/RISKS
<ul style="list-style-type: none"> ▫ Experienced developer (LIHTC & USDA) ▫ High DCR ▫ 17 USDA Rental Assistance Units (85% of all units) ▫ USDA subsidies can be increased to offset operating cost increases 	<ul style="list-style-type: none"> ▫ 82% expense to income ratio ▫ Breakeven occupancy is 90%. ▫ Proforma rents 18% higher than current rents depends on USDA approval.

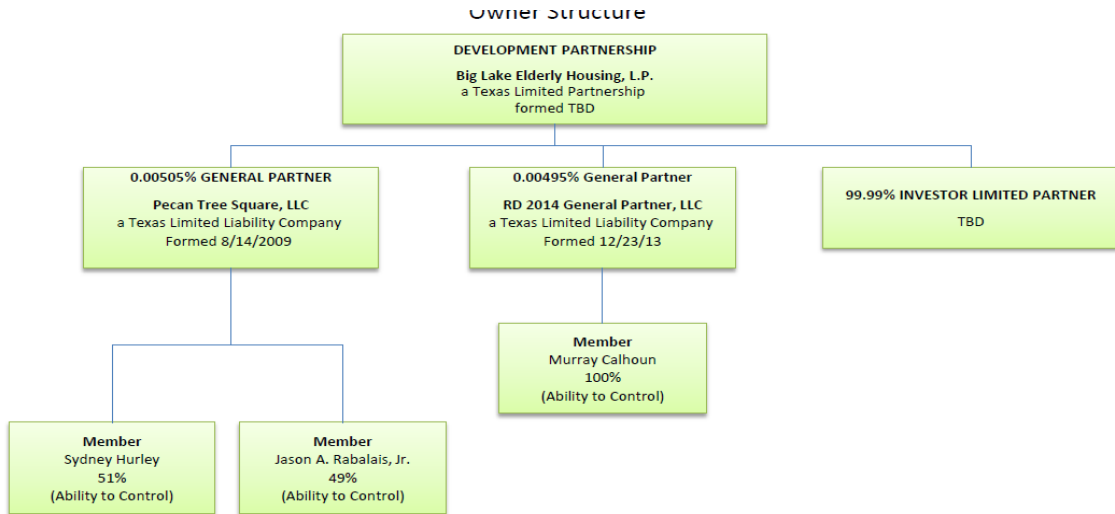
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Murray Calhoun
 Phone: (504) 561-1172
 Relationship: Developer

Name: Robbye Meyer
 Phone: (512) 963-2555
 Relationship: Consultant

OWNERSHIP STRUCTURE



- The Developer Murray Calhoun of Lymac LLC, owns and manages a portfolio of 40 LIHTC and 4 HOME/HTF properties since 1989. Jason Rabalais of Pecan Tree Square LLC has also jointly participated in the development of 17 of those HTC properties in last 5 years.

SITE CONTROL INFO

Site Acreage: Development Site: 1.81 acres Density: 11.0 units/acre
Site Control: 1.81 **Site Plan:** 1.81 **Appraisal:** 1.81 **ESA:** N/A
Feasibility Report Survey: 1.81 **Feasibility Report Engineer's Plan:** N/A

Control Type: Option
 Development Site: 1.81 acres Cost: \$467,501 \$23,375 per unit

Seller: Big Lake Seniors Apartments, Ltd
 Buyer: Big Lake Elderly Housing, LP

Related-Party Seller/Identity of Interest: Yes

Comments:
 The Buyer will assume the balance as of the date of the Sale. The Price will be adjusted based upon the principal amount on the mortgage at closing and will include existing replacement reserve and operating accounts.

APPRAISED VALUE

Appraiser: O'Connor & Associates Date: 2/23/2021

Land as Vacant: 1.81 acres	<u>\$31,500</u>	Per Unit:	<u>\$1,575</u>
Existing Buildings: (as-is)	<u>\$818,500</u>	Per Unit:	<u>\$40,925</u>
Total Development: (as-is)	<u>\$850,000</u>	Per Unit:	<u>\$42,500</u>

SITE INFORMATION

Flood Zone: <u>NA</u>	Scattered Site? <u>No</u>
Zoning: <u>No zoning required</u>	Within 100-yr floodplain? <u>Yes</u>
Re-Zoning Required? <u>No</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>1995</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:
 Existing multifamily residential property.

Surrounding Uses:
 Vacant land, truck storage yard, Reagan High School and residential properties.

Other Observations:
 County judge confirmed that there are no zoning requirements in County. There is no FEMA flood map available for the development site, so Applicant will state in the Tenant Rights that part of the Site may be located in a floodplain.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Comments:

For Developments in programs that allow a waiver of the Phase I ESA such as an existing USDA funded Development, the Development Owners are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

Comments:

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (TDHCA Pro Forma)					
NOI:	\$25,099	Avg. Rent:	\$584	Expense Ratio:	81.3%
Debt Service:	\$18,538	B/E Rent:	\$555	Controllable Expenses:	\$3,104
Net Cash Flow:	\$6,561	UW Occupancy:	94.7%	Property Taxes/Unit:	\$251
Aggregate DCR:	1.35	B/E Occupancy:	90.1%	Program Rent Year:	2020

17 out of 20 (85%) units are supported by USDA Rental Assistance. Applicant rents are 18% higher than current approved USDA base rents. Actual rent increases are subject to USDA approval.

Underwriter's expenses are based on historic operations and estimates included in the proposed USDA budget. Applicant provided PAT submitted to USDA for replacement reserve estimate of \$725/unit. Overall underwriting will be reviewed following USDA approval based on final closing documentation.

Current occupancy is at 95%. Vacancy assumption is adjusted based on the number of units receiving USDA Rental Assistance.

Application was submitted with debt coverage exceeding the maximum 1.35 times. Analysis assumes additional market rate debt to maintain the maximum DCR, reducing the underwritten deferred Developer Fee. As underwritten, deferred fee is repaid in year 4 with \$12K net cash flow over 15 years.

Application was submitted with an 83% expense-to-income ratio, and the long-term pro forma exhibits negative annual cash flow beginning in year 12. USDA properties are exempt from long-term feasibility criteria if more than 50% of the units are in USDA control. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$/ac	\$23,375/unit	\$467,501	Contractor Fee	\$173,000
Off-site + Site Work		\$6,943/unit	\$138,852	Soft Cost + Financing	\$200,950
Building Cost	\$76.75/sf	\$49,736/unit	\$994,710	Developer Fee	\$240,000
Contingency	8.82%	\$5,000/unit	\$100,000	Reserves	\$66,180
Total Development Cost		\$119,060/unit	\$2,381,193	Rehabilitation Cost	\$56,678/unit
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Acquisition:

The Applicant's cost schedule reflects an acquisition cost based on the estimated balance due on the USDA debt as of application date. The actual price will be subject to USDA approval.

Site Work:

Includes adding landscaping, grading for improved drainage, and repaving concrete parking areas and sidewalks.

Building Cost:

49% of the rehab costs is going toward interior renovations, new HVAC units and new appliances.

REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$89,352	\$4,468/unit	7%	Finishes/Fixtures	\$457,060	\$22,853/unit	37%
Building Shell	\$439,000	\$21,950/unit	36%	HVAC	\$86,750	\$4,338/unit	7%
Amenities	\$49,500	\$2,475/unit	4%	Appliances	\$11,900	\$595/unit	1%
Total Exterior	\$577,852	\$28,893/unit	51%	Total Interior	\$555,710	\$27,786/unit	49%

SCOPE & COST REVIEW

Provider: GIBCO Environmental LLC

Date: 2/16/2021

Soft Costs:

Applicant assumes that there will be no tenant relocation costs.

Developer Fee:

Developer Fee equals 15.45% of rehab costs. Up to 20% Fee is permitted on developments with less than 50 units.

Reserves:

Reserve amount equals 6 months of expenses and debt service.

Comments:

The SCR provider identified \$875k in immediate needs. Site issues identified include repairing the concrete sidewalks and parking lot. Exterior issues identified include replacing existing vinyl siding with hardi plank and adding landscaping. Mechanical issues identified are adding additional GFCI outlets inside apartments, and replacing HVAC units as needed. Dwelling unit issues identified are replacing all windows, exterior doors, original bath vanities, kitchen cabinets and laminate countertops and an allowance for flooring and appliances, There is also an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$2,381,193	\$1,843,512	\$211,841

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
USDA-RD	USDA/TXRD Loan(s)	\$467,501	1.00%	20%
Iberia Bank	Conventional Loan	\$1,500,000	3.11%	63%
WNC	HTC	\$178,354	\$0.84	7%
Lymac, LLC	Deferred Developer Fee	\$235,338		10%
		\$2,381,193	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
USDA-RD	\$467,501	1.00%	50	30	\$467,501	1.00%	50	30	20%
Adjustment to Debt Per §11.302(c)(2)					\$95,000	5.75%	30	30	4%
Reserves	\$15,180				\$15,180				1%
Total	\$482,681				\$577,681				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC	\$1,782,642	\$0.84		\$1,782,641	\$0.84	75%	
Lymac, LLC	\$115,870		48%	\$20,871		1%	9%
Total	\$1,898,512			\$1,803,512			
				\$2,381,193	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.851	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.836	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

The underwriting analysis assumes a \$95,000 increase in permanent debt to meet the maximum 1.35x debt coverage ratio. The additional debt is for tax credit sizing purposes only and not a condition of the recommendation. This reduces the deferred Developer Fee to \$20,871 with no effect on the tax credit recommendation.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$2,381,193
Permanent Sources (debt + non-HTC equity)	\$577,681
Gap in Permanent Financing	\$1,803,512

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$1,782,645	\$211,841
Needed to Balance Sources & Uses	\$1,803,512	\$214,321
Requested by Applicant	\$1,782,641	\$211,841

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$1,782,641	\$211,841

Deferred Developer Fee	\$20,871	(9% deferred)
Repayable in	4 years	

Comments:

Credit recommendation is \$211,841 as requested by Applicant.

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Big Lake Seniors, Big Lake, 9% HTC #21150

LOCATION DATA	
CITY:	Big Lake
COUNTY:	Reagan
Area Median Income	\$79,700
PROGRAM REGION:	12
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	20	100.0%	17	0
2	-	0.0%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	20	100.0%	17	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	648 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO	TOTAL
Average	# Units	-	2	-	4	13	-	-	1	20
Income	% Total	0.0%	10.0%	0.0%	20.0%	65.0%	0.0%	0.0%	5.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Appraiser	
TC 30%	\$448	USDA-RD	\$696	2	1	1	648	\$696	\$81	\$615	\$0	\$0.95	\$615	\$1,230	\$1,230	\$615	\$1	\$0	\$696	\$1.07	\$625
TC 50%	\$747	USDA-RD	\$696	4	1	1	648	\$696	\$81	\$615	\$0	\$0.95	\$615	\$2,460	\$2,460	\$615	\$1	\$0	\$696	\$1.07	\$625
TC 60%	\$897	USDA-RD	\$696	11	1	1	648	\$696	\$81	\$615	\$0	\$0.95	\$615	\$6,765	\$6,765	\$615	\$1	\$0	\$696	\$1.07	\$625
TC 60%	\$897	0	\$696	2	1	1	648	\$696	\$81	\$615	\$0	\$0.95	\$615	\$1,230	\$1,230	\$615	\$1	\$0	\$696	\$1.07	\$625
EO	0	0		1	1	1	648	\$0	\$81	(\$81)		\$0.00	\$0	\$0				NA	\$696	\$1.07	\$625
TOTALS/AVERAGES:				20			12,960				\$0	\$0.90	\$584	\$11,685	\$11,685	\$584	\$0.90	\$0	\$696	\$1.07	\$625

ANNUAL POTENTIAL GROSS RENT:	\$140,220	\$140,220
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STABILIZED PRO FORMA

Big Lake Seniors, Big Lake, 9% HTC #21150

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	2019 Operations	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.90	\$584	\$140,220	\$140,220	\$584	\$0.90		0.0%	\$0	
Interest Income					\$0.20	\$48						
Tenant Charges					\$6.25	\$1,500						
Application fees					\$0.50	\$120						
Total Secondary Income					\$6.95	\$1,668	\$6.95			0.0%	\$0	
POTENTIAL GROSS INCOME						\$141,888	\$141,888			0.0%	\$0	
Vacancy & Collection Loss				5.3% PGI	(7,468)	(7,468)	5.3% PGI			0.0%	-	
Rental Concessions					-	-				0.0%	-	
EFFECTIVE GROSS INCOME						\$134,420	\$134,420			0.0%	\$0	

General & Administrative	\$10,543	\$527/Unit	\$14,276	\$714	10.68%	\$1.11	\$718	\$14,350	\$14,350	\$718	\$1.11	10.68%	0.0%	-
Management	\$10,122	5.8% EGI	\$12,864	\$643	11.53%	\$1.20	\$775	\$15,504	\$15,360	\$768	\$1.19	11.43%	0.9%	144
Payroll & Payroll Tax	\$22,295	\$1,115/Unit	\$17,563	\$878	14.88%	\$1.54	\$1,000	\$20,000	\$20,000	\$1,000	\$1.54	14.88%	0.0%	-
Repairs & Maintenance	\$16,299	\$815/Unit	\$16,551	\$828	12.91%	\$1.34	\$868	\$17,350	\$16,299	\$815	\$1.26	12.13%	6.4%	1,051
Electric/Gas	\$5,081	\$254/Unit	\$2,465	\$123	1.90%	\$0.20	\$128	\$2,554	\$2,554	\$128	\$0.20	1.90%	0.0%	-
Water, Sewer, & Trash	\$11,997	\$600/Unit	\$7,753	\$388	6.60%	\$0.68	\$444	\$8,875	\$8,875	\$444	\$0.68	6.60%	0.0%	-
Property Insurance	\$6,790	\$0.52 /sf	\$8,240	\$412	11.23%	\$1.16	\$755	\$15,093	\$11,610	\$581	\$0.90	8.64%	30.0%	3,483
Property Tax (@ 100%) 1.5163	\$8,801	\$440/Unit	\$2,308	\$115	1.86%	\$0.19	\$125	\$2,500	\$5,013	\$251	\$0.39	3.73%	-50.1%	(2,513)
Reserve for Replacements					10.79%	\$1.12	\$725	\$14,500	\$14,500	\$725	\$1.12	10.79%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.57%	\$0.06	\$38	\$760	\$760	\$38	\$0.06	0.57%	0.0%	-
TOTAL EXPENSES					82.94%	\$8.60	\$5,574	\$111,486	\$109,321	\$5,466	\$8.44	81.33%	2.0%	\$ 2,165
NET OPERATING INCOME ("NOI")					17.06%	\$1.77	\$1,147	\$22,934	\$25,099	\$1,255	\$1.94	18.67%	-8.6%	\$ (2,165)

CONTROLLABLE EXPENSES							\$3,156/Unit				\$3,104/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Big Lake Seniors, Big Lake, 9% HTC #21150

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE															
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		UW	App						Principal	Term	Amort	Rate	Pmt	Cumulative	
													DCR	LTC	
USDA-RD		2.11	1.93	11,885	1.00%	50	30	\$467,501	\$467,501	30	50	1.00%	\$11,885	2.11	19.6%
Adjustment to Debt Per §11.302(c)(2)									\$95,000	30	30	5.75%	\$6,653	1.35	4.0%
CASH FLOW DEBT / GRANTS															
Reserves		2.11	1.93		0.00%	0	0	\$15,180	\$15,180	0	0	0.00%		1.35	0.6%
				\$11,885				\$482,681	\$577,681				\$18,538	1.35	24.3%
NET CASH FLOW		\$13,214	\$11,049							TDHCA NET OPERATING INCOME	\$25,099	\$6,561	NET CASH FLOW		

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE											
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	AS UNDERWRITTEN EQUITY STRUCTURE					
						Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
WNC	LIHTC Equity	74.9%	\$211,841	\$0.84	\$1,782,642	\$1,782,641	\$0.8415	\$211,841	74.9%	\$10,592	Applicant Request
Lymac, LLC	Deferred Developer Fees	4.9%	(48% Deferred)		\$115,870	\$20,871	(9% Deferred)		0.9%	Total Developer Fee:	\$240,000
TOTAL EQUITY SOURCES		79.7%			\$1,898,512	\$1,803,512			75.7%		
TOTAL CAPITALIZATION						\$2,381,193	\$2,381,193			15-Yr Cash Flow after Deferred Fee:	\$12,445

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS													
	Eligible Basis		Total Costs	TDHCA COST / BASIS ITEMS				COST VARIANCE					
	Acquisition	New Const. Rehab		Total Costs	Eligible Basis								
												%	\$
Land Acquisition			\$ / Unit	\$0	\$0	\$ / Unit						0.0%	\$0
Building Acquisition	\$50,000		\$23,375 / Unit	\$467,501	\$467,501	\$23,375 / Unit		\$50,000				0.0%	\$0
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit						0.0%	\$0
Site Work		\$89,352	\$4,468 / Unit	\$89,352	\$89,352	\$4,468 / Unit	\$89,352					0.0%	\$0
Site Amenities		\$49,500	\$2,475 / Unit	\$49,500	\$49,500	\$2,475 / Unit	\$49,500					0.0%	\$0
other construction cost			0										
Structured Parking			0										
Building Cost		\$994,710	\$76.75 /sf	\$49,736/Unit	\$994,710	\$994,710	\$49,736/Unit	\$76.75 /sf	\$994,710			0.0%	\$0
Contingency		\$100,000	8.82%	8.82%	\$100,000	\$100,000	8.82%	8.82%	\$100,000			0.0%	\$0
Contractor Fees		\$173,000	14.02%	14.02%	\$173,000	\$173,000	14.02%	14.02%	\$173,000			0.0%	\$0
Soft Costs	\$0	\$61,950	\$3,098 / Unit	\$61,950	\$61,950	\$3,098 / Unit	\$61,950		\$0			0.0%	\$0
Financing	\$0	\$85,000	\$6,950 / Unit	\$139,000	\$139,000	\$6,950 / Unit	\$85,000		\$0			0.0%	\$0
Developer Fee	0.00%	\$0	\$240,000	15.45%	14.97%	\$240,000	\$240,000	14.97%	14.97%	\$240,000	\$0	0.0%	\$0
Reserves			6 Months	\$66,180	\$66,180	6 Months						0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$50,000	\$1,793,512	\$119,060 / Unit	\$2,381,193	\$2,381,193	\$119,060 / Unit	\$1,793,512	\$50,000	0.0%	\$0		
Acquisition Cost		\$0			\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		\$0			\$0								
Developer Fee	0.00%	\$0	\$0		\$0								
Reserves		\$0			\$0								
ADJUSTED BASIS / COST		\$50,000	\$1,793,512	\$119,060/unit	\$2,381,193	\$2,381,193	\$119,060/unit	\$1,793,512	\$50,000	0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA					\$2,381,193								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Big Lake Seniors, Big Lake, 9% HTC #21150

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$50,000	\$1,793,512	\$50,000	$1,793,512
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$50,000	\$1,793,512	\$50,000	\$1,793,512
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$50,000	\$2,331,566	\$50,000	\$2,331,566
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$50,000	\$2,331,566	\$50,000	\$2,331,566
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	2000	\$209,841	\$2,000	\$209,841
CREDITS ON QUALIFIED BASIS	\$211,841		\$211,841	

ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS

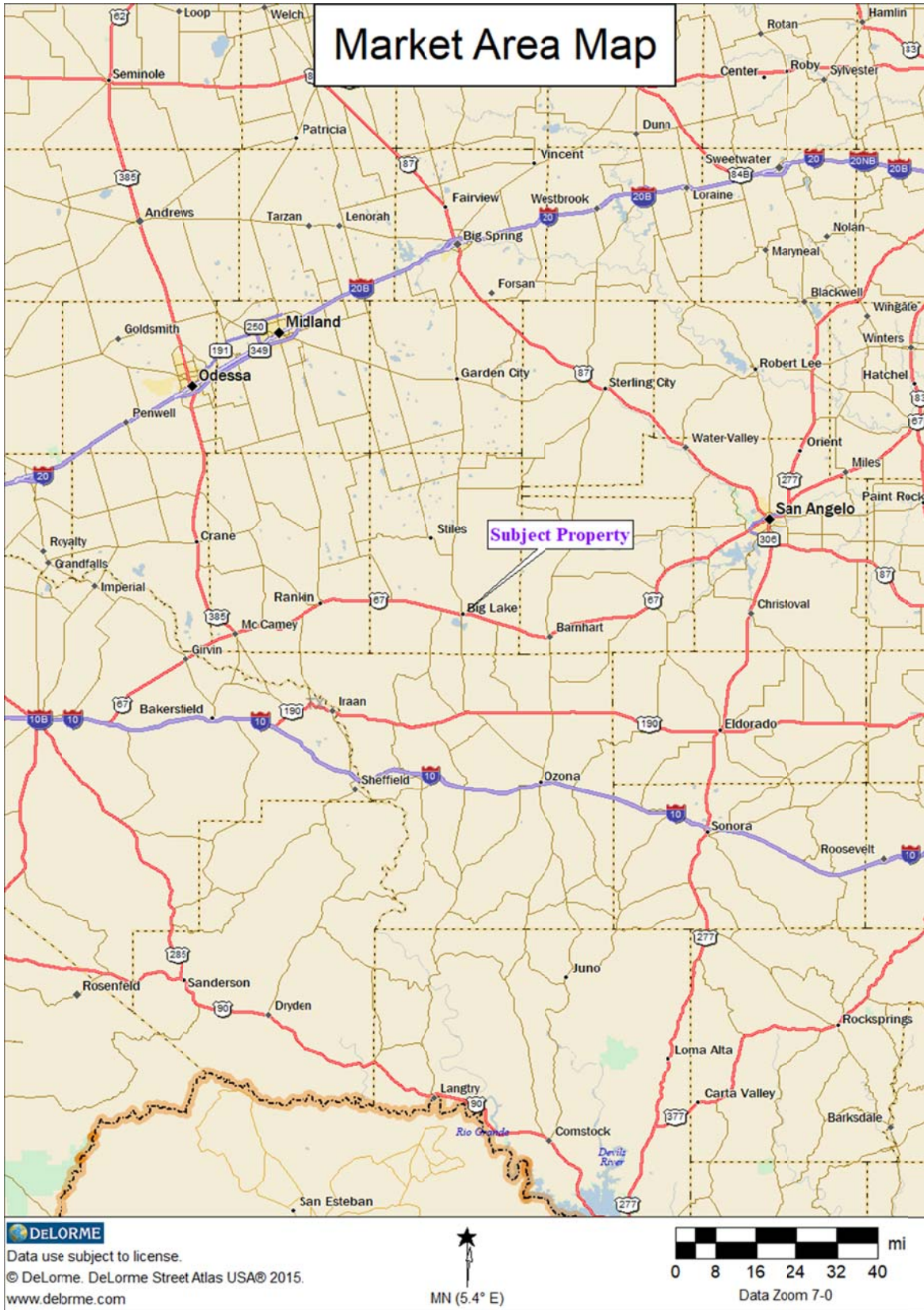
FINAL ANNUAL LIHTC ALLOCATION

Method	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8415	Credits	Proceeds
Eligible Basis	\$211,841	\$1,782,645	----	----	----
Needed to Fill Gap	\$214,321	\$1,803,512	----	----	----
Applicant Request	\$211,841	\$1,782,641	\$211,841	\$0	\$0

Long-Term Pro Forma

Big Lake Seniors, Big Lake, 9% HTC #21150

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$134,420	\$137,109	\$139,851	\$142,648	\$145,501	\$160,645	\$177,365	\$195,825	\$216,206	\$238,709	\$263,554	\$290,985
TOTAL EXPENSES	3.00%	\$109,321	\$112,447	\$115,664	\$118,974	\$122,380	\$140,954	\$162,392	\$187,138	\$215,709	\$248,702	\$286,808	\$330,827
NET OPERATING INCOME ("NOI")		\$25,099	\$24,662	\$24,187	\$23,674	\$23,121	\$19,690	\$14,973	\$8,687	\$498	(\$9,993)	(\$23,254)	(\$39,842)
EXPENSE/INCOME RATIO		81.3%	82.0%	82.7%	83.4%	84.1%	87.7%	91.6%	95.6%	99.8%	104.2%	108.8%	113.7%
MUST -PAY DEBT SERVICE													
USDA-RD		\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885	\$11,885
Adjustment to Debt Per §11.302(c)(2)		\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653	\$6,653
TOTAL DEBT SERVICE		\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538	\$18,538
DEBT COVERAGE RATIO		1.35	1.33	1.30	1.28	1.25	1.06	0.81	0.47	0.03	-0.54	-1.25	-2.15
ANNUAL CASH FLOW		\$6,561	\$6,124	\$5,649	\$5,136	\$4,583	\$1,152	(\$3,565)	(\$9,851)	(\$18,040)	(\$28,531)	(\$41,792)	(\$58,380)
Deferred Developer Fee Balance		\$14,309	\$8,186	\$2,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$2,599	\$7,182	\$20,268	\$12,445	(\$23,548)	(\$96,535)	(\$217,199)	(\$398,424)	(\$655,694)



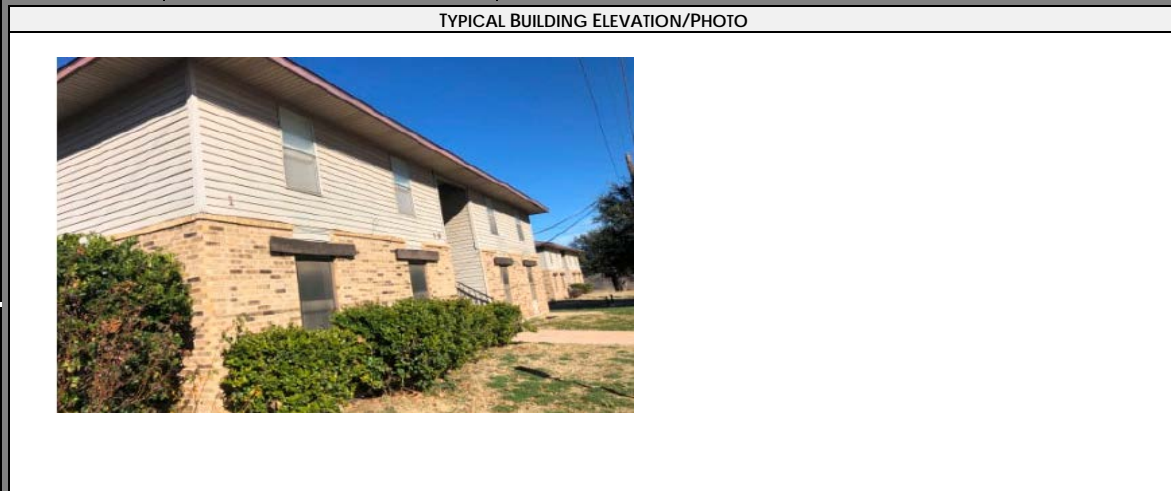
21151 Colorado City Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 12, 2021

PROPERTY IDENTIFICATION	
Application #	21151
Development	Colorado City Apartments
City / County	Colorado City / Mitchell
Region/Area	2 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1984)

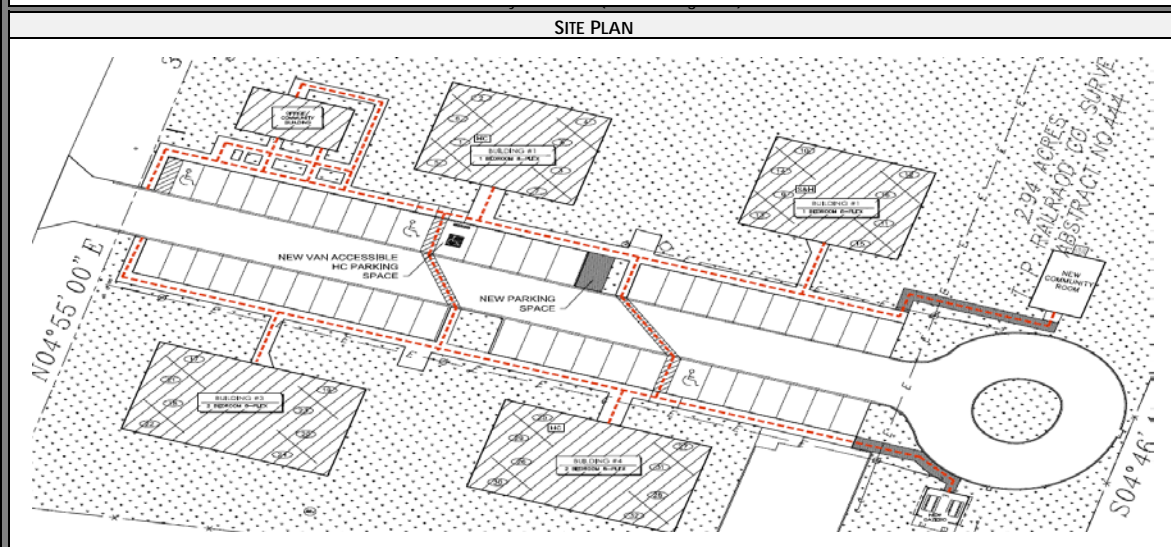
RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$312,529	\$312,529	\$9,767/Unit \$0.84

KEY PRINCIPALS / SPONSOR		
Pecan Tree Square LLC RD 2014 LYMAC LLC Murray Calhoun Sydney Hurley, Jason Rabalais		
Related Parties	Contractor - Yes	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	50%	30%	3	9%
2	16	50%	40%	-	0%
3	-	0%	50%	7	22%
4	-	0%	60%	21	66%
			70%	-	0%
			80%	-	0%
			MR	1	3%
TOTAL	32	100%	TOTAL	32	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	80.6%
Breakeven Occ.	89.1%	Breakeven Rent	\$477
Average Rent	\$503	B/E Rent Margin	\$26
Property Taxes	\$245/unit	Exemption/PILOT	0%
Total Expense	\$4,622/unit	Controllable	\$2,339/unit



MARKET FEASIBILITY INDICATORS			
Rent Assisted Units	17	53% Total Units	
DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	690 SF	Density	10.9/acre
Acquisition		\$19K/unit	\$621K
Building Cost	\$68.47/SF	\$47K/unit	\$1,511K
Hard Cost		\$59K/unit	\$1,902K
Total Cost		\$109K/unit	\$3,476K
Developer Fee	\$390K	(10% Deferred)	Paid Year: 5
Contractor Fee	\$258K	30% Boost	Yes
REHABILITATION COSTS / UNIT			
Site Work	\$4K 7%	Finishes/Fixtures	\$20K 34%
Building Shell	\$22K 37%	Amenities	\$4K 7%
HVAC	\$4K 8%	Total Exterior	\$31K 55%
Appliances	\$K 1%	Total Interior	\$25K 45%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
USDA-RD	30/50	1.00%	\$621,377	2.25						WNC	\$2,626,574	
					Reserves	0/0	0.00%	\$38,468	1.35	Lymac, LLC	\$40,000	
TOTAL DEBT (Must Pay)			\$771,377		CASH FLOW DEBT / GRANTS			\$38,468		TOTAL EQUITY SOURCES	\$2,666,574	
											TOTAL DEBT SOURCES	\$809,845
											TOTAL CAPITALIZATION	\$3,476,419

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - ii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced developer (LIHTC & USDA)
- High DCR
- 17 USDA Rental Assistance Units (53% of total)
- USDA subsidies can be increased to offset operating cost increases

WEAKNESSES/RISKS

- 82.1% expense to income ratio
- Proforma rents 23% higher than current rents depends

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21151 Program(s): 9% HTC

Colorado City Apartments

Address/Location: 2330 N. Highway 208

City: Colorado City County: Mitchell Zip: 79512

Population: General Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 2

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$312,529				\$312,529				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii: Rates and terms of the proposed loan transfer
 - iii: USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma,
 - c: Settlement Statement that documents actual transfer price
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	22

DEVELOPMENT SUMMARY

The subject site currently is improved with a 32 unit USDA RD apartments built in 2001 and consisting of four two-story buildings and a 1 story leasing office. Amenities include a laundry facility and playground.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Experienced developer (LIHTC & USDA)
▫	High DCR
▫	17 USDA Rental Assistance Units (53% of total)
▫	USDA subsidies can be increased to offset operating cost increases

WEAKNESSES/RISKS	
▫	82.1% expense to income ratio
▫	Proforma rents 23% higher than current rents depends on USDA approval.
▫	

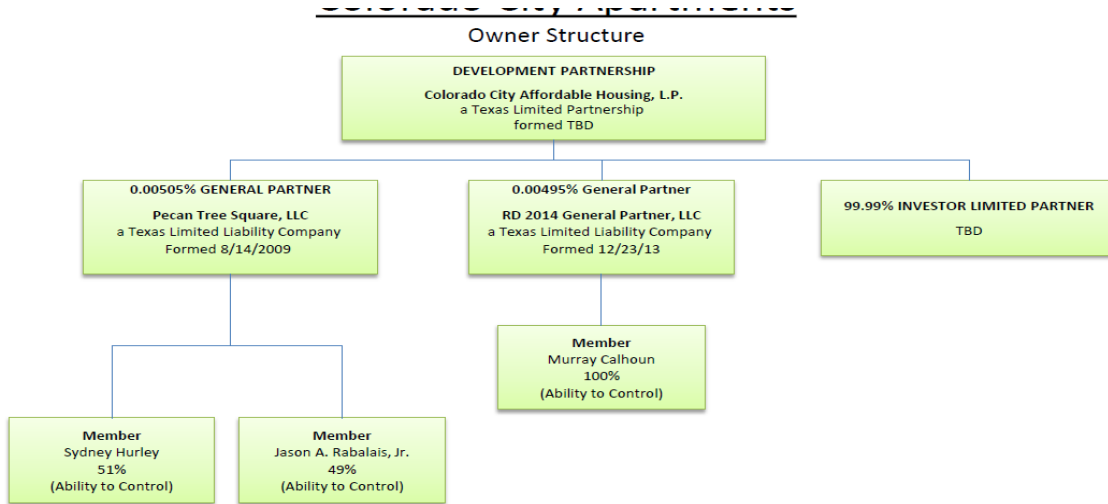
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Murray Calhoun
Phone: (504) 561-1172
Relationship: Developer

Name: Robbye Meyer
Phone: (512) 963-2555
Relationship: Consultant

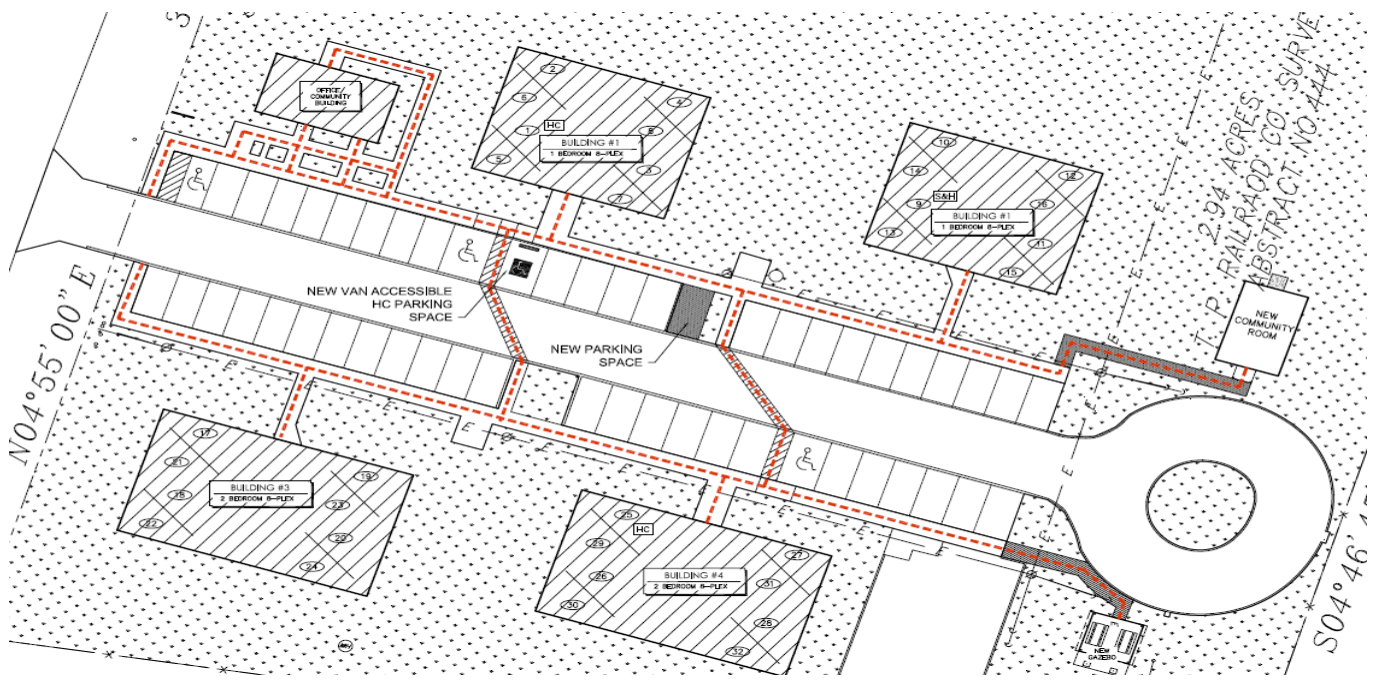
OWNERSHIP STRUCTURE



- The Developer Murray Calhoun of Lymac LLC, owns and manages a portfolio of 40 LIHTC and 4 HOME/HTF properties since 1989. Jason Rabalais of Pecan Tree Square LLC has also jointly participated in the development of 17 of those HTC properties in last 5 years.

DEVELOPMENT SUMMARY

SITE PLAN

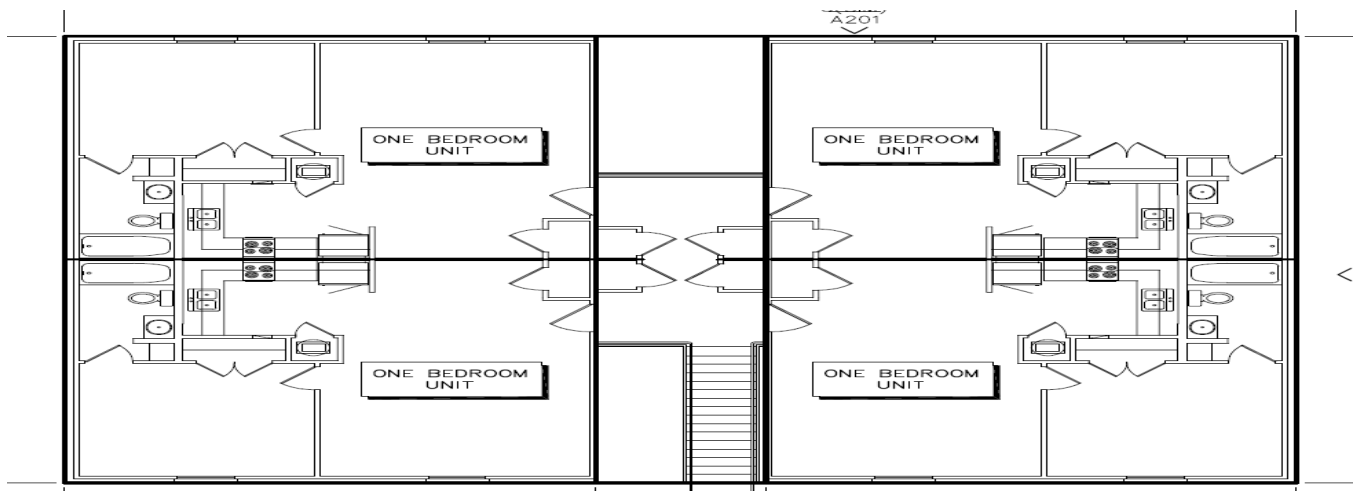




Comments:

There are 51 total spaces. Per the Architect, there are no local parking requirements, however, the site has more than 1.5/unit (48) as would be typical for a development of this type.

BUILDING PLAN (Typical)



Comments:

Buildings are rectangular with kitchens and baths sharing walls between units. Basic design ensures that water/sewer lines run through middle of building and one set of stairs provides access to upstairs units.

SITE CONTROL INFO

Site Acreage: Development Site: 2.94 acres Density: 10.9 units/acre
Site Control: 2.94 **Site Plan:** 2.94 **Appraisal:** 2.94 **ESA:** N/A
Feasibility Report Survey: 2.94 **Feasibility Report Engineer's Plan:** N/A

Control Type: Option

Development Site: 2.94 acres Cost: \$621,377 \$19,418 per unit

Seller: Colorado City Apartments II, Ltd.

Buyer: Colorado City Affordable Housing LP

Related-Party Seller/Identity of Interest: Yes

Comments:
 Per terms of agreement the Purchase Price shall be adjusted based upon the principal amount due on the mortgage at closing. Existing replacement reserve account, escrows as well as operating and security deposit accounts will be transferred from Seller to Buyer as part of this Agreement.

APPRAISED VALUE

Appraiser: O'Connor and Associates Date: 2/24/2021

Land as Vacant: <u>2.94</u> acres	<u>\$64,000</u>	Per Unit: <u>\$2,000</u>
Existing Buildings: (as-is)	<u>\$621,000</u>	Per Unit: <u>\$19,406</u>
Total Development: (as-is)	<u>\$685,000</u>	Per Unit: <u>\$21,406</u>

SITE INFORMATION

Flood Zone: <u>NA</u>	Scattered Site? <u>No</u>
Zoning: <u>MX2</u>	Within 100-yr floodplain? <u>Yes</u>
Re-Zoning Required? <u>No</u>	Utilities at Site? <u>Yes</u>
Year Constructed: <u>1984</u>	Title Issues? <u>No</u>

Current Uses of Subject Site:
 Existing multi-family property.

Surrounding Uses:
 Vacant land to the east and west (across Highway 208). North of the subject site is the Colorado City Maintenance Facility with Colorado City Self Storage to the south.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Comments:

For Developments in programs that allow a waiver of the Phase I ESA such as an existing USDA funded Development, the Development Owners are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

Comments:

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$35,559	Avg. Rent:	\$503	Expense Ratio:	80.6%
Debt Service:	\$26,302	B/E Rent:	\$477	Controllable Expenses:	\$2,339
Net Cash Flow:	\$9,258	UW Occupancy:	93.8%	Property Taxes/Unit:	\$245
Aggregate DCR:	1.35	B/E Occupancy:	89.1%	Program Rent Year:	2020

17 out of 32 (53%) units are supported by USDA Rental Assistance. Applicant rents are 23% higher than current approved USDA base rents. Actual rent increases are subject to USDA approval.

Underwriter's expenses are based on historic operations and estimates included in the proposed USDA budget. Applicant provided PAT submitted to USDA for replacement reserve estimate of \$781/unit. Overall underwriting will be reviewed following USDA approval based on final closing documentation.

Current occupancy is at 82%. Vacancy assumption is adjusted based on the number of units receiving USDA Rental Assistance.

Application was submitted with debt coverage exceeding the maximum 1.35 times. Analysis assumes additional market rate debt to maintain the maximum DCR, reducing the underwritten deferred Developer Fee. As underwritten, deferred fee is repaid in year 5 with \$20K net cash flow over 15 years.

Application was submitted with an 81% expense-to-income ratio, and the long-term pro forma exhibits negative annual cash flow beginning in year 13. USDA properties are exempt from long-term feasibility criteria if more than 50% of the units are in USDA control. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$21,769/ac	\$19,418/unit	\$621,377	Contractor Fee	\$258,000
Off-site + Site Work		\$8,329/unit	\$266,520	Soft Cost + Financing	\$200,950
Building Cost	\$68.47/sf	\$47,208/unit	\$1,510,652	Developer Fee	\$390,000
Contingency	7.03%	\$3,906/unit	\$125,000	Reserves	\$103,920
Total Development Cost	\$108,638/unit	\$3,476,419		Rehabilitation Cost	\$55,537/unit

Qualified for 30% Basis Boost?	Rural [9% only]
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Acquisition:

The Applicant's cost schedule reflects an acquisition cost based on the estimated balance due on the USDA debt as of application date. The actual price will be subject to USDA approval.

Building Cost:

45% of the rehab costs is going toward interior renovations, new HVAC units, and new appliances. \$661,152 will be spent on assorted building costs including replacing all vinyl with hardiplank siding.

REHABILITATION COSTS / UNIT / % HARD COST

Site Work	\$137,370	\$4,293/unit	7%	Finishes/Fixtures	\$643,800	\$20,119/unit	34%
Building Shell	\$711,152	\$22,224/unit	37%	HVAC	\$143,800	\$4,494/unit	8%
Amenities	\$129,150	\$4,036/unit	7%	Appliances	\$11,900	\$372/unit	1%
Total Exterior	\$977,672	\$30,552/unit	55%	Total Interior	\$799,500	\$24,984/unit	45%

SCOPE & COST REVIEW

Provider: GIBCO Environmental LLC Date: 2/16/2021

Developer Fee:

Developer Fee equals 16.9% of rehab costs. Up to 20% Fee is permitted on developments with less than 50 units.

Comments:

The SCR provider identified \$1.5M in immediate needs. Site issues identified include repairing sidewalks, the asphalt parking lot, and drainage system. Exterior issues identified include replacing existing vinyl siding with hardiplank, replacing leasing office roof, and adding landscaping. Mechanical issues identified are adding additional GFCI outlets inside apartments, and replacing HVAC units including duct work in the leasing office. Dwelling unit issues identified are replacing all original bath vanities, kitchen cabinets and laminate countertops and an allowance for flooring and appliances, There is also an allowance to update accessibility to comply with current standards for parking, accessible routes, and common areas.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$3,476,419	\$3,007,122	\$327,963

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
USDA-RD	USDA/TXRD Loan(s)	\$621,377	0.00%	19%
Iberia Bank	Conventional Loan	\$2,000,000	5.25%	61%
WNC	HTC	\$262,747	\$0.85	8%
Lymac, LLC	Deferred Developer Fee	\$390,000		12%
		\$3,274,124	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
USDA-RD	\$621,377	1.00%	50	30	\$621,377	1.00%	50	30	18%
Adjustment to Debt Per §11.302(c)(2)					\$150,000	5.75%	30	30	4%
Reserves	\$38,468				\$38,468				1%
Total	\$659,845				\$809,845				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC	\$2,626,574	\$0.84		\$2,626,574	\$0.84	76%	
Lymac, LLC	\$190,000		49%	\$40,000		1%	10%
Total	\$2,816,574			\$2,666,574			
				\$3,476,419	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.853	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.834	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

The underwriting analysis assumes a \$150,000 increase in permanent debt to meet the maximum 1.35x debt coverage ratio. The additional debt is for tax credit sizing purposes only and not a condition of the recommendation. This reduces the deferred Developer Fee to \$40,000 with no effect on the tax credit recommendation.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$3,476,419
Permanent Sources (debt + non-HTC equity)	\$809,845
Gap in Permanent Financing	\$2,666,574

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$2,756,288	\$327,963
Needed to Balance Sources & Uses	\$2,666,574	\$317,288
Requested by Applicant	\$2,626,574	\$312,529

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$2,626,574	\$312,529

Deferred Developer Fee	\$40,000	(10% deferred)
Repayable in	5 years	

Comments:

Underwriter recommends Applicant request of \$312,529 in annual tax credits

Underwriter:	<i>Eric Weiner</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Colorado City Apartments, Colorado City, 9% HTC #21151

LOCATION DATA	
CITY:	Colorado City
COUNTY:	Mitchell
Area Median Income	\$70,800
PROGRAM REGION:	2
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	50.0%	16	0
2	16	50.0%	1	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	32	100.0%	17	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	690 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO	TOTAL
Average	# Units	-	3	-	7	21	-	-	1	32
Income	% Total	0.0%	9.4%	0.0%	21.9%	65.6%	0.0%	0.0%	3.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$398	USDA-RA	\$570	3	1	1	584	\$570	\$75	\$495	\$0	\$0.85	\$495	\$1,485	\$1,485	\$495	\$1	\$0	\$587	\$1.01	\$600
TC 50%	\$664	USDA-RA	\$570	7	1	1	584	\$570	\$75	\$495	\$0	\$0.85	\$495	\$3,465	\$3,465	\$495	\$1	\$0	\$587	\$1.01	\$600
TC 60%	\$797	USDA-RA	\$570	6	1	1	584	\$570	\$75	\$495	\$0	\$0.85	\$495	\$2,970	\$2,970	\$495	\$1	\$0	\$587	\$1.01	\$600
TC 60%	\$957	USDA-RA	\$642	1	2	1	795	\$642	\$97	\$545	\$0	\$0.69	\$545	\$545	\$545	\$545	\$1	\$0	\$657	\$0.83	\$700
TC 60%	\$957	0	\$642	14	2	1	795	\$642	\$97	\$545	\$0	\$0.69	\$545	\$7,630	\$7,630	\$545	\$1	\$0	\$657	\$0.83	\$700
EO		0		1	2	1	795	\$0	\$97	(\$97)		\$0.00	\$0	\$0		\$0		NA			\$700
TOTALS/AVERAGES:				32			22,064				\$0	\$0.73	\$503	\$16,095	\$16,095	\$503	\$0.73	\$0	\$601	\$0.87	\$650

ANNUAL POTENTIAL GROSS RENT:	\$193,140	\$193,140
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STABILIZED PRO FORMA

Colorado City Apartments, Colorado City, 9% HTC #21151

STABILIZED FIRST YEAR PRO FORMA												
COMPARABLES			APPLICANT				TDHCA				VARIANCE	
Database	2020 Actual		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.73	\$503	\$193,140	\$193,140	\$503	\$0.73		0.0%	\$0
Laundry					\$3.38	\$1,296						
Interest					\$0.25	\$96						
Tenant Charges (late fees)					\$2.59	\$996						
Total Secondary Income					\$6.22		\$2,388	\$6.22			0.0%	\$0
POTENTIAL GROSS INCOME						\$195,528	\$195,528				0.0%	\$0
Vacancy & Collection Loss					6.2% PGI	(12,068)	(12,068)	6.2% PGI			0.0%	-
#REF!						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$183,460	\$183,460				0.0%	\$0

General & Administrative	\$18,548	\$580/Unit	\$12,242	\$383	7.65%	\$0.64	\$439	\$14,036	\$14,036	\$439	\$0.64	7.65%	0.0%	-
Management	\$10,508	5.9% EGI	\$20,608	\$644	13.79%	\$1.15	\$791	\$25,296	\$24,576	\$768	\$1.11	13.40%	2.9%	720
Payroll & Payroll Tax	\$33,461	\$1,046/Unit	\$12,947	\$405	6.19%	\$0.51	\$355	\$11,350	\$11,350	\$355	\$0.51	6.19%	0.0%	-
Repairs & Maintenance	\$17,435	\$545/Unit	\$23,803	\$744	11.45%	\$0.95	\$656	\$21,000	\$22,400	\$700	\$1.02	12.21%	-6.3%	(1,400)
Electric/Gas	\$7,782	\$243/Unit	\$4,359	\$136	2.94%	\$0.24	\$169	\$5,402	\$5,402	\$169	\$0.24	2.94%	0.0%	-
Water, Sewer, & Trash	\$15,797	\$494/Unit	\$25,786	\$806	12.58%	\$1.05	\$721	\$23,075	\$23,075	\$721	\$1.05	12.58%	0.0%	-
Property Insurance	\$11,417	\$0.52 /sf	\$9,772	\$305	7.43%	\$0.62	\$426	\$13,628	\$13,628	\$426	\$0.62	7.43%	0.0%	-
Property Tax (@ 100%) 3.1496	\$14,576	\$455/Unit	\$7,888	\$247	4.27%	\$0.36	\$245	\$7,842	\$7,842	\$245	\$0.36	4.27%	0.0%	-
Reserve for Replacements					13.62%	\$1.13	\$781	\$24,992	\$24,992	\$781	\$1.13	13.62%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.70%	\$0.06	\$40	\$1,280	\$1,240	\$39	\$0.06	0.68%	3.2%	40
TOTAL EXPENSES					80.62%	\$6.70	\$4,622	\$147,901	\$148,541	\$4,642	\$6.73	80.97%	-0.4%	\$ (640)
NET OPERATING INCOME ("NOI")					19.38%	\$1.61	\$1,111	\$35,559	\$34,919	\$1,091	\$1.58	19.03%	1.8%	\$ 640

CONTROLLABLE EXPENSES		\$2,339/Unit		\$2,383/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Colorado City Apartments, Colorado City, 9% HTC #21151

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
USDA-RD		2.21	2.25	15,797	1.00%	50	30	\$621,377	\$621,377	30	50	1.00%	\$15,797	2.25	17.9%	
Adjustment to Debt Per §11.302(c)(2)									\$150,000	30	30	5.75%	\$10,504	1.35	4.3%	
Iberia Bank		2.21	2.25		0.00%	0	0	\$0	\$0	0	0	0.00%		1.35	0.0%	
CASH FLOW DEBT / GRANTS																
Reserves		2.21	2.25		0.00%	0	0	\$38,468	\$38,468	0	0	0.00%		1.35	1.1%	
				\$15,797				TOTAL DEBT / GRANT SOURCES	\$659,845	\$809,845			TOTAL DEBT SERVICE	\$26,302	1.35	23.3%

NET CASH FLOW	\$19,122	\$19,762	APPLICANT NET OPERATING INCOME				\$35,559	\$9,258	NET CASH FLOW
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EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Lymac, LLC	Deferred Developer Fees	5.5%	(49% Deferred)		\$190,000	\$40,000	(10% Deferred)		1.2%	Total Developer Fee:	\$390,000
TOTAL EQUITY SOURCES		81.0%			\$2,816,574	\$2,666,574			76.7%		

TOTAL CAPITALIZATION	\$3,476,419	\$3,476,419					15-Yr Cash Flow after Deferred Fee:	\$20,356
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DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE			
Eligible Basis	Acquisition	New Const. Rehab	Total Costs		Total Costs		Eligible Basis		%	\$			
							New Const. Rehab	Acquisition					
Land Acquisition			\$2,000 / Unit	\$64,000	\$64,000	\$2,000 / Unit			0.0%	\$0			
Building Acquisition	\$310,000		\$17,418 / Unit	\$557,377	\$557,377	\$17,418 / Unit		\$310,000	0.0%	\$0			
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0			
Site Work		\$137,370	\$4,293 / Unit	\$137,370	\$137,370	\$4,293 / Unit	\$137,370		0.0%	\$0			
Site Amenities		\$129,150	\$4,036 / Unit	\$129,150	\$129,150	\$4,036 / Unit	\$129,150		0.0%	\$0			
Building Cost		\$1,510,652	\$68.47 /sf	\$47,208/Unit	\$1,510,652	\$1,510,652	\$47,208/Unit	\$68.47 /sf	\$1,510,652	0.0%	\$0		
Contingency		\$125,000	7.03%	7.03%	\$125,000	\$125,000	7.03%	7.03%	\$125,000	0.0%	\$0		
Contractor Fees		\$258,000	13.56%	13.56%	\$258,000	\$258,000	13.56%	13.56%	\$258,000	0.0%	\$0		
Soft Costs	\$0	\$61,950		\$1,936 / Unit	\$61,950	\$61,950	\$1,936 / Unit	\$61,950	\$0	0.0%	\$0		
Financing	\$0	\$85,000		\$4,344 / Unit	\$139,000	\$139,000	\$4,344 / Unit	\$85,000	\$0	0.0%	\$0		
Developer Fee	0.00%	\$0	\$390,000	16.90%	14.90%	\$390,000	\$390,000	14.90%	14.90%	\$390,000	\$0	0.0%	\$0
Reserves				8 Months	\$103,920	\$103,920	7 Months			0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$310,000	\$2,697,122		\$108,638 / Unit	\$3,476,419	\$3,476,419	\$108,638 / Unit	\$2,697,122	\$310,000	0.0%	\$0		
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		\$0			\$0								
Developer Fee	0.00%	\$0	\$0		\$0								
Reserves					\$0								
ADJUSTED BASIS / COST	\$310,000	\$2,697,122		\$108,638/unit	\$3,476,419	\$3,476,419	\$108,638/unit	\$2,697,122	\$310,000	0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA					\$3,476,419								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Colorado City Apartments, Colorado City, 9% HTC #21151

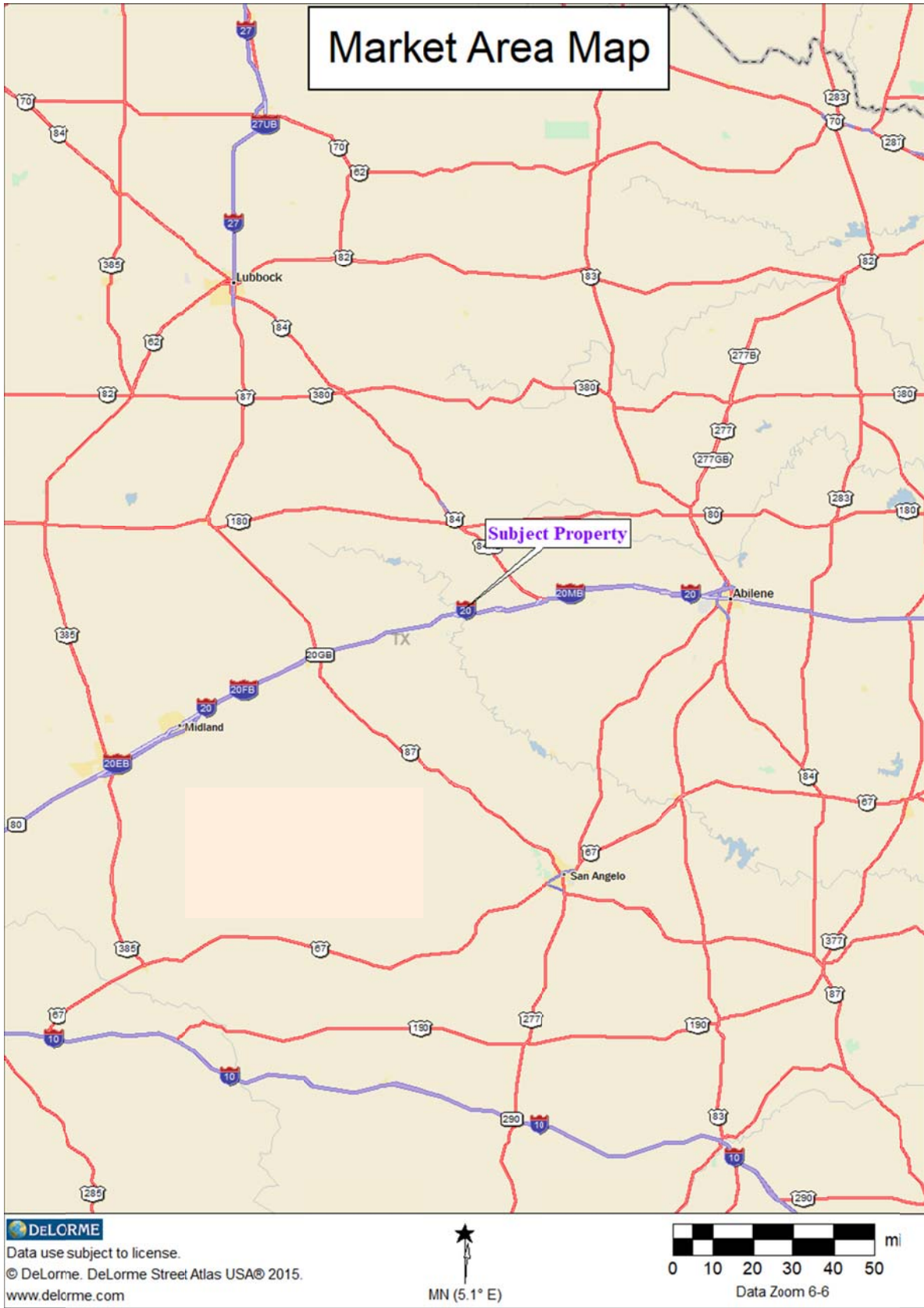
CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$310,000	\$2,697,122	\$310,000	\$2,697,122
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$310,000	\$2,697,122	\$310,000	\$2,697,122
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$310,000	\$3,506,259	\$310,000	\$3,506,259
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$310,000	\$3,506,259	\$310,000	\$3,506,259
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	\$12,400	\$315,563	\$12,400	\$315,563
CREDITS ON QUALIFIED BASIS	\$327,963		\$327,963	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8404	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$327,963	\$2,756,288	----	----	----
Needed to Fill Gap	\$317,288	\$2,666,574	----	----	----
Applicant Request	\$312,529	\$2,626,574	\$312,529	\$0	\$0

Long-Term Pro Forma

Colorado City Apartments, Colorado City, 9% HTC #21151

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$183,460	\$187,129	\$190,872	\$194,689	\$198,583	\$219,252	\$242,072	\$267,267	\$295,084	\$325,797	\$359,706	\$397,145
TOTAL EXPENSES	3.00%	\$147,901	\$152,085	\$156,390	\$160,818	\$165,374	\$190,203	\$218,829	\$251,840	\$289,918	\$333,848	\$384,543	\$443,053
NET OPERATING INCOME ("NOI")		\$35,559	\$35,044	\$34,482	\$33,871	\$33,209	\$29,049	\$23,243	\$15,427	\$5,167	(\$8,052)	(\$24,836)	(\$45,908)
EXPENSE/INCOME RATIO		80.6%	81.3%	81.9%	82.6%	83.3%	86.8%	90.4%	94.2%	98.2%	102.5%	106.9%	111.6%
MUST -PAY DEBT SERVICE													
USDA-RD		\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797	\$15,797
Adjustment to Debt Per §11.302(c)(2)		\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504	\$10,504
TOTAL DEBT SERVICE		\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302	\$26,302
DEBT COVERAGE RATIO		1.35	1.33	1.31	1.29	1.26	1.10	0.88	0.59	0.20	-0.31	-0.94	-1.75
ANNUAL CASH FLOW		\$9,258	\$8,743	\$8,181	\$7,570	\$6,907	\$2,748	(\$3,058)	(\$10,875)	(\$21,135)	(\$34,353)	(\$51,138)	(\$72,210)
Deferred Developer Fee Balance		\$30,742	\$22,000	\$13,819	\$6,249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$658	\$23,309	\$20,356	(\$17,500)	(\$101,581)	(\$245,613)	(\$466,172)	(\$783,202)



21156 Bayshore Manor Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 14, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21156	TDHCA Program	Request	Recommended	
Development	Bayshore Manor Apartments	LIHTC (9% Credit)	\$517,641	\$517,641	\$9,244/Unit \$0.84
City / County	Palacios / Matagorda				
Region/Area	6 / Rural				
Population	General				
Set-Aside	USDA				
Activity	Acquisition/Rehab (Built in 1985)				

KEY PRINCIPALS / SPONSOR			
Fieser Development, Inc Jaime Fieser Melissa Baughman			
Related Parties	Contractor -	Yes	Seller - Yes

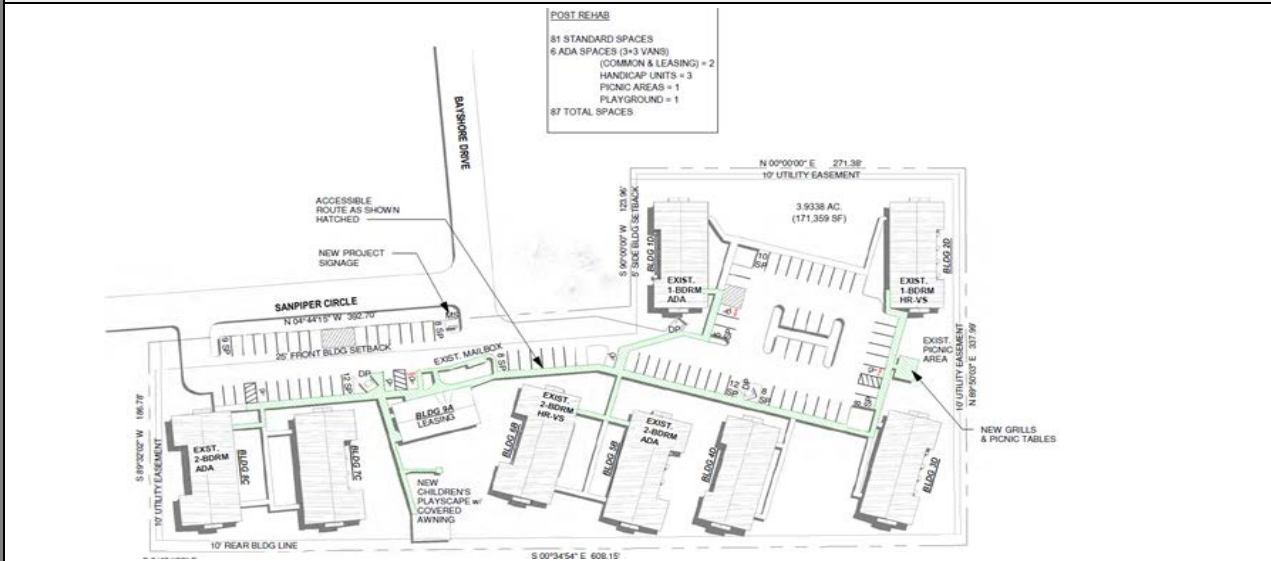
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	29%	30%	5	9%
2	40	71%	40%	-	0%
3	-	0%	50%	12	21%
4	-	0%	60%	39	70%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	56	100%	TOTAL	56	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.35	Expense Ratio	78.8%
Breakeven Occ.	87.4%	Breakeven Rent	\$583
Average Rent	\$617	B/E Rent Margin	\$34
Property Taxes	\$393/unit	Exemption/PILOT	0%
Total Expense	\$5,494/unit	Controllable	\$3,114/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		#DIV/0!	
Highest Unit Capture Rate	0%	#N/A	#N/A
Dominant Unit Cap. Rate		0 BR/20%	0
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	38	68% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	727 SF	Density	14.2/acre
Acquisition		\$28K/unit	\$1,590K
Building Cost	\$49.71/SF	\$36K/unit	\$2,024K
Hard Cost		\$45K/unit	\$2,541K
Total Cost		\$110K/unit	\$6,169K
Developer Fee	\$509K	(13% Deferred)	Paid Year: 4
Contractor Fee	\$407K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$2K	4%	Finishes/Fixtures \$12K 26%
Building Shell	\$19K	41%	Amenities \$3K 8%
HVAC	\$4K	9%	Total Exterior \$24K 58%
Appliances	\$1K	3%	Total Interior \$17K 42%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES			
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount		
Bonneville	40/40	3.90%	\$576,955	2.63	Operating Reserves	0/0	0.00%	\$1	1.35	WNC	\$4,361,124		
Adjustment to Debt Per \$11.302(c)	40/40	3.90%	\$11,000	2.58						0	\$0		
USDA-RD 515	30/50	1.00%	\$1,151,394	1.35						0	\$0		
TOTAL DEBT (Must Pay)			\$1,739,349		CASH FLOW DEBT / GRANTS			\$1		TOTAL EQUITY SOURCES		\$4,429,449	
											TOTAL DEBT SOURCES	\$1,739,350	
											TOTAL CAPITALIZATION		\$6,168,799

CONDITIONS

1 Receipt and acceptance by 10% test:

a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:

- i: Approved rents
- ii. Rates and terms of the proposed loan transfer
- iii. USDA reserve requirements

b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

c: Settlement Statement that documents actual transfer price

d: Loan Agreement that documents assumed debt balance

e: Substantially final draft of limited partnership agreement.

f: Substantially final construction contract with Schedule of Values.

g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

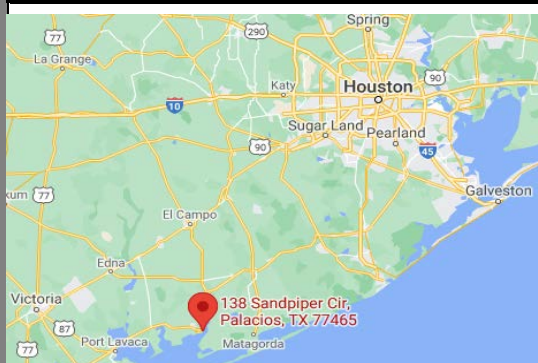
STRENGTHS/MITIGATING FACTORS

- Developer Experience
- USDA Rental Assistance
- High Debt Coverage

WEAKNESSES/RISKS

- 78% expense-to-income ratio
- 87% break-even occupancy

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21156 Program(s): 9% HTC

Bayshore Manor Apartments

Address/Location: 138 Sandipiper Circle

City: Palacios County: Matagorda Zip: 77465

Population: General Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$517,641				\$517,641				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii. Rates and terms of the proposed loan transfer
 - lii. USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	39

DEVELOPMENT SUMMARY

Bayshore Manor Apartments consists of Fifty-six (56) units consisting of eight two-story residential buildings with the unit mix of 30%, 50% and 60% AMI. The rehabilitation will consist of the following: Replace appliances; replace flooring, replace cabinets and countertops, paint where needed or after rehabilitation, add new roofing, replace doors and windows, upgrade electric and plumbing systems, as necessary.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	USDA Rental Assistance
▫	High Debt Coverage
▫	High Occupancy

WEAKNESSES/RISKS	
▫	78% expense-to-income ratio
▫	87% break-even occupancy
▫	
▫	

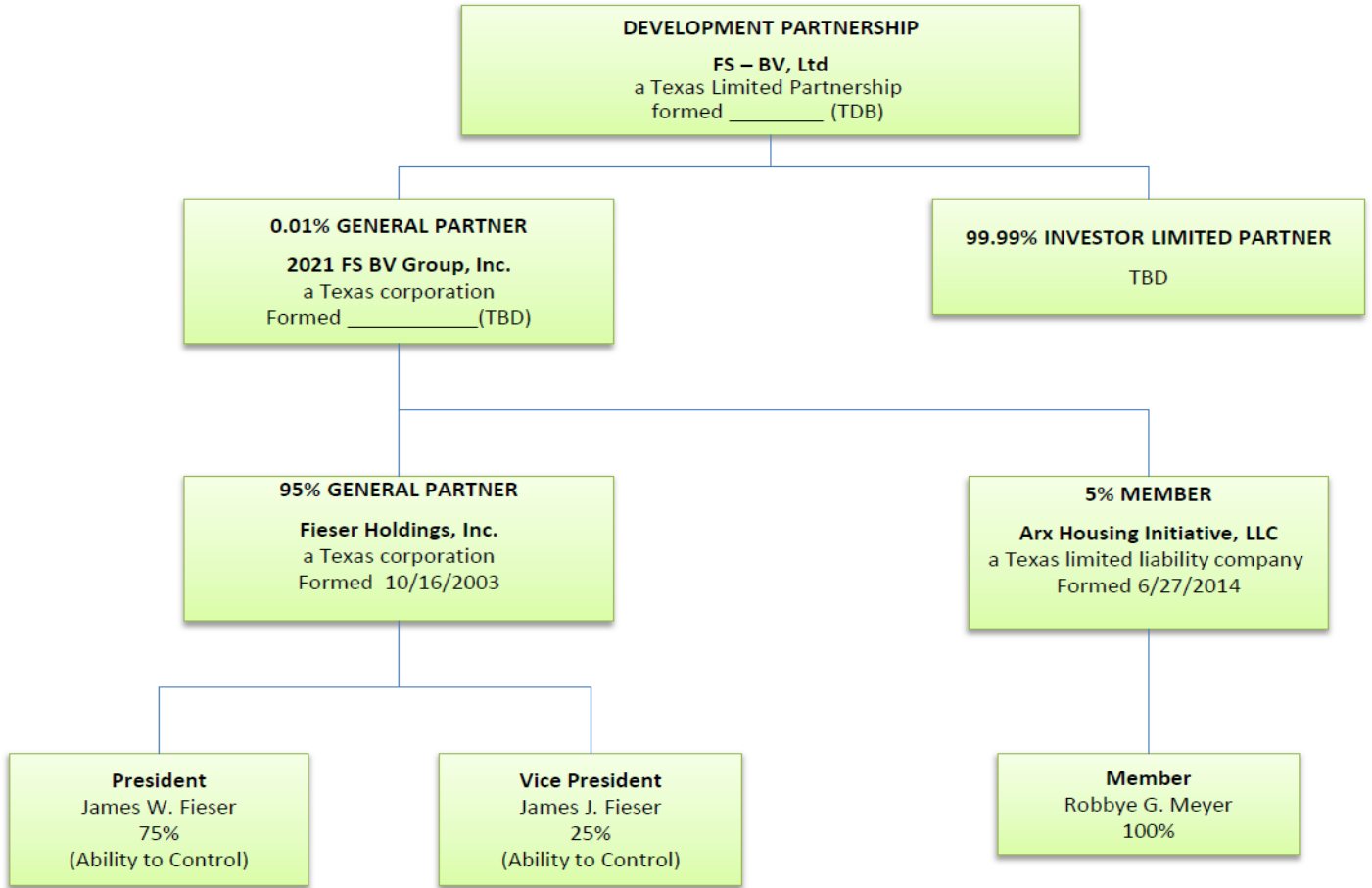
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Melissa Baughman
 Phone: (281) 419-6114
 Relationship: Senior Project Coordinator

Name: Jamie Fieser
 Phone: (346) 808-7070
 Relationship: Principle

OWNERSHIP STRUCTURE



▫ The Applicant, Developer, General Contractor and Property Manager are related entities.

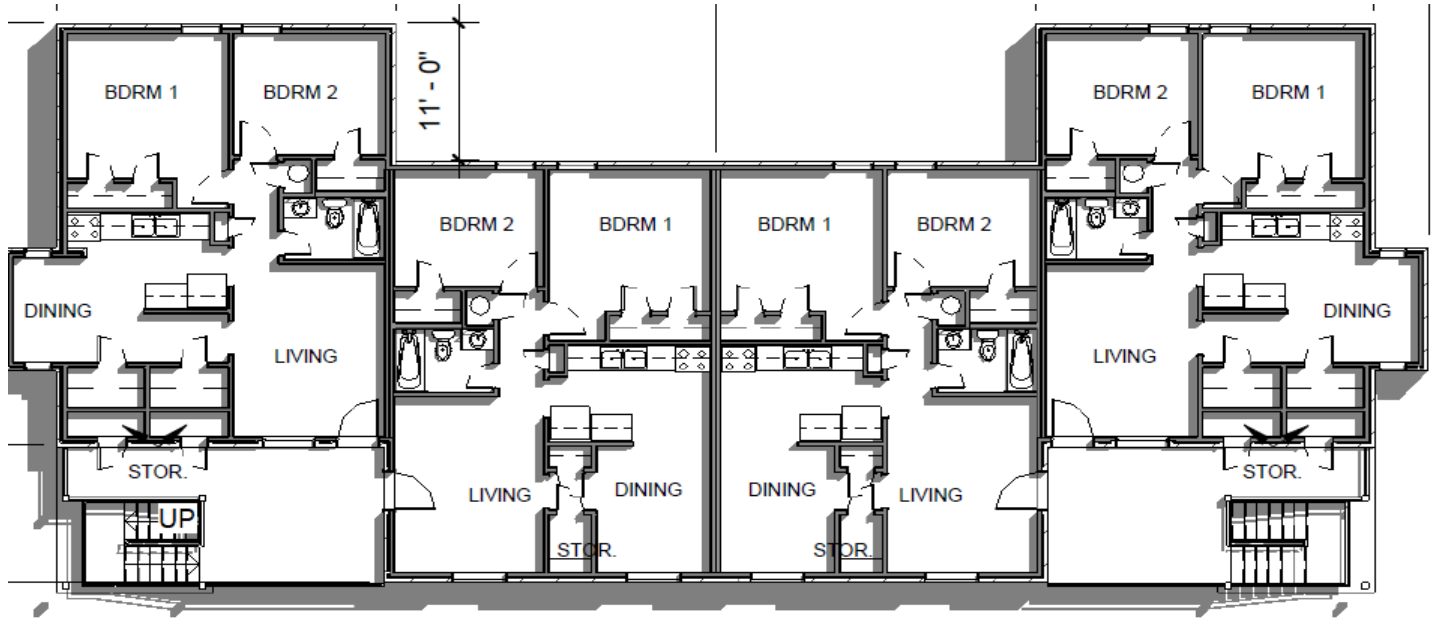


Comments:

The subject is accessible from the Palacios CBD by proceeding south on 1st Street (TX Highway 35) to East Bayshore Drive. The topography is basically level, located above street grade.

The site plan has 87 parking spaces (1.5 per unit). The existing parking count meets the local requirements that were in place when the project received its initial certificates of occupancy.

BUILDING PLAN (Typical)



Comments:

General unit features include: walk-in closet, kitchen pantry, storage closet for each unit, and single vanity sinks in all bathrooms.

SITE CONTROL INFO

Site Acreage: Development Site: 3.9338 acres Density: 14.2 units/acre
Site Control: 3.934 **Site Plan:** 3.934 **Appraisal:** 3.934 **ESA:** N/A
Feasibility Report Survey: 3.934 **Feasibility Report Engineer's Plan:** N/A

Control Type: Option to Purchase
 Development Site: 3.93 acres Cost: \$1,590,000 \$28,393 per unit

Seller: FDI-Bayshore Manor, Ltd
 Buyer: Fieser Development, Inc.
 Assignee: Fieser Holdings, Inc.

Related-Party Seller/Identity of Interest: Yes

Comments:
 The acquisition price is \$1,590,000, which is calculated by estimated USDA Mortgage at closing plus equity to Seller for taxes and closing costs.

APPRAISED VALUE

Appraiser: O'Connor & Associates Date: 1/13/2021

Land as Vacant:	<u>3.9339 acres</u>	<u>\$51,500</u>	Per Unit:	<u>\$920</u>
Existing Buildings: (as-is)		<u>\$1,898,500</u>	Per Unit:	<u>\$33,902</u>
Total Development: (as-is)		<u>\$1,950,000</u>	Per Unit:	<u>\$34,821</u>

Comments:
 The appraiser states the "as-is as-restricted" market value of the development is \$725,000; and the "as-is unrestricted" value is \$1,950,000. The Underwriter assumes USDA will approve a transfer price based on the unrestricted market value of the property. If USDA limits the transfer price below the unrestricted value, the building value eligible for tax credits may be reduced.

SITE INFORMATION

Flood Zone:	<u> X </u>	Scattered Site?	<u> No </u>
Zoning:	<u> W-2 District </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> No </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> 1985 </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:

Existing multi-family

Surrounding Uses:

- North: vacant land and single-family residences
- East: a mobile-home park
- South: single-family residential
- West: single-family residential and vacant land

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Developments funded by USDA are not required to supply an Environmental Site Assessment, as these are existing properties previously approved and subsidized by USDA; it is the Applicant's responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements. USDA retains on-going oversight of the properties.

MARKET ANALYSIS

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market. The Subject is 100% occupied with plans and funds set aside for relocation as necessary.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$82,690	Avg. Rent:	\$617	Expense Ratio:	78.8%
Debt Service:	\$61,262	B/E Rent:	\$583	Controllable Expenses:	\$3,114
Net Cash Flow:	\$21,428	UW Occupancy:	92.5%	Property Taxes/Unit:	\$393
Aggregate DCR:	1.35	B/E Occupancy:	87.4%	Program Rent Year:	2020

38 units will have USDA rental assistance; the rental assistance is layered on 30%, 50%, and 60% HTC units. The remaining 18 units are underwritten at max 60% AMI HTC rents.

Break-even occurs with 7 units vacant; underwritten with 4 vacant. Average rent is \$25 above breakeven rent.

The Underwriter's expense estimates are mainly based on the actual expenses of the property.

The Applicant's repairs & maintenance expense is very low at \$284 per unit. The Underwriter includes the standard \$700 per unit for rehab.

Applicant's pro forma includes \$536 per unit for replacement reserves. Underwriter includes the standard \$300. The required annual deposit to replacement reserve will be determined by USDA.

As underwritten, deferred Developer Fee repays in year 4 with \$104K net cash flow through year 15.

The application was submitted with a 79% expense-to-income ratio; and the long-term pro forma exhibits negative annual cash flow beginning in year 15. USDA properties are exempt from the long-term feasibility criteria if more than 50% of the units are in USDA control. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)					
Acquisition	\$13,092/ac	\$28,393/unit	\$1,590,000	Contractor Fee	\$406,576
Off-site + Site Work		\$5,107/unit	\$285,996	Soft Cost + Financing	\$714,000
Building Cost	\$49.71/sf	\$36,145/unit	\$2,024,092	Developer Fee	\$509,126
Contingency	10.00%	\$4,125/unit	\$231,009	Reserves	\$408,000
Total Development Cost		\$110,157/unit	\$6,168,799	Rehabilitation Cost	\$41,252/unit
Qualified for 30% Basis Boost?		Rural [9% only]			

Site Work:

Site work costs of \$50K include: fine grading and paving.

Building Cost:

Applicant's Cost Schedule indicates \$2.3M combined cost for site work, site amenities, and building cost. The Third Party Scope and Cost Review (SCR) Supplement Schedule cost is \$1.3M.

Site Work

Exterior Finish Work

1. Clean, scrape, patch all exterior doors and frames and paint doors with oil based enamel and wood frames with semi-gloss latex enamel.
2. Paint all exterior non-masonry surfaces with semi-gloss enamel.

Interior Finish Work

1. Remodel interior hallways, kitchen and bathroom walls to accommodate HC clearances requirements in Handicap units and common areas as shown on drawings/matrix. Three (3) Handicap units will be required.
2. One (1) hearing and visual units will be required
3. Patch, repair and paint all apartments.
4. Prepare all repaired gypsum-board surfaces for painting. Remove all nails, hooks, etc.
5. Paint all repaired gypsum board walls and ceilings (wall to wall).
6. Re-texture to match adjacent surfaces.
7. Use semi-gloss latex enamel on painted surfaces.
8. Remove and replace any damaged or deteriorated base and trim. Use semigloss latex enamel on all wood trim.
9. Provide clothes rods and shelves in closets in all units. Install shelves in all closets in each unit.
10. Check for mold in the apartments. If mold is found notify owner immediately so a qualified mold specialist can be brought in to evaluate and remove.

Floor Covering

1. Remove and replace carpet/tile with new resilient flooring throughout.
2. Handicapped Apartments. Remove all carpet. Install new resilient flooring throughout.

Kitchens

1. Replace wall and base cabinets as shown on drawings. Replace counter tops with plastic laminate clad plywood as shown on drawings/matrix.
2. Replace all appliances (Energy Star rated.) Ranges must be self-cleaning.
3. Remove sinks and sink fittings and replace with new. Faucets to be single lever action 2.0 gpm or less, Water Sense labeled. Replace stops on all supply lines.
4. Provide plastic surface grease splashes on all walls adjacent to ranges.
5. Provide new Stainless Steel sinks as shown on drawings/matrix.
6. Provide new plumbing fixtures as shown on drawings/matrix.

Bathroom

1. Replace lavatories with new vanities or handicap accessible lavatory as shown on drawings/matrix.
2. Replace counter tops with plastic laminate clad plywood.
3. Replace all lavatory fittings and in-line stops on supply lines.
4. Refinish tub, surrounds, and replace shower fittings.
5. Replace any tile finish around tub with one-piece fiberglass surrounds and add blocking as shown on matrix/drawings.
6. Replace water closets as shown on drawings. New toilets to be 1.6 gpf (low flow).
7. Install 1.5 gpm or less faucets and 2.0 gpm or less shower heads. Faucets and shower heads are to be Water Sense labeled (low flow).
8. Replace all accessories (toilet paper holders, shower rods, etc.) throughout.
9. Install new bathroom mirrors throughout.
10. Install new towel bars in bathrooms throughout.
11. Replace/install grab bars in HC units.

Electrical

1. Replace all unit "porch" light fixtures as shown on drawings with new LED fixtures.
2. Add new LED wall packs at building gable ends as shown on drawings
3. Upgrade outlets in kitchen and bathroom to GFCI as required per code.
4. Repair electrical panels, covers and locks as required per code. Refasten all loose equipment. Label all panels.
5. Replace all existing smoke detectors with new interlinked wireless units. Install new smoke detectors at hallways and all first/second floor bedrooms.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$90,507	\$1,616/unit	4%	Finishes/Fixtures	\$673,210	\$12,022/unit	26%
Building Shell	\$1,044,842	\$18,658/unit	41%	HVAC	\$237,160	\$4,235/unit	9%
Amenities	\$195,489	\$3,491/unit	8%	Appliances	\$68,880	\$1,230/unit	3%
Total Exterior	\$1,330,838	\$23,765/unit	0.58	Total Interior	\$979,250	\$17,487/unit	0.42

SCOPE & COST REVIEW

Provider: GIBCO Environmental, LLC Date: 2/11/2021

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Comments:

The underwritten cost estimate is based on third party Capital Needs Assessment.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$6,168,799	\$5,398,299	\$517,641

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
USDA-RD 515	USDA/TXRD Loan(s)	\$1,151,394	1.00%	21%
Amegy Bank	Conventional Loan	\$3,992,841	3.50%	72%
WNC	HTC	\$436,202	\$0.84	8%
		\$5,580,437	Total Sources	

Comments:

Amegy Bank will provide a construction loan in the amount of \$3,992,841.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Bonneville	\$576,955	3.90%	40	40	\$576,955	3.90%	40	40	9%
Adjustment to Debt Per §11.302(c)(2)					\$11,000	3.90%	40	40	0%
USDA-RD 515	\$1,151,394	1.00%	50	30	\$1,151,394	1.00%	50	30	19%
Total	\$1,728,350				\$1,739,350				

Comments:

The Applicant estimated the balance of the assumed USDA 515 Loan at the projected closing date in July 2022. Bonneville will provide a USDA 538 loan as a new first lien mortgage at 3.90% plus a 0.50% guarantee fee.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC	\$4,361,124	\$0.84		\$4,361,124	\$0.84	71%	
Deferred Developer Fee	\$0		0%	\$68,325		1%	13%
Total	\$4,361,124			\$4,429,449			
				\$6,168,799	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.856	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.822	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

The underwriting analysis assumes \$11,000 in additional third party debt to maintain the maximum 1.35 times debt coverage. The additional debt is for tax credit sizing purposes only and is not a condition of the award.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$6,168,799
Permanent Sources (debt + non-HTC equity)	\$1,739,350
Gap in Permanent Financing	\$4,429,449

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$4,361,127	\$517,641
Needed to Balance Sources & Uses	\$4,429,449	\$525,751
Requested by Applicant	\$4,361,124	\$517,641

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$4,361,124	\$517,641
Deferred Developer Fee	\$68,325	(13% deferred)
Repayable in	4 years	

Comments:

The recommended credit allocation is \$517,641 as requested by the Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Bayshore Manor Apartments, Palacios, 9% HTC #21156

LOCATION DATA	
CITY:	Palacios
COUNTY:	Matagorda
Area Median Income	\$58,600
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	28.6%	16	0
2	40	71.4%	22	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	56	100.0%	38	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	727 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	5	-	12	39	-	-	-	56
Income	% Total	0.0%	8.9%	0.0%	21.4%	69.6%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$331	USDA-RD	\$636	3	1	1	570	\$636	\$76	\$560	\$0	\$0.98	\$560	\$1,680	\$1,680	\$560	\$1	\$0	\$500	\$0.88	\$500
TC 50%	\$553	USDA-RD	\$636	6	1	1	570	\$636	\$76	\$560	\$0	\$0.98	\$560	\$3,360	\$3,360	\$560	\$1	\$0	\$500	\$0.88	\$500
TC 60%	\$663	USDA-RD	\$636	7	1	1	570	\$636	\$76	\$560	\$0	\$0.98	\$560	\$3,920	\$3,920	\$560	\$1	\$0	\$500	\$0.88	\$500
TC 30%	\$398	USDA-RD	\$740	2	2	1	790	\$740	\$100	\$640	\$0	\$0.81	\$640	\$1,280	\$1,280	\$640	\$1	\$0	\$550	\$0.70	\$550
TC 50%	\$663	USDA-RD	\$740	6	2	1	790	\$740	\$100	\$640	\$0	\$0.81	\$640	\$3,840	\$3,840	\$640	\$1	\$0	\$550	\$0.70	\$550
TC 60%	\$796	USDA-RD	\$740	14	2	1	790	\$740	\$100	\$640	\$0	\$0.81	\$640	\$8,960	\$8,960	\$640	\$1	\$0	\$550	\$0.70	\$550
TC 60%	\$796	0	\$740	18	2	1	790	\$740	\$100	\$640	\$0	\$0.81	\$640	\$11,520	\$11,520	\$640	\$1	\$0	\$550	\$0.70	\$550
TOTALS/AVERAGES:				56			40,720				\$0	\$0.85	\$617	\$34,560	\$34,560	\$617	\$0.85	\$0	\$536	\$0.74	\$536

ANNUAL POTENTIAL GROSS RENT:	\$414,720	\$414,720
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STABILIZED PRO FORMA

Bayshore Manor Apartments, Palacios, 9% HTC #21156

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	OPEX	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.85		\$617	\$414,720	\$414,720	\$617	\$0.85		0.0%	\$0
Laundry, late fees, NSF						\$10.81	\$7,265					
0						\$0.00	\$0					
0						\$0.00	\$0					
Total Secondary Income						\$10.81	\$7,265	\$10.81			0.0%	\$0
POTENTIAL GROSS INCOME						\$421,985	\$421,985				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(31,649)	(31,649)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$390,336	\$390,336				0.0%	\$0

2021 Pr

General & Administrative	\$26,607	\$475/Unit	\$12,660	\$226	3.31%	\$0.32	\$230	\$12,906	\$12,660	\$226	\$0.31	3.24%	1.9%	246
Management	\$26,456	5.4% EGI	\$45,024	\$804	11.53%	\$1.11	\$804	\$45,000	\$45,024	\$804	\$1.11	11.53%	-0.1%	(24)
Payroll & Payroll Tax	\$59,104	\$1,055/Unit	\$85,246	\$1,522	21.01%	\$2.01	\$1,464	\$82,000	\$82,000	\$1,464	\$2.01	21.01%	0.0%	-
Repairs & Maintenance	\$42,836	\$765/Unit	\$23,000	\$411	4.07%	\$0.39	\$284	\$15,900	\$39,200	\$700	\$0.96	10.04%	-59.4%	(23,300)
Electric/Gas	\$14,727	\$263/Unit	\$5,253	\$94	1.74%	\$0.17	\$121	\$6,800	\$5,253	\$94	\$0.13	1.35%	29.5%	1,547
Water, Sewer, & Trash	\$36,820	\$657/Unit	\$54,196	\$968	14.55%	\$1.39	\$1,014	\$56,800	\$54,196	\$968	\$1.33	13.88%	4.8%	2,604
Property Insurance	\$24,415	\$0.60 /sf	\$29,948	\$535	8.71%	\$0.83	\$607	\$34,000	\$29,948	\$535	\$0.74	7.67%	13.5%	4,052
Property Tax (@ 100%) 2.7896	\$28,742	\$513/Unit	\$21,589	\$386	5.64%	\$0.54	\$393	\$22,000	\$21,589	\$386	\$0.53	5.53%	1.9%	411
Reserve for Replacements					7.69%	\$0.74	\$536	\$30,000	\$16,800	\$300	\$0.41	4.30%	78.6%	13,200
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.57%	\$0.06	\$40	\$2,240	\$2,240	\$40	\$0.06	0.57%	0.0%	-
TOTAL EXPENSES					78.82%	\$7.56	\$5,494	\$307,646	\$308,910	\$5,516	\$7.59	79.14%	-0.4%	\$ (1,264)
NET OPERATING INCOME ("NOI")					21.18%	\$2.03	\$1,477	\$82,690	\$81,426	\$1,454	\$2.00	20.86%	1.6%	\$ 1,264

CONTROLLABLE EXPENSES							\$3,114/Unit				\$3,452/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Bayshore Manor Apartments, Palacios, 9% HTC #21156

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Bonneville	0.50%	2.60	2.64	\$31,289	3.90%	40	40	\$576,955	\$576,955	40	40	3.90%	\$31,391	2.63	9.4%	
Adjustment to Debt Per §11.302(c)(2)	0.50%								\$11,000	40	40	3.90%	\$598	2.58	0.2%	
USDA-RD 515		1.31	1.33	\$30,682	1.00%	50	30	\$1,151,394	\$1,151,394	30	50	1.00%	\$29,272	1.35	18.7%	
				\$61,971	TOTAL DEBT / GRANT SOURCES			\$1,728,350	\$1,739,350	TOTAL DEBT SERVICE			\$61,262	1.35	28.2%	
NET CASH FLOW		\$19,455	\$20,719	APPLICANT NET OPERATING INCOME						\$82,690	\$21,428	NET CASH FLOW				

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Deferred Developer Fee	Deferred Developer Fees	0.0%	(0% Deferred)		\$0	\$68,325	(13% Deferred)		1.1%	Total Developer Fee:	\$509,126
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		
TOTAL EQUITY SOURCES		70.7%			\$4,361,124	\$4,429,449			71.8%		
TOTAL CAPITALIZATION						\$6,089,474	\$6,168,799	15-Yr Cash Flow after Deferred Fee:			\$103,692

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$	
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition			\$1,964 / Unit	\$110,000	\$51,500	\$920 / Unit					113.6%	\$58,500	
Building Acquisition	\$1,480,000		\$26,429 / Unit	\$1,480,000	\$1,538,500	\$27,473 / Unit			\$1,480,000		-3.8%	(\$58,500)	
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0	
Site Work		\$50,007	\$893 / Unit	\$50,007	\$86,007	\$1,536 / Unit		\$86,007			-41.9%	(\$36,000)	
Site Amenities		\$158,500	\$2,830 / Unit	\$158,500	\$199,989	\$3,571 / Unit		\$199,989			-20.7%	(\$41,489)	
Building Cost		\$2,101,581	\$51.61 /sf	\$37,528/Unit	\$2,101,581	\$2,024,092	\$36,145/Unit	\$49.71 /sf	\$2,024,092		3.8%	\$77,489	
Contingency		\$231,009	10.00%	10.00%	\$231,009	\$231,009	10.00%	10.00%	\$231,009		0.0%	\$0	
Contractor Fees		\$406,576	16.00%	16.00%	\$406,576	\$406,576	16.00%	16.00%	\$406,576		0.0%	\$0	
Soft Costs	\$0	\$210,500	\$5,188 / Unit	\$290,500	\$290,500	\$5,188 / Unit		\$210,500	\$0		0.0%	\$0	
Financing	\$0	\$251,000	\$7,563 / Unit	\$423,500	\$423,500	\$7,563 / Unit		\$251,000	\$0		0.0%	\$0	
Developer Fee	\$0	\$509,126	14.93%	10.41%	\$509,126	\$509,126	10.41%	10.41%	\$509,126	\$0	0.0%	\$0	
Reserves			13 Months	\$408,000	\$408,000	13 Months					0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$1,480,000	\$3,918,299		\$110,157 / Unit	\$6,168,799	\$6,168,799	\$110,157 / Unit	\$3,918,299	\$1,480,000	0.0%	\$0		
Acquisition Cost	\$0				\$0								
Contingency					(\$0)								
Contractor's Fee					(\$1)								
Financing Cost					\$0								
Developer Fee	0.00%	\$0	\$0		\$0								
Reserves					\$0								
ADJUSTED BASIS / COST	\$1,480,000	\$3,918,298		\$110,157/unit	\$6,168,798	\$6,168,799	\$110,157/unit	\$3,918,299	\$1,480,000	0.0%	(\$0)		
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA					\$6,168,799								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Bayshore Manor Apartments, Palacios, 9% HTC #21156

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$1,480,000	\$3,918,298	\$1,480,000	$3,918,299
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$1,480,000	\$3,918,298	\$1,480,000	\$3,918,299
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$1,480,000	\$5,093,788	\$1,480,000	\$5,093,788
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$1,480,000	\$5,093,788	\$1,480,000	\$5,093,788
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	59200	\$458,441	\$59,200	\$458,441
CREDITS ON QUALIFIED BASIS	\$517,641		\$517,641	

ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS

FINAL ANNUAL LIHTC ALLOCATION

Method	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8425	Credits	Proceeds
			Credit Allocation		
Eligible Basis	\$517,641	\$4,361,127	----	----	----
Needed to Fill Gap	\$525,751	\$4,429,449	----	----	----
Applicant Request	\$517,641	\$4,361,124	\$517,641	\$0	\$0

Long-Term Pro Forma

Bayshore Manor Apartments, Palacios, 9% HTC #21156

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$390,336	\$398,143	\$406,106	\$414,228	\$422,512	\$466,488	\$515,040	\$568,646	\$627,831	\$693,176	\$765,322	\$844,978
TOTAL EXPENSES	3.00%	\$307,646	\$316,425	\$325,459	\$334,754	\$344,320	\$396,472	\$456,652	\$526,107	\$606,284	\$698,855	\$805,754	\$929,220
NET OPERATING INCOME ("NOI")		\$82,690	\$81,718	\$80,647	\$79,473	\$78,193	\$70,015	\$58,388	\$42,538	\$21,546	(\$5,679)	(\$40,431)	(\$84,242)
EXPENSE/INCOME RATIO		78.8%	79.5%	80.1%	80.8%	81.5%	85.0%	88.7%	92.5%	96.6%	100.8%	105.3%	110.0%
MUST -PAY DEBT SERVICE													
Bonneville		\$31,391	\$31,361	\$31,329	\$31,296	\$31,262	\$31,068	\$30,833	\$30,548	\$30,201	\$29,780	\$29,268	\$28,646
Adjustment to Debt Per §11.302(c)(2)		\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598	\$598
USDA-RD 515		\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272	\$29,272
TOTAL DEBT SERVICE		\$61,262	\$61,231	\$61,200	\$61,167	\$61,132	\$60,939	\$60,704	\$60,419	\$60,072	\$59,650	\$59,139	\$58,517
DEBT COVERAGE RATIO		1.35	1.33	1.32	1.30	1.28	1.15	0.96	0.70	0.36	-0.10	-0.68	-1.44
ANNUAL CASH FLOW		\$21,428	\$20,486	\$19,447	\$18,307	\$17,060	\$9,076	(\$2,316)	(\$17,880)	(\$38,525)	(\$65,329)	(\$99,570)	(\$142,759)
Deferred Developer Fee Balance		\$46,896	\$26,410	\$6,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$11,343	\$28,404	\$90,980	\$103,692	\$47,259	(\$101,843)	(\$372,178)	(\$798,289)	(\$1,421,791)

21157 Katy Manor Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

July 14, 2021

PROPERTY IDENTIFICATION	
Application #	21157
Development	Katy Manor Apartments
City / County	Katy / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1977)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$476,081	\$474,238	\$9,880/Unit	\$0.84

KEY PRINCIPALS / SPONSOR			
Fieser Development, Inc Jaime Fieser Melissa Baughman			
Related Parties	Contractor - Yes	Seller -	Yes

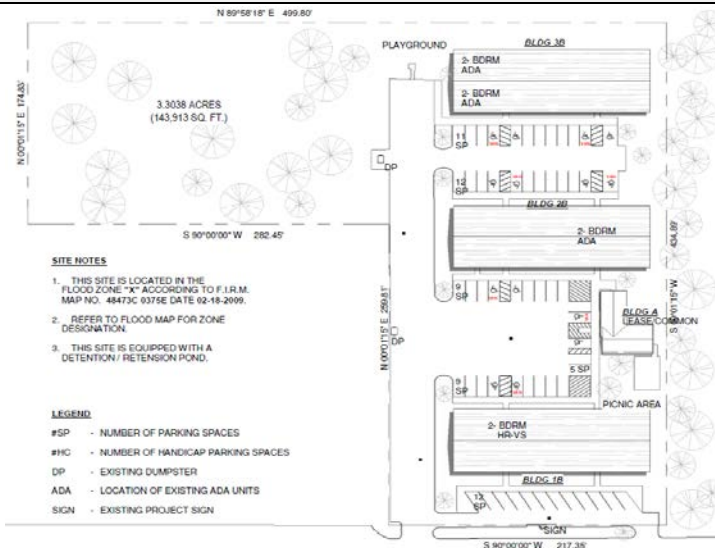
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	4	8%
2	48	100%	40%	-	0%
3	-	0%	50%	10	21%
4	-	0%	60%	34	71%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.23	Expense Ratio	78.2%
Breakeven Occ.	88.7%	Breakeven Rent	\$681
Average Rent	\$710	B/E Rent Margin	\$29
Property Taxes	\$438/unit	Exemption/PILOT	0%
Total Expense	\$6,213/unit	Controllable	\$3,506/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	N/A		
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate	0 BR/20%		0
Premiums (↑60% Rents)	N/A		
Rent Assisted Units	36	75% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	804 SF	Density	14.5/acre
Acquisition	\$18K/unit		\$850K
Building Cost	\$52.50/SF	\$42K/unit	\$2,026K
Hard Cost	\$54K/unit		\$2,606K
Total Cost	\$115K/unit		\$5,513K
Developer Fee	\$525K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$417K	30% Boost	Yes

REHABILITATION COSTS / UNIT				
Site Work	\$4K	8%	Finishes/Fixtures	\$12K 23%
Building Shell	\$24K	44%	Amenities	\$3K 5%
HVAC	\$4K	8%	Total Exterior	\$31K 63%
Appliances	\$1K	2%	Total Interior	\$18K 37%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bonneville	40/40	3.90%	\$1,007,665	1.52	Existing Reserves	0/0	0.00%	\$6,500	1.23	WNC	\$3,995,854
USDA-RD	30/50	1.00%	\$502,498	1.23							
TOTAL DEBT (Must Pay)			\$1,510,163		CASH FLOW DEBT / GRANTS			\$6,500		TOTAL EQUITY SOURCES	\$3,995,854
TOTAL DEBT SOURCES											\$1,516,663
TOTAL CAPITALIZATION											\$5,512,517

CONDITIONS

1 Receipt and acceptance by 10% test:

a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:

- i: Approved rents
- ii: Rates and terms of the proposed loan transfer
- iii: USDA reserve requirements

b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

c: Settlement Statement that documents actual transfer price

d: Loan Agreement that documents assumed debt balance

e: Substantially final draft of limited partnership agreement.

f: Substantially final construction contract with Schedule of Values.

g: Most current annual operating statement

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

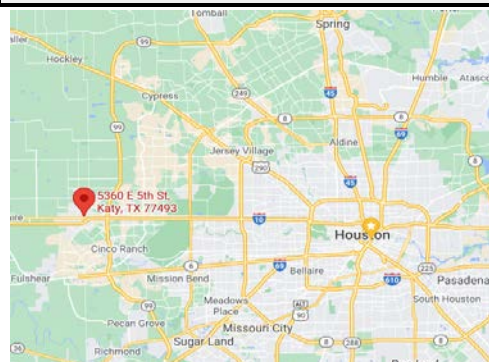
STRENGTHS/MITIGATING FACTORS

- ▣ Developer Experience
- ▣ USDA Rental Assistance
- ▣ High Debt Coverage

WEAKNESSES/RISKS

- ▣ 71% expense-to-income ratio
- ▣ 85% break-even occupancy

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21157 Program(s): 9% HTC

Katy Manor Apartments

Address/Location: 5360 East 5th Street

City: Katy County: Harris Zip: 77493

Population: General Program Set-Aside: USDA Area: Urban

Activity: Acquisition/Rehab Building Type: Garden (Up to 4-story) Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$476,081				\$474,238				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i: Approved rents
 - ii. Rates and terms of the proposed loan transfer
 - lii. USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price
 - d: Loan Agreement that documents assumed debt balance
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	10
60% of AMI	60% of AMI	34

DEVELOPMENT SUMMARY

Katy Manor Apartments consists of forty-eight (48) units consisting of one residential building with the a unit mix of 30%, 50% and 60% AMI. The rehabilitation will consist of the following: pave the parking lot and sidewalk and landing concrete work for accessibility, exterior repair, new roof, replace doors, windows and floors, paint, new appliances, lighting, HVAC and plumbing fixtures and handicap accessibility modifications as needed.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	USDA Rental Assistance
▫	High Debt Coverage
▫	High Occupancy

WEAKNESSES/RISKS	
▫	71% expense-to-income ratio
▫	85% break-even occupancy
▫	
▫	

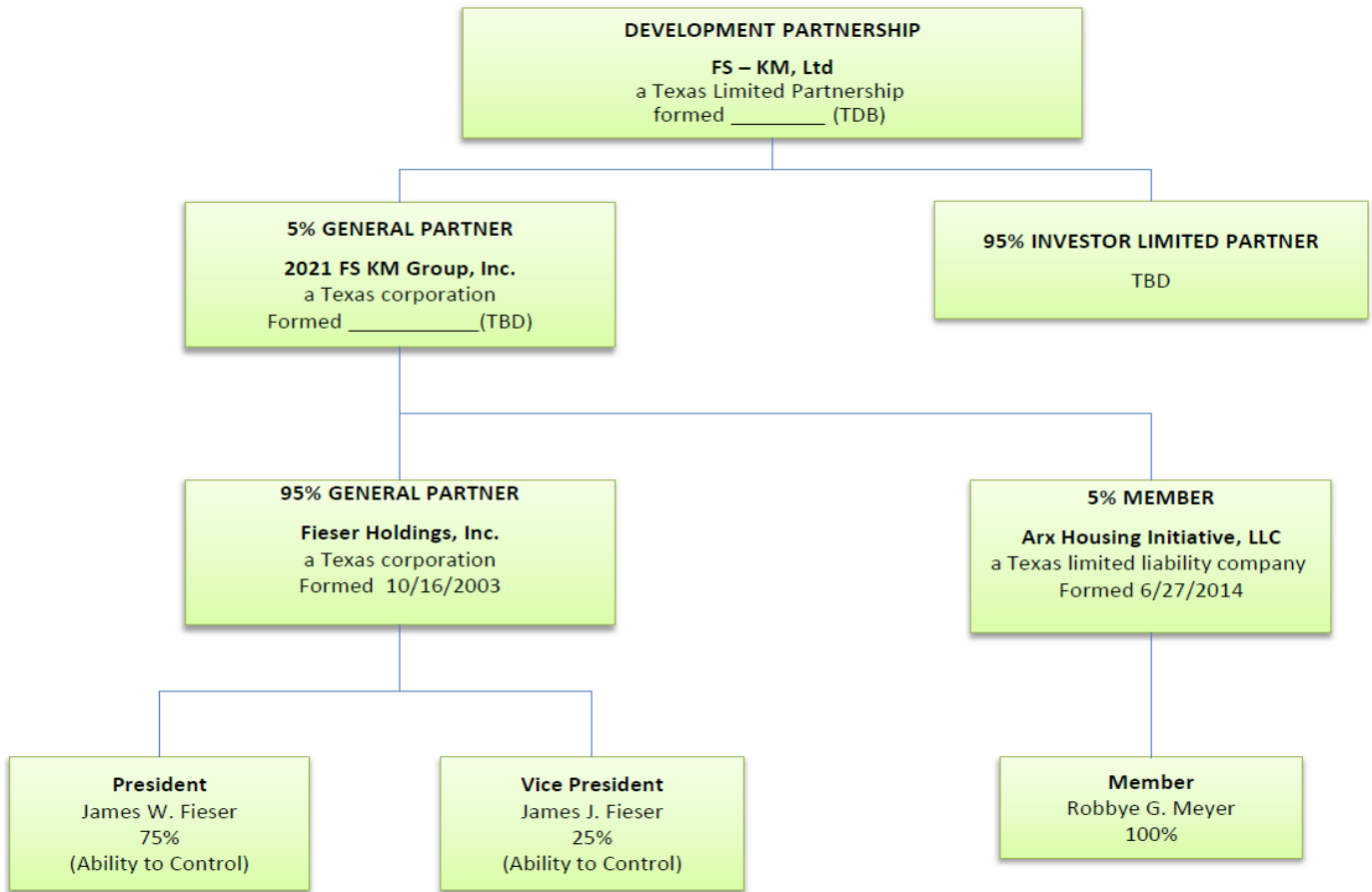
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Melissa Baughman
Phone: (281) 419-6114
Relationship: Senior Project Coordinator

Name: Jamie Fieser
Phone: (346) 808-7070
Relationship: Principle

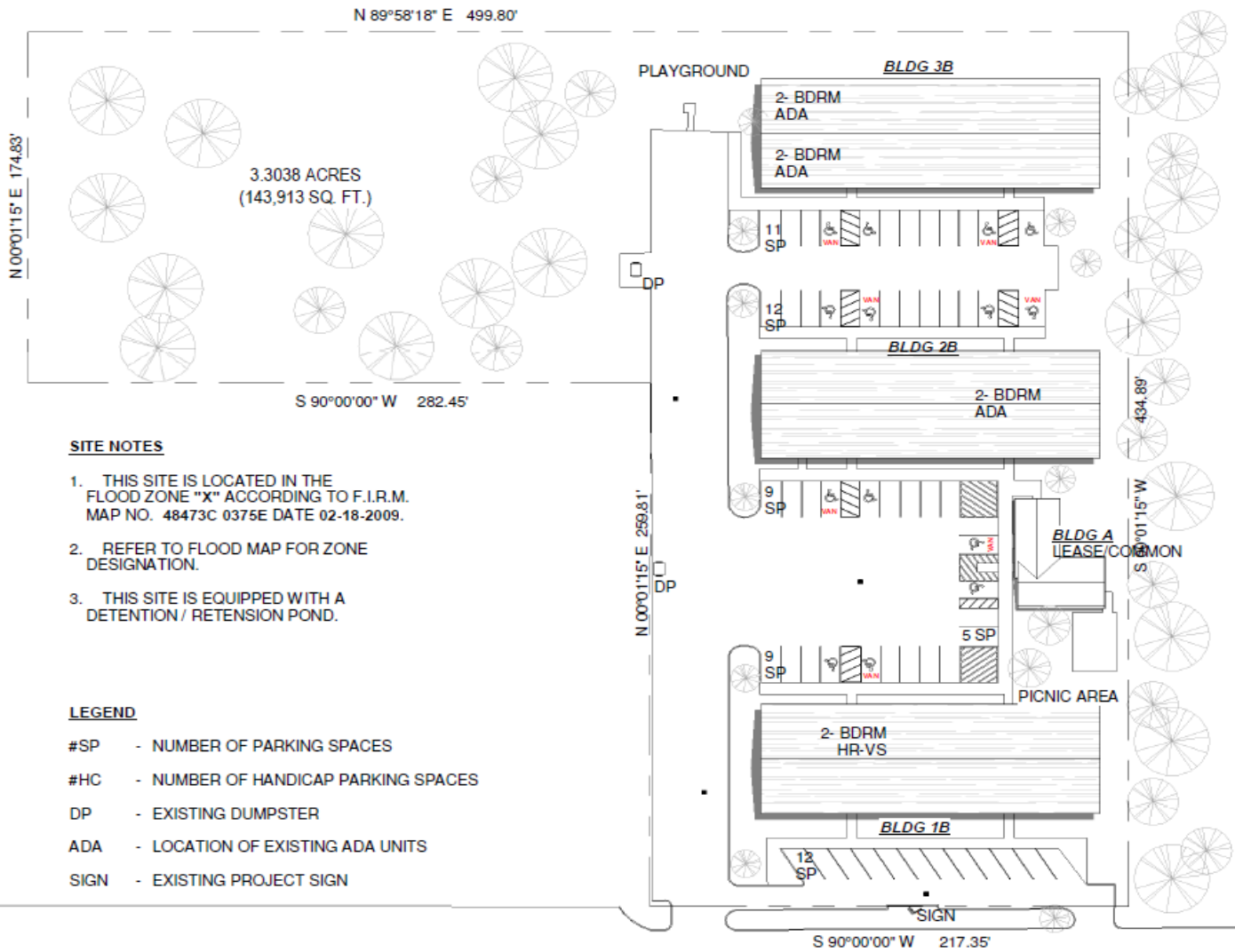
OWNERSHIP STRUCTURE



o The Applicant, Developer, General Contractor and Property Manager are related entities.

DEVELOPMENT SUMMARY

SITE PLAN



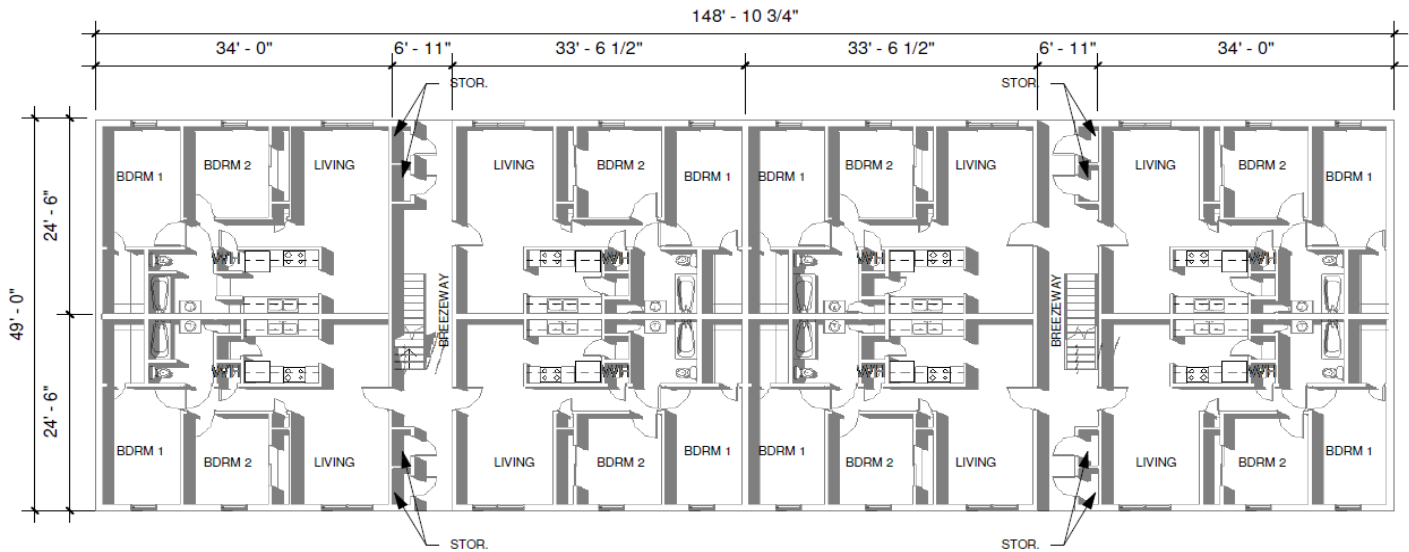


Comments:

The subject is accessible from the Katy CBD by proceeding north along Avenue D to 5th Street. The topography is relatively flat and drains to public streets and drainage structures. Landscaping consists of mature trees, shrubs, and lawn areas in fair condition. There are areas that need grass and the shrubs are not sufficient to provide the needed curb appeal. Site amenities include a playground with equipment and picnic area.

Current City of Katy parking ordinance requires 2.5 spaces per unit or 1 space per bedroom, whichever is greater. The existing parking count meets the requirements that were in place at initial certificate of occupancy in 1977. Currently the subject property has 58 existing spaces and will provide 74 parking spaces total post-rehab.

BUILDING PLAN (Typical)



Comments:

General unit features include: walk-in closet, kitchen pantry, storage closet for each unit, and single vanity sinks in all bathrooms.

BUILDING ELEVATION



Comments:

Siding composition is 70% brick masonry | 30% siding for building "A" and 23% brick masonry | 77% siding for building "B". There are no balconies or outdoor patios, and no significant articulation and ornamentation in the design.

TENANT RELOCATION PLAN

This work will be performed on a unit-by-unit basis so as not to unduly disrupt the tenants. The work is not of the type that will cause the tenant to relocate so that the workers can complete the rehabilitation. However, the Applicant has included \$78,821 in relocation fees to cover any necessary moving expenses if needed.

Comments:

The acquisition cost is \$850,000, which is calculated by estimated USDA Mortgage at closing plus equity to Seller for taxes and closing costs.

APPRAISED VALUE

Appraiser: O'Connor & Associates Date: 1/13/2021

Land as Vacant:	3.3037 acres	\$720,000	Per Unit:	\$15,000
Existing Buildings: (as-is)		\$465,000	Per Unit:	\$9,688
Total Development: (as-is)		\$1,185,000	Per Unit:	\$24,688

Comments:

The appraiser states the as-is and as-restricted market value of the development is \$1,185,000.

SITE INFORMATION

Flood Zone:	X	Scattered Site?	No
Zoning:	C-1	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1977	Title Issues?	No

Current Uses of Subject Site:

Existing multi-family

Surrounding Uses:

- North: Single-family homes
- South: Retail
- East: Light-industrial
- West: Katy Senior Citizen Center

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Developments funded by USDA are not required to supply an Environmental Site Assessment, as these are existing properties previously approved and subsidized by USDA; it is the Applicant's responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements. USDA retains on-going oversight of the properties.

MARKET ANALYSIS

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market. The Subject is 100% occupied with plans and funds set aside for relocation as necessary.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$83,072	Avg. Rent:	\$710	Expense Ratio:	78.2%
Debt Service:	\$67,601	B/E Rent:	\$681	Controllable Expenses:	\$3,506
Net Cash Flow:	\$15,471	UW Occupancy:	92.5%	Property Taxes/Unit:	\$438
Aggregate DCR:	1.23	B/E Occupancy:	88.7%	Program Rent Year:	2020

36 units will have USDA rental assistance; the rental assistance is layered on 30%, 50%, and 60% HTC units. The remaining 12 units are underwritten at max 60% AMI HTC rents.

Break-even occurs with 5 units vacant; underwritten with 3 vacant. Average rent is \$29 above breakeven rent.

The Underwriter's expense estimates are mainly based on the actual expenses of the property.

The Applicant's repairs & maintenance expense is very low at \$258 per unit. The Underwriter includes the standard \$700 per unit for rehab.

Applicant's pro forma includes \$625 per unit for replacement reserves. Underwriter includes the standard \$300. The required annual deposit to replacement reserve will be determined by USDA.

As underwritten, the long-term pro forma exhibits \$90K net cash flow through year 15.

The application was submitted with a 78% expense-to-income ratio; and the long-term pro forma exhibits negative annual cash flow beginning in year 12. USDA properties are exempt from the long-term feasibility criteria if more than 50% of the units are in USDA control. USDA subsidies can be increased to offset operating cost increases.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$217,931/ac	\$17,708/unit	\$850,000	Contractor Fee	\$416,990
Off-site + Site Work		\$7,151/unit	\$343,256	Soft Cost + Financing	\$684,890
Building Cost	\$52.50/sf	\$42,208/unit	\$2,026,005	Developer Fee	\$524,951
Contingency	10.00%	\$4,936/unit	\$236,926	Reserves	\$429,500
Total Development Cost	\$114,844/unit	\$5,512,517		Rehabilitation Cost	\$49,360/unit
Qualified for 30% Basis Boost?	Rural [9% only]				

Site Work:

Site work costs of \$209K include: fine grading, paving, foundation repair, bumper stops, striping and signage.

Building Cost:

Applicant's Cost Schedule indicates \$3.19M combined cost for site work, site amenities, and building cost. The Third Party Scope and Cost Review (SCR) Supplement Schedule cost is \$2.9M.

Site Work

1. Install handicap ramps, curb ramps or landings as shown on drawings.
2. Provide signs indicating handicap parking.
3. Repair Concrete Drives as required.
4. Stripe parking areas & accessible aisles.
5. Rough and Fine grade at new sidewalks and curbs
6. Add landscaping as shown on plans required by TDHCA (Green Points).
7. Add shrubbery at building to match remaining where old plants have died and been removed.
8. Add concrete pad and ADA compliant grill and picnic table.
9. Remove and replace mailbox to accommodate HC reach range.
10. Add children's playscapes area as shown on drawings, includes sunshades required by TDHCA
11. Remove and replace existing perimeter fence and dumpster wood screens.
12. Install new maintenance shop. Foundation
13. Investigate floor sag at BLDG #2. Repair floor framing.
14. Remove and repair broken/displaced concrete sidewalks as shown on drawings.
15. Repair concrete drives, curbs, and parking as shown on drawings.
16. Repair/install new concrete landings to meet HC requirements at Handicap units as shown on drawings/matrix.
14. Install new sidewalks, accessible routes, and curb ramps as shown on drawings.
15. Replace all existing exposed wood siding, trim, fascia and soffit with cementitious material throughout.
16. Prepare surfaces, scrape, prime, and paint all exterior cementitious material for complete coverage.
17. Provide new property signage graphics with all required logos and information as shown on drawings.
18. Provide exterior building signage indicating building number and the apartment numbers in that building. Provide new 4" high numbers for each apartment with braille.
19. Verify the current attic insulation to see if it meets the current 2015 IECC building code, if it does not, Install new layer of fiber glass insulation over existing to meet current 2015 IECC building code requirements. Provide certification that the insulation meets the current codes.
20. Patch all ceiling holes, wall holes and cracks. Allowance of 100 sqft of repair in each apartment.

Exterior:

1. Re-place windows throughout with new insulated low-e vinyl windows with insect screens to meet current IECC code (energy star rated).
2. Install new mini blinds at all windows.
3. Install new 30 year asphalt architectural tab roof system.
4. Install new metal flashing, gutter and downspouts
5. Remove and replace all unit and common building exterior doors.
6. Replace weather-stripping at all exterior doors.
7. Replace all hardware with lever type hardware.
8. Install new handicap type thresholds at HC apartments, laundry and office.
9. Install new interior doors on handicap units as shown on plans.

Interior:

1. Replace interior doors and all hardware with lever type hardware.
2. Remodel interior hallways, kitchen and bathroom walls to accommodate HC clearances requirements in Handicap units and common areas as shown on drawings/matrix. Three (3) Handicap units will be required.
3. One (1) hearing and visual units will be required
4. Patch, repair and paint all apartments. Prepare and paint all repaired gypsum-board surfaces for painting. Remove all nails, hooks, etc. Re-texture to match adjacent surfaces.
5. Remove and replace any damaged or deteriorated base and trim. Use semigloss latex enamel on all wood trim. Provide clothes rods and shelves in closets in all units. Install shelves in all closets in each unit.
6. Check for mold in the apartments. If mold is found notify owner immediately so a qualified mold specialist can be brought in to evaluate and remove.
7. Clean, scrape, patch all exterior doors and frames and paint doors with oil based enamel and wood frames with semi-gloss latex enamel. Paint all exterior non-masonry surfaces with semi-gloss enamel.

Stairs

1. Repair or replace all fourteen sets of non-compliant stairs per drawings. .
2. Install cane detections under the stairs per drawings
3. Paint all railings and metal stairs components

Floor Covering

- Remove and replace carpet/tile with new resilient flooring throughout.

Kitchens

1. Replace wall and base cabinets. Replace counter tops with plastic laminate clad plywood. Replace all appliances (Energy Star rated.) Ranges must be self-cleaning. Remove sinks and sink fittings and replace with new stainless steel sinks. Faucets to be single lever action 2.0 gpm or less, Water Sense labeled. Replace stops on all supply lines. Provide plastic surface grease splashes on all walls adjacent to ranges.

2. Provide new plumbing fixtures

Bathroom

1. Replace lavatories with new vanities or handicap accessible lavatory. Replace counter tops with plastic laminate clad plywood. Replace all lavatory fittings and in-line stops on supply lines.

2. Refinish tub, surrounds, and replace shower fittings. Remove and replace any tile finish around existing tub with one-piece fiberglass surrounds and grab bars blocking.

3. Replace water closets as shown on drawings. New toilets to be 1.6 gpf (low flow). Install 1.5 gpm or less faucets and 2.0 gpm or less shower heads. Faucets and shower heads are to be Water Sense labeled (low flow).

4. Replace all accessories (toilet paper holders, shower rods, etc.), install new bathroom mirrors, new towel bars in bathrooms throughout, replace/install grab bars in HC units.

Electrical

1. Replace all unit "porch" light fixtures with new LED fixtures. Add new LED wall packs at building gable ends. Change Kitchen ceiling light fixture to LED with fixtures in all units.

2. Upgrade outlets in kitchen and bathroom to GFCI as required per code. Repair electrical panels, covers and locks as required per code. Refasten all loose equipment. Label all panels.

3. Replace all existing smoke detectors with new interlinked wireless units. Install new smoke detectors at hallways and all first/second floor bedrooms.

4. Replace water heaters and Install new energy star rated ceiling fans with light packs in living room (where there is an existing fixture, if no fixture then no ceiling fan is required) and bedrooms in all units.

5. Convert one unit to be hearing and visual impaired compliant and Install/repair visual alarm for Hearing/Visual impaired units.

6. Replace all Federal Pacific breaker boxes.

Mechanical And Plumbing

1. Replace air conditioning equipment as shown on drawings/matrix 15 SEER. Clean interior equipment closets in all units.

2. Seal all openings through exterior walls. Replace exhaust fans in bathrooms throughout. Replace supply air & return air registers throughout. Install Auto-out Fire suppression at vent hoods.

Cleaning And Debris Removal

- Clean all vacant units and haul away all debris and trash from the premises. Clean all water heater and air handler spaces. Leave all construction areas broom clean and dust free.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$204,586	\$4,262/unit	8%	Finishes/Fixtures	\$597,640	\$12,451/unit	23%
Building Shell	\$1,156,445	\$24,093/unit	44%	HVAC	\$208,320	\$4,340/unit	8%
Amenities	\$138,670	\$2,889/unit	5%	Appliances	\$63,600	\$1,325/unit	2%
Total Exterior	\$1,499,701	\$31,244/unit	63%	Total Interior	\$869,560	\$18,116/unit	37%

SCOPE & COST REVIEW

Provider: GIBCO Environmental, LLC

Date: 2/11/2021

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Comments:

The underwritten cost estimate is based on third party Capital Needs Assessment.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$5,512,517	\$4,154,627	\$476,081

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
USDA-RD	USDA/TXRD Loan(s)	\$502,498	1.00%	9%
Amegy Bank	Conventional Loan	\$3,921,101	3.75%	71%
WNC	HTC	\$401,099	\$0.84	7%
Fieser Development, Inc	Deferred Fee	\$524,951		9%
Operating Reserves	Reserves	\$178,000		3%
		\$5,527,649	Total Sources	

Comments:

Amegy Bank will provide a construction loan in the amount of \$3,921,101.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Bonneville	\$1,007,665	3.90%	40	40	\$1,007,665	3.90%	40	40	18%
					\$0	3.90%	40	40	0%
USDA-RD	\$502,498	1.00%	50	30	\$502,498	1.00%	50	30	9%
Existing Reserves	\$6,500				\$6,500				0%
Total	\$1,516,663				\$1,516,663				

Comments:

The Applicant estimated the balance of the assumed USDA 515 Loan at the projected closing date in July 2022. Bonneville will provide a USDA 538 loan as a new first lien mortgage.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC	\$4,010,986	\$0.84		\$3,995,854	\$0.84	72%	
Total	\$4,010,986			\$3,995,854			
				\$5,512,517	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.839	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.821	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$5,512,517
Permanent Sources (debt + non-HTC equity)	\$1,516,663
Gap in Permanent Financing	\$3,995,854

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$4,011,385	\$476,081
Needed to Balance Sources & Uses	\$3,995,854	\$474,238
Requested by Applicant	\$4,011,382	\$476,081

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$3,995,854	\$474,238

Comments:

The credit recommended is \$474,238 as determined by the amount needed to balance sources and uses.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Katy Manor Apartments, Katy, 9% HTC #21157

LOCATION DATA	
CITY:	Katy
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	-	0.0%	0	0
2	48	100.0%	36	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	48	100.0%	36	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	804 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	4	-	10	34	-	-	-	48
Income	% Total	0.0%	8.3%	0.0%	20.8%	70.8%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$532	USDA-RA	\$786	4	2	1	804	\$786	\$76	\$710	\$0	\$0.88	\$710	\$2,840	\$2,840	\$710	\$1	\$0	\$850	\$1.06	\$850
TC 50%	\$887	USDA-RA	\$786	10	2	1	804	\$786	\$76	\$710	\$0	\$0.88	\$710	\$7,100	\$7,100	\$710	\$1	\$0	\$850	\$1.06	\$850
TC 60%	\$1,065	USDA-RA	\$786	22	2	1	804	\$786	\$76	\$710	\$0	\$0.88	\$710	\$15,620	\$15,620	\$710	\$1	\$0	\$850	\$1.06	\$850
TC 60%	\$1,065	0		12	2	1	804	\$786	\$76	\$710	\$0	\$0.88	\$710	\$8,520	\$8,520	\$710	\$1	\$0	\$850	\$1.06	\$850
TOTALS/AVERAGES:				48			38,592				\$0	\$0.88	\$710	\$34,080	\$34,080	\$710	\$0.88	\$0	\$850	\$1.06	\$850

ANNUAL POTENTIAL GROSS RENT:	\$408,960	\$408,960
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STABILIZED PRO FORMA

Katy Manor Apartments, Katy, 9% HTC #21157

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	OPEX	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.88	\$710	\$408,960	\$408,960	\$710	\$0.88		0.0%	\$0
Laundry, Late fees, NSF					\$5.63	\$3,244						
0					\$0.00	\$0						
0					\$0.00	\$0						
Total Secondary Income					\$5.63		\$3,244	\$5.63			0.0%	\$0
POTENTIAL GROSS INCOME						\$412,204	\$412,204				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(30,915)	(30,915)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$381,288	\$381,288				0.0%	\$0

General & Administrative	\$23,994	\$500/Unit	\$18,962	\$395	3.61%	\$0.36	\$287	\$13,780	\$18,962	\$395	\$0.49	4.97%	-27.3%	(5,182)
Management	\$23,842	5.4% EGI	\$36,064	\$751	9.97%	\$0.99	\$792	\$38,016	\$36,064	\$751	\$0.93	9.46%	5.4%	1,952
Payroll & Payroll Tax	\$50,660	\$1,055/Unit	\$103,228	\$2,151	27.33%	\$2.70	\$2,171	\$104,200	\$103,228	\$2,151	\$2.67	27.07%	0.9%	972
Repairs & Maintenance	\$36,717	\$765/Unit	\$42,169	\$879	3.25%	\$0.32	\$258	\$12,400	\$33,600	\$700	\$0.87	8.81%	-63.1%	(21,200)
Electric/Gas	\$13,291	\$277/Unit	\$9,757	\$203	3.49%	\$0.34	\$277	\$13,300	\$9,757	\$203	\$0.25	2.56%	36.3%	3,543
Water, Sewer, & Trash	\$31,560	\$657/Unit	\$23,688	\$493	6.45%	\$0.64	\$513	\$24,600	\$23,688	\$493	\$0.61	6.21%	3.9%	912
Property Insurance	\$20,927	\$0.54 /sf	\$36,729	\$765	10.23%	\$1.01	\$813	\$39,000	\$36,729	\$765	\$0.95	9.63%	6.2%	2,271
Property Tax (@ 100%) 2.4402	\$25,882	\$539/Unit	\$20,331	\$424	5.51%	\$0.54	\$438	\$21,000	\$20,331	\$424	\$0.53	5.33%	3.3%	669
Reserve for Replacements					7.87%	\$0.78	\$625	\$30,000	\$14,400	\$300	\$0.37	3.78%	108.3%	15,600
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.50%	\$0.05	\$40	\$1,920	\$1,920	\$40	\$0.05	0.50%	0.0%	-
TOTAL EXPENSES					78.21%	\$7.73	\$6,213	\$ 298,216	\$298,679	\$6,222	\$7.74	78.33%	-0.2%	\$ (463)
NET OPERATING INCOME ("NOI")					21.79%	\$2.15	\$1,731	\$83,072	\$82,609	\$1,721	\$2.14	21.67%	0.6%	\$ 463

CONTROLLABLE EXPENSES							\$3,506/Unit				\$3,942/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Katy Manor Apartments, Katy, 9% HTC #21157

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Bonneville	0.50%	1.54	1.55	53,586	3.90%	40	40	\$1,007,665	\$1,007,665	40	40	3.90%	\$54,826	1.52	18.3%
USDA-RD		1.25	1.26	\$12,390	1.00%	50	30	\$502,498	\$502,498	30	50	1.00%	\$12,775	1.23	9.1%
CASH FLOW DEBT / GRANTS															
Existing Reserves		1.25	1.26		0.00%	0	0	\$6,500	\$6,500	0	0	0.00%		1.23	0.1%
				\$65,976	TOTAL DEBT / GRANT SOURCES			\$1,516,663	\$1,516,663	TOTAL DEBT SERVICE			\$67,601	1.23	27.5%
NET CASH FLOW		\$16,633	\$17,096					APPLICANT	NET OPERATING INCOME	\$83,072	\$15,471	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
											Needed to Fill Gap	Total Developer Fee
WNC	LIHTC Equity	72.8%	\$476,081	0.842500751	\$4,010,986	\$3,995,854	\$0.8426	\$474,238	72.5%	\$9,880	Needed to Fill Gap	
Fieser Development, Inc	Deferred Developer Fees	0.0%	(0% Deferred)		\$0		(0% Deferred)		0.0%	Total Developer Fee: \$524,951		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		72.8%			\$4,010,986	\$3,995,854			72.5%			
TOTAL CAPITALIZATION						\$5,527,649	\$5,512,517	15-Yr Cash Flow after Deferred Fee:				\$89,596

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$15,000 / Unit	\$720,000	\$720,000	\$15,000 / Unit					0.0%	\$0
Building Acquisition	\$130,000		\$2,708 / Unit	\$130,000	\$130,000	\$2,708 / Unit		\$130,000			0.0%	\$0
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0
Site Work		\$209,906	\$4,373 / Unit	\$209,906	\$201,586	\$4,200 / Unit	\$201,586				4.1%	\$8,320
Site Amenities		\$118,500	\$2,469 / Unit	\$118,500	\$141,670	\$2,951 / Unit	\$141,670				-16.4%	(\$23,170)
Building Cost		\$2,040,855	\$52.88 /sf	\$42,518/Unit	\$2,040,855	\$2,026,005	\$42,208/Unit	\$52.50 /sf	\$2,026,005		0.7%	\$14,850
Contingency		\$236,926	10.00%	10.00%	\$236,926	\$236,926	10.00%	10.00%	\$236,926		0.0%	\$0
Contractor Fees		\$416,990	16.00%	16.00%	\$416,990	\$416,990	16.00%	16.00%	\$416,990		0.0%	\$0
Soft Costs	\$0	\$210,500	\$6,028 / Unit	\$289,321	\$289,321	\$6,028 / Unit	\$210,500	\$0	\$0		0.0%	\$0
Financing	\$0	\$266,000	\$8,241 / Unit	\$395,569	\$395,569	\$8,241 / Unit	\$266,000	\$0	\$0		0.0%	\$0
Developer Fee	\$0	\$524,951	15.00%	14.46%	\$524,951	\$524,951	14.46%	14.46%	\$524,951	\$0	0.0%	\$0
Reserves			14 Months	\$429,500	\$429,500	14 Months					0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$130,000	\$4,024,628	\$114,844 / Unit	\$5,512,518	\$5,512,517	\$114,844 / Unit	\$4,024,627	\$130,000	0.0%	\$1	
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		(\$0)		(\$0)								
Financing Cost		\$0		\$0								
Developer Fee	0.00%	\$0	\$0	\$0								
Reserves				\$0								
ADJUSTED BASIS / COST		\$130,000	\$4,024,628	\$114,844/unit	\$5,512,518	\$5,512,517	\$114,844/unit	\$4,024,627	\$130,000	0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA						\$5,512,517						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Katy Manor Apartments, Katy, 9% HTC #21157

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$130,000	\$4,024,628	\$130,000	\$4,024,627
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$130,000	\$4,024,628	\$130,000	\$4,024,627
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$130,000	\$5,232,016	\$130,000	\$5,232,016
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$130,000	\$5,232,016	\$130,000	\$5,232,016
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	5200	\$470,881	\$5,200	\$470,881
CREDITS ON QUALIFIED BASIS	\$476,081		\$476,081	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8426	Credit Allocation	Credits	Proceeds
Eligible Basis	\$476,081	\$4,011,385	----	----	----
Needed to Fill Gap	\$474,238	\$3,995,854	\$474,238	(\$1,843)	(\$15,528)
Applicant Request	\$476,081	\$4,011,382	----	----	----

Long-Term Pro Forma

Katy Manor Apartments, Katy, 9% HTC #21157

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$381,288	\$388,914	\$396,692	\$404,626	\$412,719	\$455,675	\$503,102	\$555,465	\$613,278	\$677,109	\$747,583	\$825,392
TOTAL EXPENSES	3.00%	\$298,216	\$306,782	\$315,598	\$324,670	\$334,007	\$384,935	\$443,737	\$511,644	\$590,079	\$680,689	\$785,379	\$906,355
NET OPERATING INCOME ("NOI")		\$83,072	\$82,132	\$81,094	\$79,956	\$78,712	\$70,740	\$59,365	\$43,821	\$23,199	(\$3,580)	(\$37,796)	(\$80,963)
EXPENSE/INCOME RATIO		78.2%	78.9%	79.6%	80.2%	80.9%	84.5%	88.2%	92.1%	96.2%	100.5%	105.1%	109.8%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$67,601	\$67,548	\$67,492	\$67,434	\$67,374	\$67,037	\$66,626	\$66,128	\$65,522	\$64,786	\$63,892	\$62,806
DEBT COVERAGE RATIO		1.23	1.22	1.20	1.19	1.17	1.06	0.89	0.66	0.35	-0.06	-0.59	-1.29
ANNUAL CASH FLOW		\$15,471	\$14,584	\$13,602	\$12,521	\$11,337	\$3,704	(\$7,262)	(\$22,307)	(\$42,323)	(\$68,366)	(\$101,688)	(\$143,770)
Deferred Developer Fee Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$15,471	\$30,056	\$43,658	\$56,179	\$67,516	\$102,500	\$89,596	\$9,950	(\$159,448)	(\$446,548)	(\$885,157)	(\$1,516,011)

21158 Juniper Pointe Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 25, 2021

PROPERTY IDENTIFICATION	
Application #	21158
Development	Juniper Pointe Apartments
City / County	Kaufman / Kaufman
Region/Area	3 / Rural
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program		Request	Recommended		
LIHTC (9% Credit)		\$910,554	\$910,554	\$12,647/Unit	\$0.91

KEY PRINCIPALS / SPONSOR			
Justin M. Zimmerman / JMZ Land Company, LLC Sandra Watson / Albatross Development, LLC			
Related Parties	Contractor -	Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

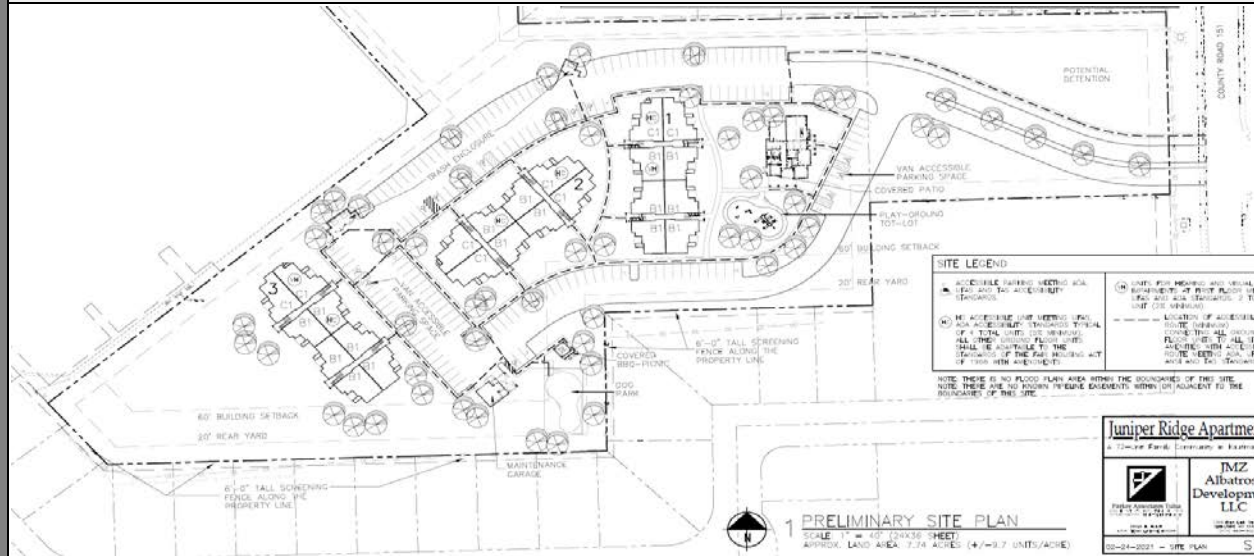


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	5	7%
2	48	67%	40%	-	0%
3	24	33%	50%	11	15%
4	-	0%	60%	38	53%
			70%	-	0%
			80%	-	0%
			MR	18	25%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	48.3%
Breakeven Occ.	86.2%	Breakeven Rent	\$1,015
Average Rent	\$1,091	B/E Rent Margin	\$76
Property Taxes	\$800/unit	Exemption/PILOT	0%
Total Expense	\$5,901/unit	Controllable	\$3,397/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	7.2%
Highest Unit Capture Rate	44% (2 BR/30%) 3
Dominant Unit Cap. Rate	23% (2 BR/60%) 26
Premiums (↑60% Rents)	Yes \$100/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,146 SF	Density	8.0/acre
Acquisition	\$97.68/SF	\$14K/unit	\$985K
Building Cost	\$122K/unit	\$8,062K	
Hard Cost	\$139K/unit	\$9,984K	
Total Cost	\$220K/unit	\$15,852K	
Developer Fee	\$1,800K (38% Deferred)	Paid Year: 9	
Contractor Fee	\$1,322K	30% Boost	Yes

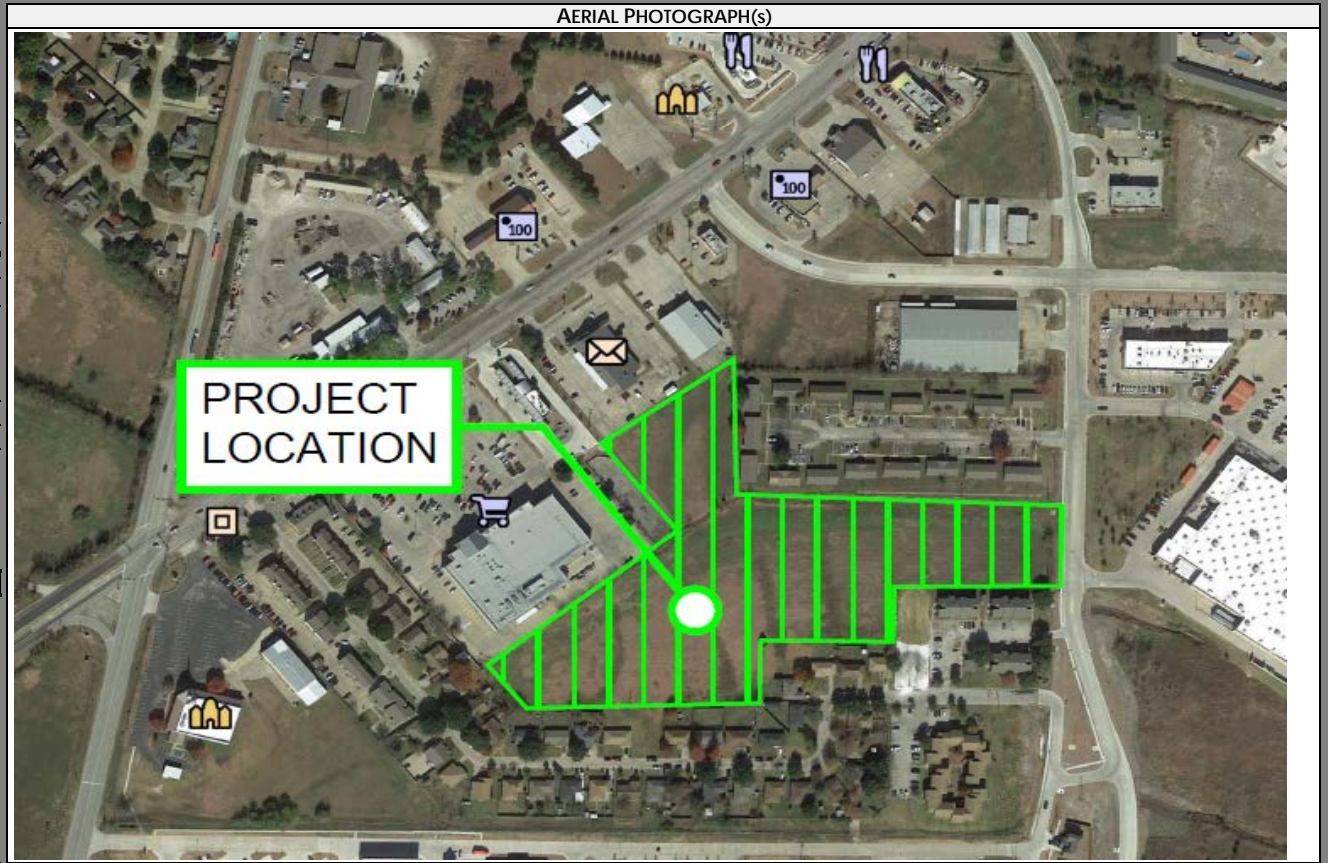
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Cedar Rapids Bank & Trust	16/40	4.93%	\$7,158,000	1.11	City of Kaufman reduced fees	0/0	0.00%	\$250	1.15	Raymond James	\$8,285,000	
Adjustment to Debt Per §11.302(c)	16/40	4.93%	(\$275,000)	1.15						JMZ Albatross Development, LLC	\$683,506	
TOTAL DEBT (Must Pay)			\$6,883,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$8,968,506	
											TOTAL DEBT SOURCES	\$6,883,250
											TOTAL CAPITALIZATION	\$15,851,756

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

--

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫ Developer experience	
▫ Low gross capture rate	
WEAKNESSES/RISKS	
▫ DCR is 1.11 without adjustment to debt.	
▫ High property insurance quote	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21158 Program(s): 9% HTC

Juniper Pointe Apartments

Address/Location: SW of Village Dr and CR 151

City: Kaufman County: Kaufman Zip: 75142

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$910,554				\$910,554				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	38

DEVELOPMENT SUMMARY

New construction of 72 general population units. Three story garden building with a unit mix of 66% 2-bedroom units with the other 33% being 3-bedrooms.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer experience
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	DCR is 1.11 without adjustment to debt.
▫	High property insurance quote

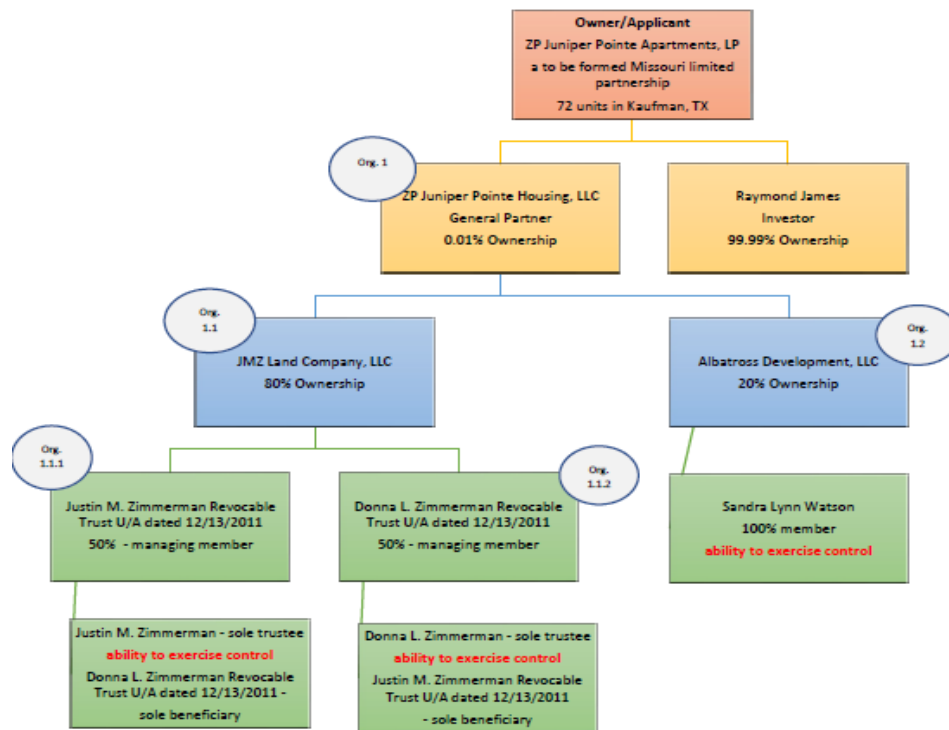
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Justin Zimmerman
 Phone: (417) 890-3238
 Relationship: Developer

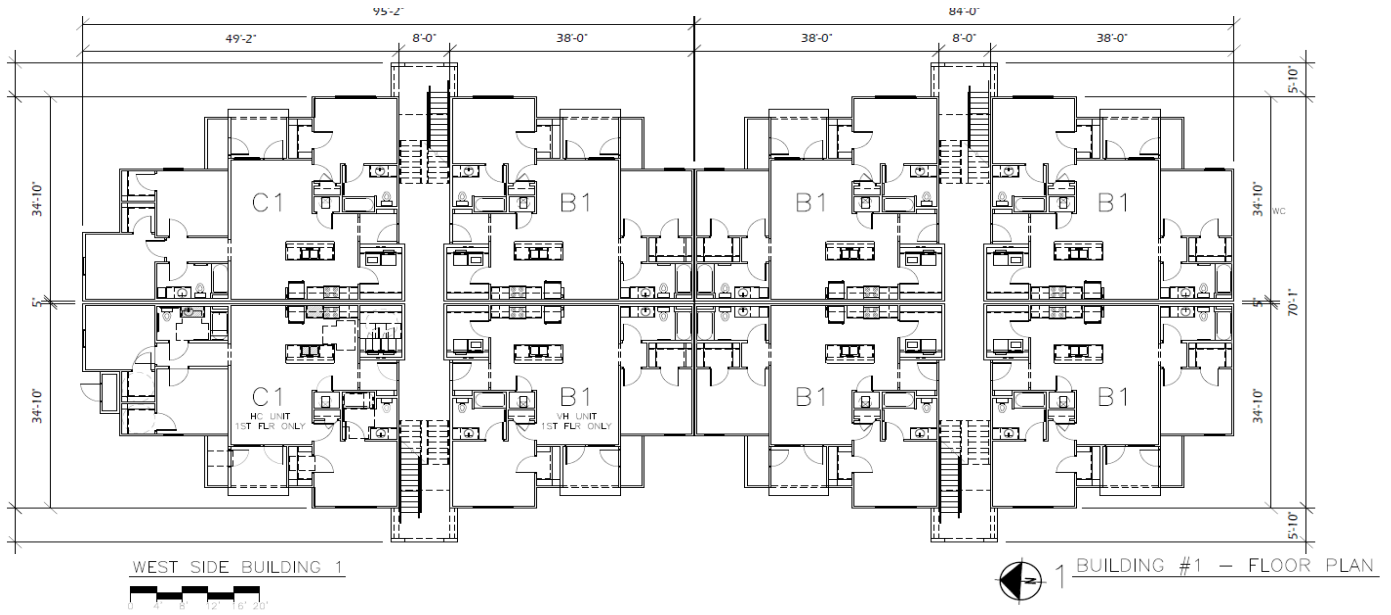
Name: Melissa Forster
 Phone: (417) 885-3500
 Relationship: Developer

OWNERSHIP STRUCTURE



- Justin Zimmerman is a principal of Zimmerman Properties, LLC headquartered in Springfield, Mo. The company was founded in 1986 by Vaughn Zimmerman, specializing in the development and construction of affordable housing, with over 8,400 units in 8 states throughout the Midwest and South. Since 1992, Justin has been responsible for the development of more than 4,200 LIHTC units including over 26 developments in Texas. <http://zimmerman.today/>
- Sandra Watson is the owner of Albatross Development, which specializes in LIHTC development, reconstruction and qualified site selection. Sandra Watson has originated and developed over 1,000 apartment units throughout the State of Texas.

BUILDING PLAN (Typical)



Comments:

General unit features single vanities, wet island kitchens, pantry shelves, in-unit washer and dryers, walk-in closets, balcony with storage and an efficient plumbing run.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF-2 / C</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>0</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:

The subject property is currently used as undeveloped land.

Surrounding Uses:

- North Multi-family residential real estate
- South Multi-family and single-family residential real estate
- East Commercial real estate
- West Commercial and multi-family residential real estate

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Dunaway Associates, L.P. (DALP) Date: 2/23/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

It is recommended to remove and dispose of the solid waste materials and debris dumped on the subject property.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/29/2021

Contact: Darrell G Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 330.65 sq. miles 10 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Kaufman County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$17,460	\$17,460	\$17,460	\$17,460	\$20,160	\$20,160	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	\$27,930	\$30,000	---
50% AMGI	Min	\$29,100	\$29,100	\$29,100	\$29,100	\$33,600	\$33,600	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	---
60% AMGI	Min	\$34,920	\$34,920	\$34,920	\$34,920	\$40,320	\$40,320	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	\$55,860	\$60,000	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
21139	Cypress Creek Apartments at Forest Lane	Yes	New	General	30	189
Other Affordable Developments in PMA since 2016						
21136	Oaklawn Place		New	Elderly	n/a	84
Stabilized Affordable Developments in PMA					Total Units	116
					Total Developments	2
					Average Occupancy	94.8%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Cypress Creek Apartments at Forest Lane (#21139) is a proposed 9% property in the PMA with 30 units that will directly compete with Subject if it is awarded LIHTC's. Market Analyst did not include these units in their demand calculation, but the underwriter included the 30 additional units from Cypress Creek Apartments to the Market Analyst's capture rate, which increased the GCR by 2.5%.

OVERALL DEMAND ANALYSIS				
	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	11,854		11,854	
Senior Households in the Primary Market Area	5,635		5,635	
Potential Demand from the Primary Market Area	1,064		1,064	
10% External Demand	106		106	
Potential Demand from Other Sources			0	
GROSS DEMAND	1,170		1,170	
Subject Affordable Units	54		54	
Unstabilized Competitive Units			30	
RELEVANT SUPPLY	54		84	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	4.6%		7.2%	

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	174	17	5	0	3%	174	17	5	30	18%
50% AMGI	397	40	11	0	3%	397	40	11	0	3%
60% AMGI	492	49	38	0	7%	492	49	38	0	7%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

The 30 competitive units that are located inside the Subject PMA are included, making the GCR 7.2%. Underwriter's capture rates are based on Market Analyst's qualified demand, but include the above referenced competitive properties that were not included in Market Analyst's capture rate calculations. Because the competitive units are located in the Market Analyst's determined PMA, Underwriter's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
2 BR/30%	58	6	3	0	5%	58	6	3	25	44%
2 BR/50%	49	5	7	0	13%	49	5	7	0	13%
2 BR/60%	103	10	26	0	23%	103	10	26	0	23%
3 BR/30%	39	4	2	0	5%	39	4	2	5	16%
3 BR/50%	14	1	4	0	26%	14	1	4	0	26%
3 BR/60%	93	9	12	0	12%	93	9	12	0	12%

Market Analyst Comments:

There have been no affordable family projects built within the PMA. (p.12)

The level of tax credit rent being charged is 17% to 64% lower than the adjusted rents charged at market rate comparables within the PMA. (p.16)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$454,836	Avg. Rent:	\$1,091	Expense Ratio:	48.3%
Debt Service:	\$394,453	B/E Rent:	\$1,015	Controllable Expenses:	\$3,397
Net Cash Flow:	\$60,382	UW Occupancy:	92.5%	Property Taxes/Unit:	\$800
Aggregate DCR:	1.15	B/E Occupancy:	86.2%	Program Rent Year:	2020

All restricted units underwritten at maximum HTC rents.

The 12 market units are underwritten at Applicant's assumption of \$152-\$197 less than market analyst determined market rents; \$4-\$22 premium over gross 60% HTC rents.

As underwritten, average rent is \$76 above the break-even rent. Breakeven occupancy occurs with 10 units vacant (underwritten at 5).

At application, Applicant's expenses included \$18K originally for property insurance and \$50K for property tax. In response to inquiry, Applicant provided an insurance quote for \$47K and increased property tax to \$57K.

Applicant's operating expenses of \$5,901/unit are within 2% of Underwriter's estimate of \$5,988/unit.

The Lender signed a long-term pro forma that includes \$10,000 annual expense for Supportive Services.

Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

The landlord will pay for water, sewer, trash expenses while the tenant will pay for all other utilities.

Applicant's revisions to insurance and property tax expenses reduced debt coverage to 1.11. The Underwriter can consider the development feasible with an assumed decrease in permanent debt and increase in deferred Developer Fee.

As underwritten, 15 year residual cash flow is \$768K with the deferred fee paid off in year 10.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$109,347/ac	\$13,681/unit	\$985,000	Contractor Fee	\$1,322,300
Off-site + Site Work		\$19,219/unit	\$1,383,789	Soft Cost + Financing	\$1,329,673
Building Cost	\$97.68/sf	\$111,973/unit	\$8,062,036	Developer Fee	\$1,800,000
Contingency	5.70%	\$7,478/unit	\$538,400	Reserves	\$430,558
Total Development Cost	\$220,163/unit	\$15,851,756		Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Rural [9% only]			

Off-site:

Off-site certified total of \$47K for concrete, water and fire hydrants.

Site Work:

Certified total sitework of \$1.2M (\$17.5K/unit) for typical grading, concrete, paving and utility costs. \$42K is set aside for demolition costs.

The amenities cost of \$73K (\$1K/unit) is for landscaping.

Building Cost:

Applicant's Building Cost is \$6.6M (\$97.68/sf, \$111K/unit). The small number of units (72) makes the cost to build higher than the average development, The underwriter's estimate is based off of Marshall and Swift's average base building costs and is adjusted for the small number of units and increased lumber prices. With only 72 units, much of the total cost is for non-rentable area. Corridors, community area, office/leasing space, etc make up 13% of gross area and increases the cost/sf due to small number of units. The net rentable area is only 82% of gross building area, whereas in an average multifamily property of 250 units the net rentable area would average around 90-95% of gross building area.

Applicant limited eligible basis by \$1.5M for scoring purposes.

Contingency:

Eligible contingency overstated by \$2.8k.

Reserves:

Sponsor's total capital reserves represent approximately 6 months of operating expenses and debt service.

Comments:

Applicant's total development costs are 1.7% (\$267K) less than Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$15,851,756	\$12,007,122	\$1,053,625

UNDERWRITTEN CAPITALIZATION

BOND RESERVATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Great Southern Bank	Conventional Loan	\$12,681,000	3.75%	94%
Raymond James	HTC	\$828,500	\$0.91	6%
		\$13,509,500	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Cedar Rapids Bank & Trust	\$7,158,000	4.93%	40	16	\$7,158,000	4.93%	40	16	45%
Adjustment to Debt Per §11.302(c)(2)	\$0	0.00%	0	0	(\$275,000)	4.93%	40	16	-2%
City of Kaufman reduced fees	\$250	0.00%	0	0	\$250	0.00%	0	0	0%
Total	\$7,158,250				\$6,883,250				

Comments:

Cedar Rapids Bank & Trust is the permanent lender. The permanent loan will be \$7,158,000 with an interest rate at 4.93% with a term of 17 months and interest only payments.

Underwritten debt coverage on the permanent debt is 1.11 times. The Underwriter assumes the debt could be reduced by \$275,000, and the development would be feasible with 1.15 times debt coverage and additional deferred Developer Fee that could be repaid within 9 years.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Raymond James	\$8,285,000	\$0.91		\$8,285,000	\$0.91	52%	
JMZ Albatross Development, LLC	\$408,506		23%	\$683,506		4%	38%
Total	\$8,693,506			\$8,968,506			
				\$15,851,756	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.985	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.826	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Total Capital Contribution of \$8,285,000 from Raymond James is being provided at a \$0.91 credit price.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$15,851,756
Permanent Sources (debt + non-HTC equity)	\$6,883,250
Gap in Permanent Financing	\$8,968,506

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$9,586,782	\$1,053,625
Needed to Balance Sources & Uses	\$8,968,506	\$985,674
Requested by Applicant	\$8,285,000	\$910,554

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,285,000	\$910,554
Deferred Developer Fee	\$683,506	(38% deferred)
Repayable in	9 years	

Comments:

Recommended credit allocation is limited to \$910,554 as requested by Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Juniper Pointe Apartments, Kaufman, 9% HTC #21158

LOCATION DATA	
CITY:	Kaufman
COUNTY:	Kaufman
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	-	0.0%	0	0
2	48	66.7%	0	0
3	24	33.3%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	72	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	75.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,146 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	5	-	11	38	-	-	18	72
Income	% Total	0.0%	6.9%	0.0%	15.3%	52.8%	0.0%	0.0%	25.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$582	3	2	2	1,083	\$582	\$78	\$504	\$0	\$0.47	\$504	\$1,512	\$1,512	\$504	\$0	\$0	\$1,383	\$1.28	\$1,383
TC 50%	\$970	7	2	2	1,083	\$970	\$78	\$892	\$0	\$0.82	\$892	\$6,244	\$6,244	\$892	\$1	\$0	\$1,383	\$1.28	\$1,383
TC 60%	\$1,164	26	2	2	1,083	\$1,164	\$78	\$1,086	\$0	\$1.00	\$1,086	\$28,236	\$28,236	\$1,086	\$1	\$0	\$1,383	\$1.28	\$1,383
MR		12	2	2	1,083	\$0	\$78		NA	\$1.10	\$1,186	\$14,232	\$14,232	\$1,186	\$1	NA	\$1,186	\$1.10	\$1,383
TC 30%	\$672	2	3	2	1,273	\$672	\$96	\$576	\$0	\$0.45	\$576	\$1,152	\$1,152	\$576	\$0	\$0	\$1,500	\$1.18	\$1,500
TC 50%	\$1,120	4	3	2	1,273	\$1,120	\$96	\$1,024	\$0	\$0.80	\$1,024	\$4,096	\$4,096	\$1,024	\$1	\$0	\$1,500	\$1.18	\$1,500
TC 60%	\$1,344	12	3	2	1,273	\$1,344	\$96	\$1,248	\$0	\$0.98	\$1,248	\$14,976	\$14,976	\$1,248	\$1	\$0	\$1,500	\$1.18	\$1,500
MR		6	3	2	1,273	\$0	\$96		NA	\$1.06	\$1,348	\$8,088	\$8,088	\$1,348	\$1	NA	\$1,348	\$1.06	\$1,500
TOTALS/AVERAGES:		72			82,536				\$0	\$0.95	\$1,091	\$78,536	\$78,536	\$1,091	\$0.95	\$0	\$1,377	\$1.20	\$1,422

ANNUAL POTENTIAL GROSS RENT:	\$942,432	\$942,432
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STABILIZED PRO FORMA

Juniper Pointe Apartments, Kaufman, 9% HTC #21158

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.95	\$1,091	\$942,432	\$942,432	\$1,091	\$0.95		0.0%	\$0	
NSF fees, lost deposits, interest					\$10.00	\$8,640						
Total Secondary Income					\$10.00	\$8,640	\$10.00			0.0%	\$0	
POTENTIAL GROSS INCOME						\$951,072	\$951,072			0.0%	\$0	
Vacancy & Collection Loss				7.5% PGI	(71,330)	(71,330)	7.5% PGI			0.0%	-	
Rental Concessions					-	-				0.0%	-	
EFFECTIVE GROSS INCOME						\$879,742	\$879,742			0.0%	\$0	

General & Administrative	\$39,631	\$550/Unit	\$29,094	\$404	2.56%	\$0.27	\$313	\$22,517	\$22,517	\$313	\$0.27	2.56%	0.0%	-
Management	\$39,932	5.9% EGI	\$34,883	\$484	5.00%	\$0.53	\$611	\$43,987	\$43,987	\$611	\$0.53	5.00%	0.0%	(0)
Payroll & Payroll Tax	\$63,950	\$888/Unit	\$80,898	\$1,124	12.41%	\$1.32	\$1,517	\$109,200	\$109,200	\$1,517	\$1.32	12.41%	0.0%	-
Repairs & Maintenance	\$52,876	\$734/Unit	\$36,144	\$502	3.97%	\$0.42	\$485	\$34,900	\$46,800	\$650	\$0.57	5.32%	-25.4%	(11,900)
Electric/Gas	\$20,818	\$289/Unit	\$9,229	\$128	1.23%	\$0.13	\$150	\$10,800	\$9,229	\$128	\$0.11	1.05%	17.0%	1,571
Water, Sewer, & Trash	\$52,487	\$729/Unit	\$70,550	\$980	7.64%	\$0.81	\$933	\$67,200	\$67,200	\$933	\$0.81	7.64%	0.0%	-
Property Insurance	\$28,368	\$0.34 /sf	\$31,362	\$436	5.44%	\$0.58	\$664	\$47,822	\$47,822	\$664	\$0.58	5.44%	0.0%	-
Property Tax (@ 100%) 2.7528	\$54,186	\$753/Unit	\$36,081	\$501	6.55%	\$0.70	\$800	\$57,600	\$54,186	\$753	\$0.66	6.16%	6.3%	3,414
Reserve for Replacements					2.05%	\$0.22	\$250	\$18,000	\$18,000	\$250	\$0.22	2.05%	0.0%	-
Supportive Services					1.14%	\$0.12	\$139	\$10,000	\$10,000	\$139	\$0.12	1.14%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.33%	\$0.03	\$40	\$2,880	\$2,160	\$30	\$0.03	0.25%	33.3%	720
TOTAL EXPENSES					48.30%	\$5.15	\$5,901	\$ 424,906	\$431,101	\$5,988	\$5.22	49.00%	-1.4%	\$ (6,195)
NET OPERATING INCOME ("NOI")					51.70%	\$5.51	\$6,317	\$454,836	\$448,641	\$6,231	\$5.44	51.00%	1.4%	\$ 6,195

CONTROLLABLE EXPENSES							\$3,397/Unit			\$3,541/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Juniper Pointe Apartments, Kaufman, 9% HTC #21158

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Cedar Rapids Bank & Trust		1.09	1.11	410,213	4.93%	40	16	\$7,158,000	\$7,158,000	16	40	4.93%	\$410,213	1.11	45.2%
Adjustment to Debt Per §11.302(c)(2)	0.00%								(\$275,000)	16	40	4.93%	(\$15,760)	1.15	-1.7%
CASH FLOW DEBT / GRANTS															
City of Kaufman reduced fees		1.09	1.11		0.00%	0	0	\$250	\$250	0	0	0.00%		1.15	0.0%
				\$410,213	TOTAL DEBT / GRANT SOURCES			\$7,158,250	\$6,883,250	TOTAL DEBT SERVICE			\$394,453	1.15	43.4%

NET CASH FLOW	\$38,428	\$44,623	APPLICANT NET OPERATING INCOME		\$454,836	\$60,382	NET CASH FLOW
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EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Raymond James	LIHTC Equity	52.3%	\$910,554	0.91	\$8,285,000	\$8,285,000	\$0.9099	\$910,554	52.3%	\$12,647	Applicant Request
JMZ Albatross Development, LLC	Deferred Developer Fees	2.6%	(23% Deferred)		\$408,506	\$683,506	(38% Deferred)		4.3%		Total Developer Fee: \$1,800,000
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES		54.8%			\$8,693,506	\$8,968,506			56.6%		

TOTAL CAPITALIZATION	\$15,851,756	\$15,851,756	15-Yr Cash Flow after Deferred Fee:		\$768,065
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DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$13,681 / Unit	\$985,000	\$985,000	\$13,681 / Unit					0.0%	\$0
Building Acquisition	\$0		\$ / Unit	\$0	\$0	\$ / Unit			\$0		0.0%	\$0
Off-Sites			\$659 / Unit	\$47,435	\$47,435	\$659 / Unit					0.0%	\$0
Site Work	\$1,080,000		\$17,533 / Unit	\$1,262,390	\$1,262,390	\$17,533 / Unit	\$1,080,000				0.0%	\$0
Site Amenities	\$73,964		\$1,027 / Unit	\$73,964	\$73,964	\$1,027 / Unit	\$73,964				0.0%	\$0
Building Cost	\$6,497,233	\$97.68 /sf	\$111,973/Unit	\$8,062,036	\$8,345,990	\$115,917/Unit	\$101.12 /sf	\$6,497,233			-3.4%	(\$283,954)
Contingency	\$538,400	7.04%	5.70%	\$538,400	\$538,400	5.53%	7.00%	\$535,584			0.0%	\$0
Contractor Fees	\$1,142,000	13.94%	13.24%	\$1,322,300	\$1,322,300	12.88%	13.95%	1142000			0.0%	\$0
Soft Costs	\$704,241		\$10,267 / Unit	\$739,241	\$739,241	\$10,267 / Unit	\$704,241				0.0%	\$0
Financing	\$409,100		\$8,200 / Unit	\$590,432	\$590,432	\$8,200 / Unit	\$409,100				0.0%	\$0
Developer Fee	\$1,565,000	14.98%	14.71%	\$1,800,000	\$1,800,000	14.37%	14.99%	\$1,565,000			0.0%	\$0
Reserves			6 Months	\$430,558	\$412,777	6 Months					4.3%	\$17,781
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$12,009,938	\$220,163 / Unit	\$15,851,756	\$16,117,930	\$223,860 / Unit	\$12,007,122	\$0		-1.7%	(\$266,174)
Acquisition Cost	\$0				\$0							
Contingency		(\$2,816)			\$0							
Contractor's Fee		\$0			\$0							
Financing Cost		\$0			\$0							
Developer Fee	\$0	\$0			\$0							
Reserves					\$0							
ADJUSTED BASIS / COST		\$0	\$12,007,122	\$220,163/unit	\$15,851,756	\$16,117,930	\$223,860/unit	\$12,007,122	\$0		-1.7%	(\$266,174)

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	\$15,851,756
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Juniper Pointe Apartments, Kaufman, 9% HTC #21158

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$12,007,122	\$0	\$12,007,122
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$12,007,122	\$0	\$12,007,122
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$15,609,258	\$0	\$15,609,258
Applicable Fraction	75.00%	75.00%	75%	75%
TOTAL QUALIFIED BASIS	\$0	\$11,706,944	\$0	\$11,706,944
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,053,625	\$0	\$1,053,625
CREDITS ON QUALIFIED BASIS		\$1,053,625		\$1,053,625

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9099	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,053,625	\$9,586,782	----	----	----
Needed to Fill Gap	\$985,674	\$8,968,506	----	----	----
Applicant Request	\$910,554	\$8,285,000	\$910,554	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	82,536 SF	\$89.93	7,422,610
Adjustments				
Exterior Wall Finish	8.00%		7.19	\$593,809
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(13,206)
Floor Cover			2.56	211,292
Breezeways	\$29.72	8,334	3.00	247,693
Balconies	\$29.94	5,948	2.16	178,061
Plumbing Fixtures	\$1,080	216	2.83	233,280
Rough-ins	\$530	144	0.92	76,320
Built-In Appliances	\$1,830	72	1.60	131,760
Exterior Stairs	\$2,460	6	0.18	14,760
Heating/Cooling			2.34	193,134
Storage Space	\$29.72	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$97.08	2,718	3.20	263,856
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	93,588	2.94	242,393
SUBTOTAL			118.68	\$9,795,763
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			118.68	\$9,795,763
Plans, specs, survey, bldg permits	3.30%		(3.92)	(\$323,260)
Contractor's OH & Profit	11.50%		(13.65)	(1,126,513)
NET BUILDING COSTS		\$115,917/unit	\$101.12/sf	\$8,345,990

Long-Term Pro Forma

Juniper Pointe Apartments, Kaufman, 9% HTC #21158

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$879,742	\$897,336	\$915,283	\$933,589	\$952,261	\$1,051,373	\$1,160,800	\$1,281,617	\$1,415,009	\$1,562,284	\$1,724,888	\$1,904,416
TOTAL EXPENSES	3.00%	\$424,906	\$437,213	\$449,881	\$462,920	\$476,341	\$549,581	\$634,214	\$732,025	\$845,080	\$975,775	\$1,126,879	\$1,301,601
NET OPERATING INCOME ("NOI")		\$454,836	\$460,123	\$465,402	\$470,669	\$475,920	\$501,791	\$526,586	\$549,593	\$569,929	\$586,510	\$598,009	\$602,815
EXPENSE/INCOME RATIO		48.3%	48.7%	49.2%	49.6%	50.0%	52.3%	54.6%	57.1%	59.7%	62.5%	65.3%	68.3%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453	\$394,453
DEBT COVERAGE RATIO		1.15	1.17	1.18	1.19	1.21	1.27	1.33	1.39	1.44	1.49	1.52	1.53
ANNUAL CASH FLOW		\$60,382	\$65,670	\$70,949	\$76,216	\$81,467	\$107,338	\$132,133	\$155,139	\$175,475	\$192,056	\$203,556	\$208,361
Deferred Developer Fee Balance		\$623,124	\$557,454	\$486,506	\$410,290	\$328,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$156,430	\$768,065	\$1,498,627	\$2,336,601	\$3,265,469	\$4,262,582	\$5,297,818

21175 Wells Manor - Application Summary

PROPERTY IDENTIFICATION	
Application #	21175
Development	Wells Manor
City / County	Wells / Cherokee
Region/Area	4 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1968)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$646,500	\$646,500	\$11,972/Unit	\$0.86

KEY PRINCIPALS / SPONSOR	
<ul style="list-style-type: none"> James E. Washburn & Charles Craig Washburn / LCJ Development, Inc. (95% Co-Developer) Rebecca Armer / SSK Consulting, LLC (5% Co-Developer) 	
Related Parties	Contractor - Yes Seller - No

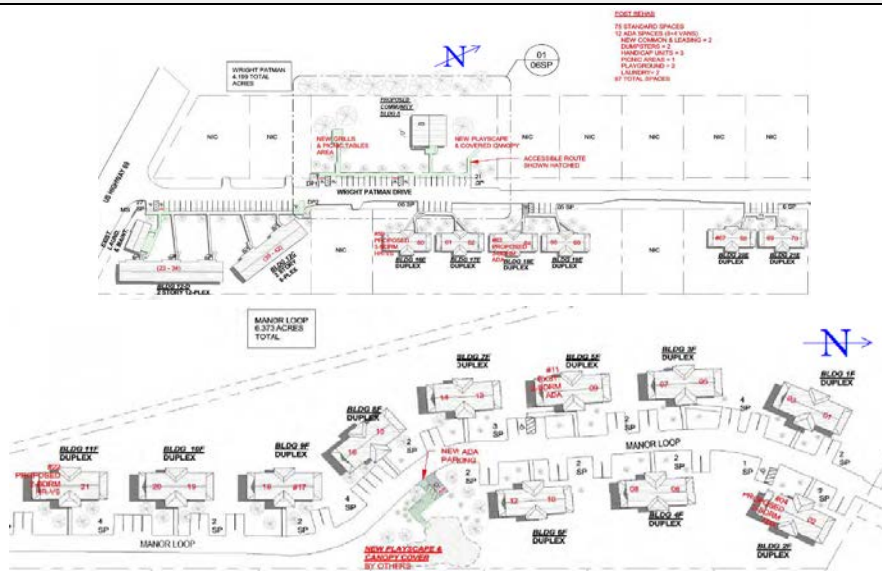
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	5	9%
2	40	74%	40%	-	0%
3	14	26%	50%	11	20%
4	-	0%	60%	37	69%
			70%	-	0%
			80%	-	0%
			MR	1	2%
TOTAL	54	100%	TOTAL	54	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.29	Expense Ratio	✗ 77.3%
Breakeven Occ.	✓ 87.8%	Breakeven Rent	\$638
Average Rent	\$673	B/E Rent Margin	⚠ \$34
Property Taxes	\$403/unit	Exemption/PILOT	0%
Total Expense	\$5,814/unit	Controllable	\$3,530/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)		N/A	
Highest Unit Capture Rate	✓ 0%	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	53	98% Total Units	

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	867 SF	Density	5.1/acre
Acquisition		\$16K/unit	\$889K
Building Cost	\$47.83/SF	\$41K/unit	\$2,240K
Hard Cost		\$67K/unit	\$3,619K
Total Cost		\$133K/unit	\$7,167K
Developer Fee	\$836K	(7% Deferred)	Paid Year: 3
Contractor Fee	\$507K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$14K	22%	Finishes/Fixtures \$17K 25%
Building Shell	\$16K	24%	Amenities \$5K 7%
HVAC	\$6K	10%	Total Exterior \$35K 58%
Appliances	\$2K	3%	Total Interior \$26K 42%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bellwether Enterprises - USDA 538	40/40	4.50%	\$986,910	1.58	Transferred Existing Reserves	0/0	0.00%	\$37,676	1.29	WNC & Associates	\$5,559,903
USDA - 515 Assumption	30/50	1.00%	\$525,615	1.29						LCJ Development, Inc.	\$56,982
TOTAL DEBT (Must Pay)			\$1,512,526		CASH FLOW DEBT / GRANTS			\$37,676		TOTAL EQUITY SOURCES	\$5,616,885
										TOTAL DEBT SOURCES	\$1,550,202
										TOTAL CAPITALIZATION	\$7,167,087

CONDITIONS

1 Receipt and acceptance by 10% test:

a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:

- i. Approved Rents
- ii. Rates and terms of the proposed loan transfer
- iii. USDA reserve requirements

b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.

c: Settlement Statement that documents actual transfer price.


d: Loan Agreement that documents assumed debt balance.

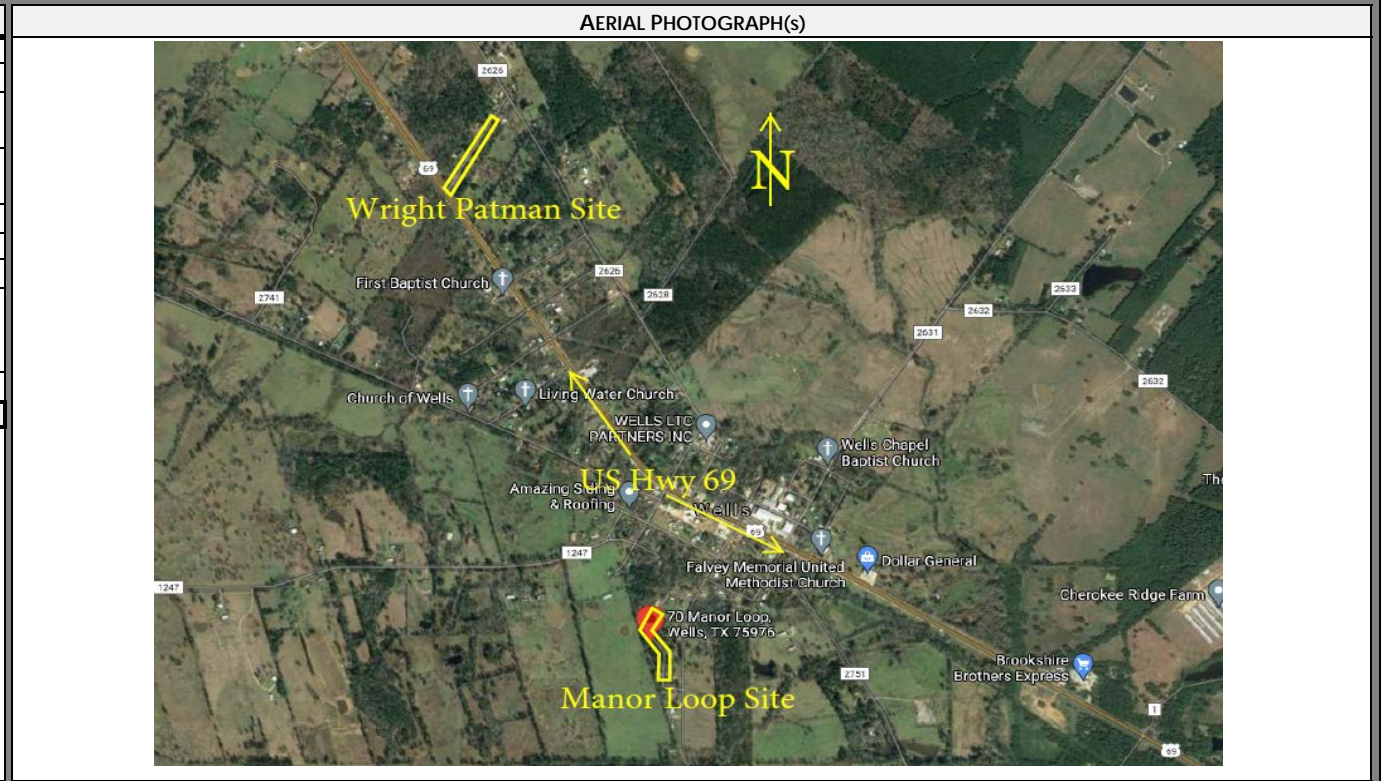
e: Substantially final draft of limited partnership agreement.

f: Substantially final construction contract with Schedule of Values.

g: Most current annual operating statement.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE
STRENGTHS/MITIGATING FACTORS
▫ USDA Rental Assistance on 52 units.
▫ USDA will monitor operations and can adjust rental assistance to maintain feasibility
▫ Newly renovated units should help maintain occupancy
▫ Developer experience
WEAKNESSES/RISKS
▫ 77% expense-to-income ratio
▫ While a DCR of 1.00 is allowed in USDA underwriting guidelines, the Pro Forma DCR in year 14 is only 1.02 and drops below 1.00 in year 15
▫ 53 year old development may have less appeal
AREA MAP






DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21175 Program(s): 9% HTC

Wells Manor

Address/Location: 6 Wright Patman Drive / 70 Manor Loop

City: Wells County: Cherokee Zip: 75976

Population: General Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Combination Region: 4

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$646,500				\$646,500				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i. Approved Rents
 - ii. Rates and terms of the proposed loan transfer
 - iii. USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price.
 - d: Loan Agreement that documents assumed debt balance.
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	38

PROJECT SUMMARY

The town of Wells, TX is located approximately 17 miles northwest of Lufkin and 22 miles southwest of Nacogdoches. The community encompasses 1.9 square miles and has a current population estimated at 796. Wells Manor is an existing 70-unit, scattered site family property originally built in 1968 and renovated in 1986. Forty-eight (48) of the units are located on the east side of U.S. Hwy 69 on Wright Patman Dr., while twenty-two (22) of the units are on the west side of U.S. Hwy 69 on Manor Loop. The Wright Patman units are housed in one 2-story 12-unit building, three 2-story 8-unit buildings and six 1-story duplex buildings. The Manor Loop units are housed in eleven 1-story duplex buildings. As part of the planned renovation, two of the 8-unit buildings on Wright Patman will be demolished, leaving a total of 54 units. After demolition, a new leasing/community center, playground and picnic area will be built in place of the two buildings.

Budgeted renovations for this project include site work and building cost totaling \$3.3M (\$61K/unit).

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	USDA Rental Assistance on 52 units.
▫	USDA will monitor operations and can adjust rental assistance to maintain feasibility
▫	Newly renovated units should help maintain occupancy
▫	Developer experience

WEAKNESSES/RISKS	
▫	77% expense-to-income ratio
▫	While a DCR of 1.00 is allowed in USDA underwriting guidelines, the Pro Forma DCR in year 14 is only 1.02 and drops below 1.00 in year 15
▫	53 year old development may have less appeal
▫	

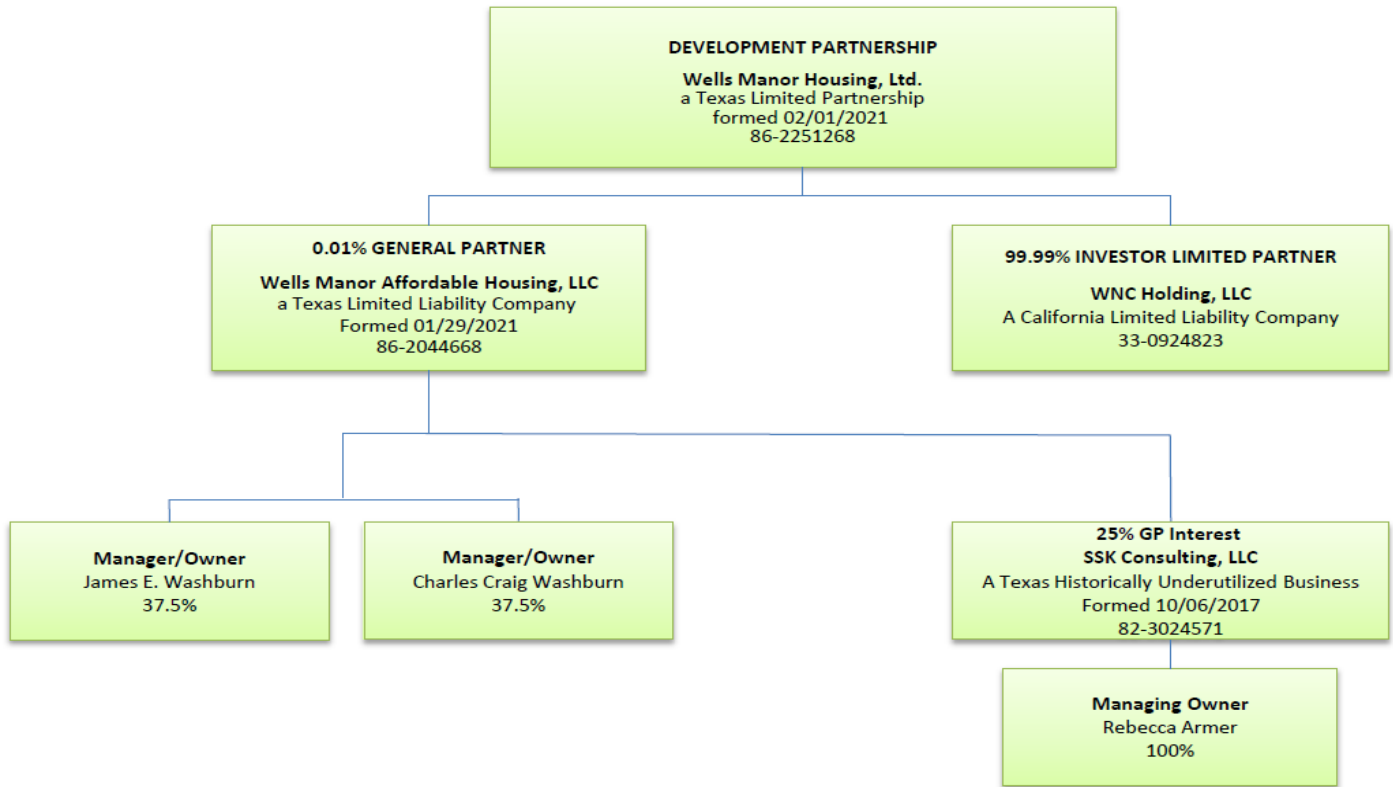
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Devin Baker
 Phone: 281-689-2030
 Relationship: Applicant/Developer

Name: Rebecca Armer
 Phone: 281-689-2030
 Relationship: Applicant/Developer

OWNERSHIP STRUCTURE



- Applicant, Developer, Housing General Contractor, Infrastructure General Contractor, Cost Estimator and Property Manager are related entities.
- Originally founded in 1981 as the Washburn Group, the company was transformed into LCJ Companies ("LCJ") in 2004, and is now led by principals James E. Washburn and Charles Craig Washburn. LCJ focuses on the acquisition, development, construction, sale and management of LIHTC/USDA multifamily properties, conventional multifamily properties and single family developments in the Gulf Coast Region and southern United States. They have been involved in the development of over 14 HTC properties in Texas. For more information visit their website at: www.lcjcompanies.com.
- SSK Consulting, LLC is a HUB that was formed in 2017 by principal Rebecca Armer, who is also the Director of Development Operations/Asset Management at LCJ.

DEVELOPMENT SUMMARY

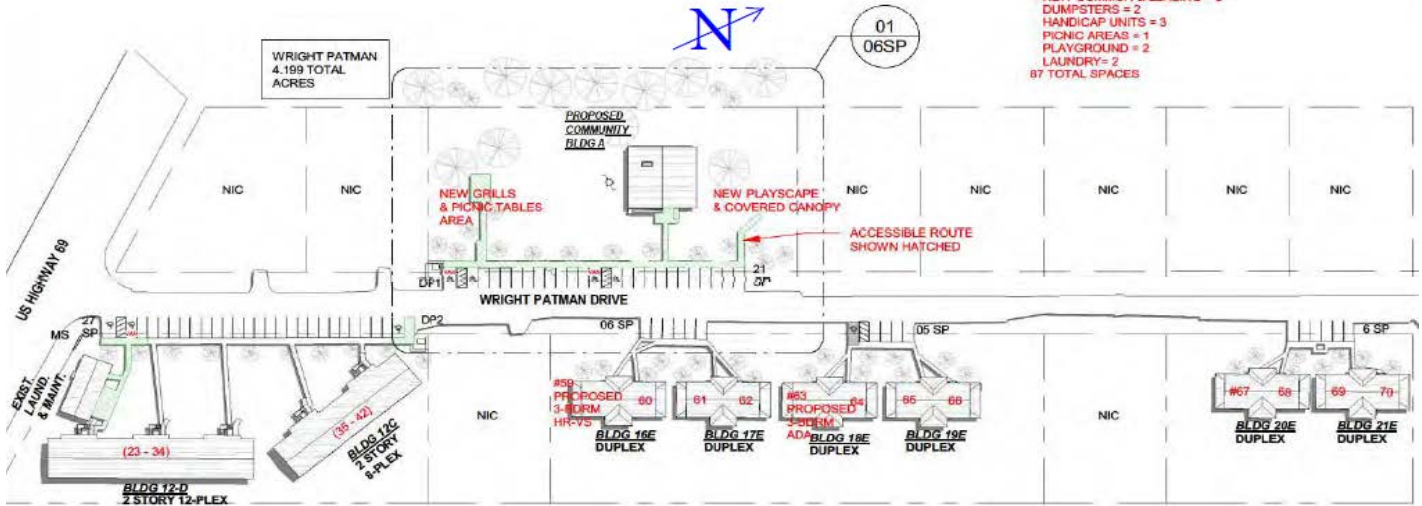
AERIAL



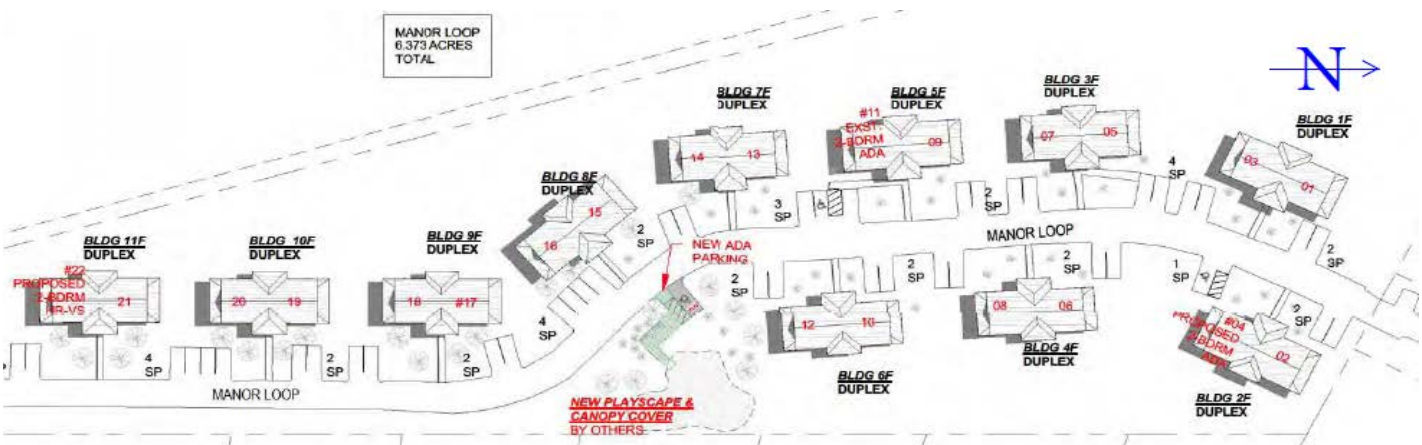
SITE PLAN

POST REHAB

- 75 STANDARD SPACES
- 12 ADA SPACES (8+4 VANS)
- NEW COMMON & LEASING = 2
- DUMPSTERS = 2
- HANDICAP UNITS = 3
- PICNIC AREAS = 1
- PLAYGROUND = 2
- LAUNDRY = 2
- 87 TOTAL SPACES



Wright Patman Dr.



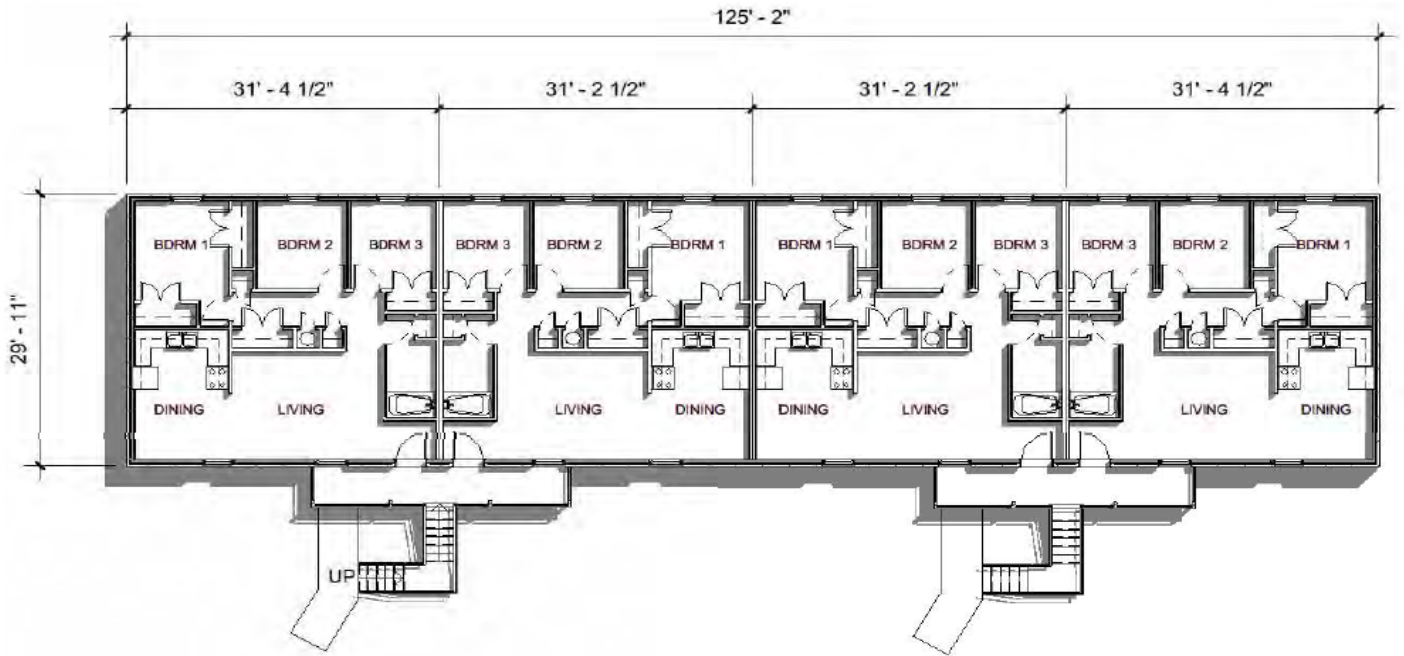
Manor Loop

Comments:

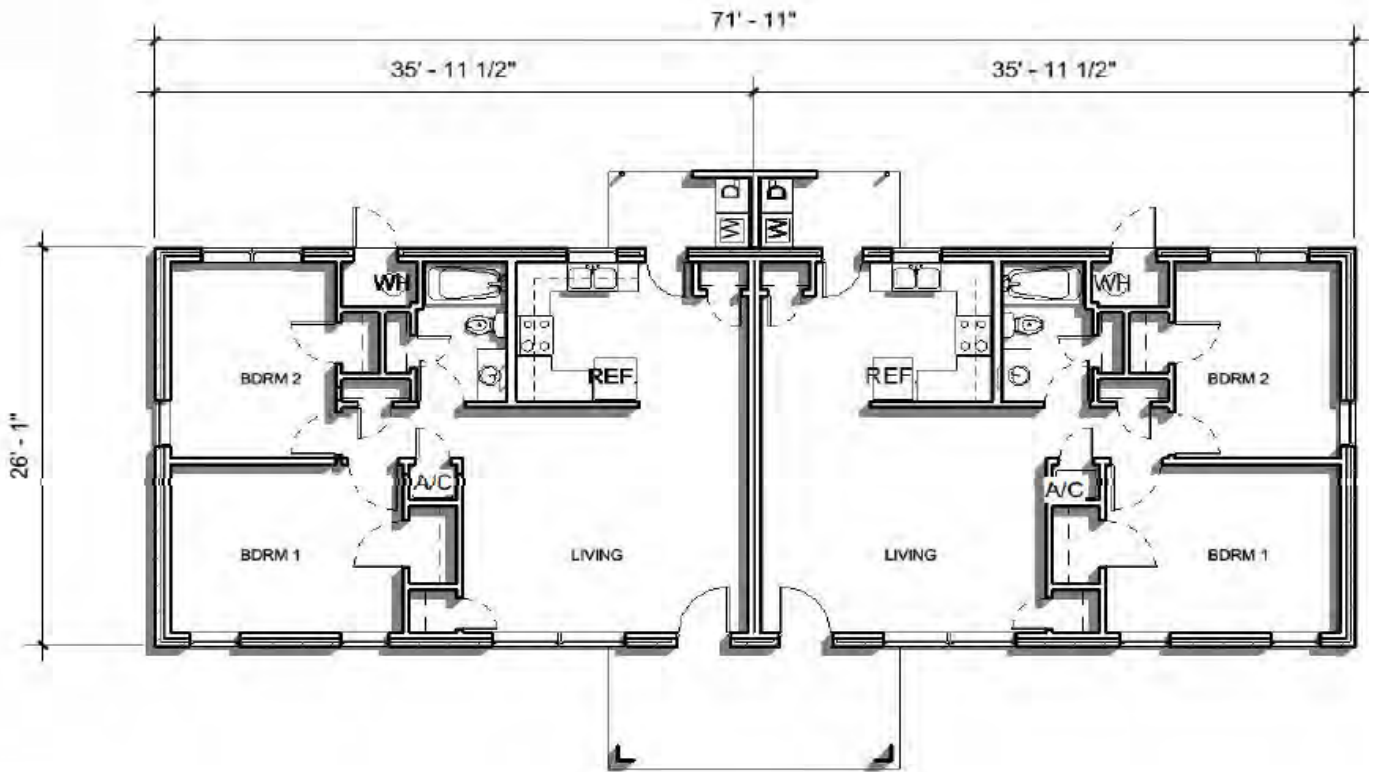
Both site areas are relatively flat and located in single-family residential areas with no dedicated detention ponds. Storm water drainage is via soil absorption and sheet flow into the public roads and drainage structures. Access to the units situated along Wright Patman Dr. units is off of U.S. Hwy 69 (also named Rusk Ave. as it runs through town). Access to the units on Manor Loop is off of W. 4th St., which intersects U.S Hwy 69 about a mile south of Wright Patman St.

Adequate no fee parking that meets local code is provided in front of each building, with a total of 87 open surface spaces (1.6/unit).

BUILDING PLANS (Typical)



Floor Plan for Level 2 of 2-story 8-unit Building



2-BR Duplex Floor Plan

Comments:

Ceiling height in all units is 8 feet and all units only have 1 bathroom, typical of this era construction. Units in 2-story buildings do not have washers or dryers. However, interior renovations to all units will include repainting, new flooring, Energy Star appliances, water heaters, smoke detectors, ceiling fans, doors, windows, cabinets, countertops, tub & shower surrounds and toilets. Also, subfloor repairs will be made in the 2-story buildings as needed.

BUILDING ELEVATIONS (Typical)



2-story 8-Unit Building on Wright Patman St.



Duplex on Manor Loop

Comments:

The 2-story buildings on Wright Patman St. have brick exteriors and pitched composition shingle roofs and are not back-loaded.

The 1-story duplex buildings (6 on Wright Patman St. and 11 on Manor Loop) also have brick exteriors and pitched composition shingle roofs. One of the 2BR duplex units will be designated for an on-site employee.

Exterior renovations to all of the buildings will include new roofing, repointing & resealing the brick facades along with replacing & repainting all exposed or damaged siding, trim, fascia and soffits.

Currently there are four (4) 2-story buildings on Wright Patman St. Three of the 2-story buildings each have 8 units and the fourth building has 12 units. The renovation contemplates the demolition of 2 of the 8-unit buildings that are in poor condition. A new leasing/community center will be constructed in their place along with a new picnic area with grills and tables as well as a new playscape.

APPRAISED VALUE

Appraiser:	JLL Valuation & Advisory Services, LLC	Date:	3/3/2021
Land as Vacant:	10.57 acres	\$110,000	Per Unit: \$2,037
Existing Buildings: (as-is)		\$1,080,000	Per Unit: \$20,000
Total Development: (as-is)		\$1,190,000	Per Unit: \$22,037

Comments:

Valuation of the land came in at \$10K/unit. With no recent land sales in Wells, Appraiser used comparables in Palestine, Cleveland (2 sales), Livingston and Trinity to determine the hypothetical land value. The unadjusted sales ranged from \$7K/acre to \$33K/acre. Adjustments were made for location, size, shape and topography, resulting in adjusted sales ranging from \$8K/acre to \$26K/acre. Appraiser's reconciled hypothetical valuation for the subject land came in at \$10K/acre or \$110,000.

"As-Is As-Restricted" appraised value was derived using the income capitalization approach. The appraiser determined a 7.50% capitalization rate by giving the most weight to the market extraction method.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	Yes
Zoning:	N/A (No Zoning)	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1968	Title Issues?	No

Current Uses of Subject Sites:

70-unit multifamily development.

Surrounding Uses:

Both site locations are in established residential areas otherwise surrounded by farm and ranch land.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Developments funded by USDA are not required to supply an ESA, as these are existing properties previously approved and subsidized by USDA; it is the Applicant's responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market. Subject currently has 70 units and is 74% occupied (18 vacant/52 occupied). However, two of the 8-plex buildings (16 units) are going to be demolished, leaving 54 existing units that will be renovated. Occupancy based on 54 units is 96%, and there is no expectation for tenant relocation during rehab. Furthermore, the property currently receives USDA Rental Assistance ("RA") on 52 of the units, and Applicant has requested upon transfer that the property receive RA on all 54 units.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$92,200	Avg. Rent:	\$673	Expense Ratio:	77.3%
Debt Service:	\$71,539	B/E Rent:	\$638	Controllable Expenses:	\$3,530
Net Cash Flow:	\$20,661	UW Occupancy:	92.5%	Property Taxes/Unit:	\$403
Aggregate DCR:	1.29	B/E Occupancy:	87.8%	Program Rent Year:	2020

Property is 100% restricted. Currently, 52 of the 70 units (74%) are covered by USDA Rental Assistance "RA". However, the planned demolition of 16 units will reduce the number of units down to 54 (96% covered by RA). Also, Applicant is requesting RA on 2 additional units, which would result in 100% of the units being covered.

Proposed USDA rents used in the underwriting are based on the rents concluded in the 3/31/2021 JLL appraisal. While a significant increase from current USDA Rents, they are somewhat below net 60% HTC rents.

Unit Type	Current Net USDA Rents Approved 1/21/2021	Proposed Net USDA Rents after Rehab	Increase	Variance
2BR	\$511	\$650	\$139	27%
3BR	\$624	\$785	\$161	26%

Unit Type	2020 Net TC 60% Rents	Proposed Net USDA Rents after Rehab	Discount	Variance
2BR	\$691	\$650	\$41	6%
3BR	\$790	\$785	\$5	1%

One (1) of the 2BR units will be employee-occupied and will not produce revenue.

An expense ratio exceeding 65% is allowed on USDA developments that exhibit sufficient cash flow and a DCR of at least 1.00. USDA will monitor operations and can adjust rental assistance to maintain feasibility.

Average rent exceeds breakeven rent by \$34/unit (5%).

Applicant's budget of \$400/unit for replacement reserves is based on experience with their other USDA projects.

Applicant originally budgeted the annual 50 basis point USDA Guaranty Fee as an operating expense. However, Underwriter reclassified that expense to be a component of debt service on the proposed USDA 538 loan.

Applicant included a 2/16/2021 letter from USDA that states: "Based on the information provided in the Preliminary Assessment Tool (PAT), the project appears to be feasible, subject to the submission and review of a complete application, underwriting of the transaction, and completion and concurrence of all required due diligence items."

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$3,405/ac	\$16,458/unit	\$888,750	Contractor Fee	\$506,660
Off-site + Site Work		\$19,444/unit	\$1,050,000	Soft Cost + Financing	\$824,420
Building Cost	\$47.83/sf	\$41,481/unit	\$2,240,000	Developer Fee	\$835,781
Contingency	10.00%	\$6,093/unit	\$329,000	Reserves	\$492,476
Total Development Cost		\$132,724/unit	\$7,167,087	Rehabilitation Cost	\$60,926/unit
Qualified for 30% Basis Boost?		Rural [9% only]			

Acquisition:

Applicant allocated \$839,615 to eligible building acquisition cost and \$36,000 to land acquisition. Per §11.302(e)(1)(D), "Building acquisition cost included in Eligible Basis is limited to the appraised value of the buildings." In this case the 'as-is' appraised value of the property exceeds Applicant's contract acquisition cost (\$1,190,000 vs. \$888,750), with the appraised value of the buildings concluded at \$1,080,000. Consequently, Applicant's allocated building acquisition cost falls within the guidelines.

Off-site:

None.

Site Work:

Budgeted site work cost of \$780K (\$14K/unit) is comprised of \$100K for demolition, \$550K for grading, concrete repair and repaving, \$50K for upgraded electrical, \$20K for utility improvements, \$30K for masonry and \$30K for new bumper stops, striping & signs.

Amenity cost of \$270K (\$5K/unit) includes \$75K for landscaping improvements, \$80K for upgrading the 2 playground areas, \$60K for new fencing and \$55K for adding a gazebo/pavilion with BBQ pits and a new mail kiosk.

Building Cost:

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$780,000	\$14,444/unit	22%	Finishes/Fixtures	\$908,796	\$16,830/unit	25%
Building Shell	\$856,204	\$15,856/unit	24%	HVAC	\$350,000	\$6,481/unit	10%
Amenities	\$270,000	\$5,000/unit	7%	Appliances	\$125,000	\$2,315/unit	3%
Total Exterior	\$1,906,204	\$35,300/unit	58%	Total Interior	\$1,383,796	\$25,626/unit	42%

SCOPE & COST REVIEW

Provider: _____ GIBCO Environmental, LLC _____ Date: _____ 2/24/2021 _____

Site and Exterior renovations will include:

Site Work:

- Demo Buildings 14 & 15 (2-story 8-unit bldgs.) N side of Wright Patman Rd
- Property line cleanup (trash, trees, underbrush)
- Coated iron fence along entire US Hwy 69 property line at Wright Patman Drive
- Site drainage improvements
- Repair/overlay all drives/parking (no offsite public road improvements)
- Restriping for ample parking per local code or TDHCA requirements (1.5 spaces/unit)
- Repair/replace any, and all, curbs
- All sidewalks repoured at 5' widths (ADA compliant), with running slope no greater than 1:20 (downspouts run prior to pouring)
- Plumbing/drainage repair/replacement (flush, inspect, repairs as needed)
- Construct two (2) dumpster surrounds at Wright Patman, upgrade boxes to locked/latched models to minimize illegal dumping Replace all building electrical boxes (1 per building)

Site Amenities - Wright Patman Dr.:

- Renovate/convert existing office into maintenance building/storage, with parking and golf cart access
- Construct new office/community building per plans, with enclosed sun porch/patio
- Construct new mail kiosk at Wright Patman; with cluster mailbox for Manor Loop
- Update laundry facilities (w/ ADA modifications as necessary); address all flooring issues
- Native trees/plants intended to minimize irrigation; additional landscaping per plans
- Construct commercial playscape for ages <12 (canopy covered) with addition of gazebo/pavilion w/ BBQ pits and tables
- Install daylight sensors/timers to all exterior lighting
- Install bicycle parking for 12 (one for every five units)

Site Amenities - Manor Loop:

- Fence enclosed Dog Park addition proposed
- Native trees/plants intended to minimize irrigation; additional landscaping per plans
- Construct commercial playscape for ages <12 (canopy covered) with addition of gazebo/pavilion w/ BBQ pits and tables
- Accessible Horseshoe Pit area in proximity to playscape
- Install daylight sensors/timers to all exterior lighting
- Install bicycle parking for 12 (one for every five units)

Building Envelope:

- Power wash repaint/reseal brick
- Replace/paint all exposed damaged siding/trim/fascia/soffits with Hardiplank or LP SmartSiding
- Stair awning reconfiguration per plans, replace with "brow" concept
- Remediate any termite damage and treat
- Replace all stairs/railings with straight run; addition of entrance railings for HC units
- Replace roofing, 30-yr architectural shingle with Low E Thermasheet underlayment

Interior improvements will include:

Living Space:

- Replace cabinets/flooring in all units
- Remedy any and all site/building plumbing issues
- Two-Tone Paint Scheme (trim and siding)
- All new fiberglass exterior doors with trim, jams, and thresholds
- Replace all flooring with resilient flooring in unit common areas and carpet in all BRs
- Repair upstairs subfloors in 8-unit and 12-unit buildings, as needed
- Replace all interior breaker panels
- Interconnect and hardwire all smoke detectors (per plans)
- Install Energy Star ceiling fans w/ LED light (rewire each)
- Replace all windows with energy rated
- Replace all return air grates/vents; install flash tape
- Replace all doors and hardware
- Replace all smoke detectors (wire all living and bedrooms)
- Install new full size Energy Star water heaters
- HVAC - replace all units and common buildings with matching 15/16 SEER equipment
- Replace all vents/return air registers (hinged door assembly), replace all thermostats and insulate copper lines (as needed)

Kitchens:

- Install new Energy Star refrigerators w/ Icemakers in all units, plumb if needed
- Replace all faucets with EPA Water Sense Label and sinks
- Address/replace all Manor Loop 3" copper drain lines
- Replace all cabinets and countertops with pre-fabricated units
- Range/Stove (Electric w/ self-cleaning models in HC accessible units); convert gas to electric units at Manor Loop
- Reconfigure 3BR Duplex W/D to allow for full usage of range/oven
- Replace all Microhoods/Venthoods
- Replace all water heater; ensure location is < 20' to all fixtures; convert gas to electric units at Manor Loop
- Reconfigure smallboy water heater placement in Wright Patman Buildings 12 & 13 (Units 23-42) (currently underneath evaporator units)
- Replace all lights with LED fixtures
- Modify all applicable kitchen electric outlets to be GFI protected

Bedrooms:

- Install Energy Star Fans (1 per BR)
- Replace all windows
- Replace all breaker panels
- Replace interior doors

Bathrooms:

- Replace all sinks with EPA WaterSense Label; along with vanities, sinks/stops, and cabinets
- Replace, reframe, and recess all medicine cabinets
- Replace all toilets with low-flow energy efficient
- Modify all applicable bath electric outlets to GFCI protected
- Replace all exhaust fan/light combos
- Replace all tubs, showers/surrounds, and trim kits
- Replace doors and hardware

ADA Modifications (Special Construction):

- Proposed HC Units will be reconfigured per plans to meet ADA, UFAS, and Fair Housing
- All will be fully converted and all routes will be accessible
- Drop-in ovens will need platform to be flush with counter
- Emergency Pulls will be added to each HC designated unit, if not already
- Proposed A/V units

The SCR indicates that the property went through a previous renovation in 1986 after the 1978 ban on asbestos and lead-based paint, thereby precluding the need to budget any funds for abatement.

Applicant's exterior and interior costs are consistent with costs determined by the SCR provider.

Contingency:

Contingency is overstated by \$15K since Applicant included a \$15K lender required contingency in addition to the full 10% allowed on rehabs.

Soft Costs:

As expected on a rehab, A&E costs are lower than typical at \$3.1K/unit as are total soft costs at \$7.1K/unit (5% of total acquisition/rehab cost).

Developer Fee:

Developer fee is overstated by \$2K as a result of the adjustment to Contingency.

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$7,167,087	\$6,281,157	\$660,547

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
BOKF - Construction	Conventional Loan	\$4,648,793	5.50%	65%
USDA - 515 Assumption	USDA/TXRD Loan(s)	\$525,615	1.00%	7%
WNC & Associates	HTC	\$1,111,869	\$0.86	15%
LCJ Development, Inc.	Deferred Fee	\$670,592		9%
OPEX Reserves Acct (Stabilization)	OPEX Reserves	\$190,000		3%
Transferred Existing Reserves	Existing Reserves	\$37,676		1%
		\$7,184,546	Total Sources	

Comments:

The \$526K balance on the USDA 515 loan is the estimated amount that will be outstanding on 12/31/2021 when the loan is assumed.

OPEX reserves of \$190K represent the difference between interim sources and permanent sources (covered by full equity funding). Applicant included that reserve amount in order to balance the total amount of interim sources with permanent sources.

The existing reserves being transferred are associated with the USDA 515 loan and include \$7.4K in operating, \$11.9K in replacement and \$18.4K in escrow reserves (\$38K total). The reserve balances are as of 1/15/2021 when Applicant submitted the preliminary transfer application to USDA.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Bellwether Enterprises - USDA 538	\$986,910	4.50%	40	40	\$986,910	4.50%	40	40	14%
USDA - 515 Assumption	\$525,615	1.00%	50	30	\$525,615	1.00%	50	30	7%
Transferred Existing Reserves	\$37,676				\$37,676				1%
Total	\$1,550,202				\$1,550,202				

Comments:

The Bellwether Enterprises - USDA 538 loan will have a first lien position senior to the existing 515 debt. The 538 loan will also require an annual 50 basis point USDA Guarantee Fee.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC & Associates	\$5,559,344	\$0.86		\$5,559,903	\$0.86	78%	
LCJ Development, Inc.	\$75,000		9%	\$56,982		1%	7%
Total	\$5,634,344			\$5,616,885			
				\$7,167,087	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.869	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.842	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$7,167,087
Permanent Sources (debt + non-HTC equity)	\$1,550,202
Gap in Permanent Financing	\$5,616,885

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$5,680,711	\$660,547
Needed to Balance Sources & Uses	\$5,616,885	\$653,126
Requested by Applicant	\$5,559,903	\$646,500

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$5,559,903	\$646,500

Deferred Developer Fee	\$56,982	(7% deferred)
Repayable in	3 years	

Comments:

Credit allocation is limited to \$646,500 as requested by Applicant.

Underwriter:	<u>Gregg Kazak</u>
Manager of Real Estate Analysis:	<u>Jeanna Adams</u>
Director of Real Estate Analysis:	<u>Thomas Cavanagh</u>

UNIT MIX/RENT SCHEDULE

Wells Manor, Wells, 9% HTC #21175

LOCATION DATA	
CITY:	Wells
COUNTY:	Cherokee
Area Median Income	\$55,900
PROGRAM REGION:	4
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	-	0.0%	0	0
2	40	74.1%	39	0
3	14	25.9%	14	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	54	100.0%	53	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	867 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO	TOTAL
Average	# Units	-	5	-	11	37	-	-	1	54
Income	% Total	0.0%	9.3%	0.0%	20.4%	68.5%	0.0%	0.0%	1.9%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Per Appraisal	
TC 30%	\$420	RA	\$800	1	2	1	800	\$800	\$150	\$650	\$0	\$0.81	\$650	\$650	\$650	\$650	\$1	\$0	\$650	\$0.81	\$650
TC 50%	\$701	RA	\$800	3	2	1	800	\$800	\$150	\$650	\$0	\$0.81	\$650	\$1,950	\$1,950	\$650	\$1	\$0	\$650	\$0.81	\$650
TC 60%	\$841	RA	\$800	8	2	1	800	\$800	\$150	\$650	\$0	\$0.81	\$650	\$5,200	\$5,200	\$650	\$1	\$0	\$650	\$0.81	\$650
TC 30%	\$420	RA	\$800	1	2	1	834	\$800	\$150	\$650	\$0	\$0.78	\$650	\$650	\$650	\$650	\$1	\$0	\$650	\$0.78	\$650
TC 50%	\$701	RA	\$800	1	2	1	834	\$800	\$150	\$650	\$0	\$0.78	\$650	\$650	\$650	\$650	\$1	\$0	\$650	\$0.78	\$650
TC 60%	\$841	RA	\$800	4	2	1	834	\$800	\$150	\$650	\$0	\$0.78	\$650	\$2,600	\$2,600	\$650	\$1	\$0	\$650	\$0.78	\$650
TC 30%	\$420	RA	\$800	2	2	1	882	\$800	\$150	\$650	\$0	\$0.74	\$650	\$1,300	\$1,300	\$650	\$1	\$0	\$650	\$0.74	\$650
TC 50%	\$701	RA	\$800	5	2	1	882	\$800	\$150	\$650	\$0	\$0.74	\$650	\$3,250	\$3,250	\$650	\$1	\$0	\$650	\$0.74	\$650
TC 60%	\$841	RA	\$800	14	2	1	882	\$800	\$150	\$650	\$0	\$0.74	\$650	\$9,100	\$9,100	\$650	\$1	\$0	\$650	\$0.74	\$650
EO	0	0	0	1	2	1	882					\$0.00	\$0	\$0				NA	\$0	\$0.00	\$0
TC 30%	\$486	RA	\$967	1	3	1	902	\$967	\$182	\$785	\$0	\$0.87	\$785	\$785	\$785	\$785	\$1	\$0	\$825	\$0.91	\$825
TC 50%	\$810	RA	\$967	1	3	1	902	\$967	\$182	\$785	\$0	\$0.87	\$785	\$785	\$785	\$785	\$1	\$0	\$825	\$0.91	\$825
TC 60%	\$972	RA	\$967	6	3	1	902	\$967	\$182	\$785	\$0	\$0.87	\$785	\$4,710	\$4,710	\$785	\$1	\$0	\$825	\$0.91	\$825
TC 50%	\$810	RA	\$967	1	3	1	934	\$967	\$182	\$785	\$0	\$0.84	\$785	\$785	\$785	\$785	\$1	\$0	\$825	\$0.88	\$825
TC 60%	\$972	RA	\$967	5	3	1	934	\$967	\$182	\$785	\$0	\$0.84	\$785	\$3,925	\$3,925	\$785	\$1	\$0	\$825	\$0.88	\$825
TOTALS/AVERAGES:				54			46,828				\$0	\$0.78	\$673	\$36,340	\$36,340	\$673	\$0.78	\$0	\$683	\$0.79	\$683

ANNUAL POTENTIAL GROSS RENT:	\$436,080	\$436,080
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STABILIZED PRO FORMA

Wells Manor, Wells, 9% HTC #21175

STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES			APPLICANT				TDHCA				VARIANCE	
	Database	Actual FYE 2020		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$0.78	\$673	\$436,080	\$436,080	\$673	\$0.78		0.0%	\$0
Laundry & Vending						\$1.54	\$1,000						
Tenant Charges						\$3.09	\$2,000						
0						\$0.00	\$0						
Total Secondary Income						\$4.63		\$3,240	\$5.00			-7.4%	(\$240)
POTENTIAL GROSS INCOME							\$439,080	\$439,320				-0.1%	(\$240)
Vacancy & Collection Loss						7.5% PGI	(32,931)	(32,949)	7.5% PGI			-0.1%	18
Rental Concessions							-	-				0.0%	-
EFFECTIVE GROSS INCOME							\$406,149	\$406,371				-0.1%	(\$222)

General & Administrative	\$21,652	\$401/Unit	\$10,461		5.86%	\$0.51	\$441	\$23,800	\$23,800	\$441	\$0.51	5.86%	0.0%	-
Management	\$28,369	8.3% EGI	\$39,092		10.65%	\$0.92	\$801	\$43,248	\$39,092	\$724	\$0.83	9.62%	10.6%	4,156
Payroll & Payroll Tax	\$52,540	\$973/Unit	\$88,158		24.39%	\$2.12	\$1,835	\$99,070	\$99,070	\$1,835	\$2.12	24.38%	0.0%	-
Repairs & Maintenance	\$32,488	\$602/Unit	\$39,439		9.63%	\$0.83	\$724	\$39,100	\$39,439	\$730	\$0.84	9.71%	-0.9%	(339)
Electric/Gas	\$8,573	\$159/Unit	\$9,645		2.54%	\$0.22	\$191	\$10,300	\$9,645	\$179	\$0.21	2.37%	6.8%	655
Water, Sewer, & Trash	\$25,201	\$467/Unit	\$13,502		4.52%	\$0.39	\$340	\$18,350	\$18,350	\$340	\$0.39	4.52%	0.0%	-
Property Insurance	\$18,384	\$0.39 /sf	\$31,707		8.49%	\$0.74	\$639	\$34,500	\$31,707	\$587	\$0.68	7.80%	8.8%	2,793
Property Tax (@ 100%) 2.388120	\$21,042	\$390/Unit	\$14,086		5.36%	\$0.47	\$403	\$21,781	\$25,489	\$472	\$0.54	6.27%	-14.5%	(3,708)
Reserve for Replacements					5.32%	\$0.46	\$400	\$21,600	\$21,600	\$400	\$0.46	5.32%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.54%	\$0.05	\$41	\$2,200	\$2,120	\$39	\$0.05	0.52%	3.8%	80
USDA 538 Annual Fee (0.5% of Principal B					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TOTAL EXPENSES					77.30%	\$6.70	\$5,814	\$ 313,949	\$310,312	\$5,747	\$6.63	76.36%	1.2%	\$ 3,637
NET OPERATING INCOME ("NOI")					22.70%	\$1.97	\$1,707	\$92,200	\$96,059	\$1,779	\$2.05	23.64%	-4.0%	\$ (3,859)

CONTROLLABLE EXPENSES							\$3,530/Unit							\$3,524/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Wells Manor, Wells, 9% HTC #21175

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Bellwether Enterprises - USDA 538	0.50%	1.80	1.73	53,241	4.50%	40	40	\$986,910	\$986,910	40	40	4.50%	\$58,176	1.58	13.8%
USDA - 515 Assumption		1.44	1.38	\$13,363	1.00%	50	30	\$525,615	\$525,615	30	50	1.00%	\$13,363	1.29	7.3%
CASH FLOW DEBT / GRANTS															
Transferred Existing Reserves		1.44	1.38		0.00%	0	0	\$37,676	\$37,676	0	0	0.00%		1.29	0.5%
				\$66,604	TOTAL DEBT / GRANT SOURCES			\$1,550,202	\$1,550,202	TOTAL DEBT SERVICE			\$71,539	1.29	21.6%

NET CASH FLOW	\$29,455	\$25,595	APPLICANT NET OPERATING INCOME		\$92,200	\$20,661	NET CASH FLOW
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EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
WNC & Associates	LIHTC Equity	77.6%	\$646,500	\$0.86	\$5,559,344	\$5,559,903	\$0.86	\$646,500	77.6%	\$11,972	Applicant Request	
LCJ Development, Inc.	Deferred Developer Fees	1.0%	(9% Deferred)		\$75,000	\$56,982	(7% Deferred)		0.8%	Total Developer Fee: \$835,991		
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		78.6%			\$5,634,344	\$5,616,885			78.4%			
TOTAL CAPITALIZATION						\$7,184,546	\$7,167,087	15-Yr Cash Flow after Deferred Fee:			\$116,803	

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE		
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$	
	Acquisition	New Const. Rehab.							New Const. Rehab.	Acquisition			
Land Acquisition			\$667 / Unit	\$36,000	\$36,000	\$667 / Unit					0.0%	\$0	
Building Acquisition	\$839,615		\$15,548 / Unit	\$839,615	\$839,615	\$15,548 / Unit			\$839,615		0.0%	\$0	
Closing costs & acq. legal fees				\$13,134	\$13,134						0.0%	\$0	
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit		\$0			0.0%	\$0	
Site Work		\$680,000	\$14,444 / Unit	\$780,000	\$780,000	\$14,444 / Unit	\$680,000				0.0%	\$0	
Site Amenities		\$270,000	\$5,000 / Unit	\$270,000	\$270,000	\$5,000 / Unit	\$270,000				0.0%	\$0	
Building Cost		\$2,240,000	\$47.83 /sf	\$41,481/Unit	\$2,240,000	\$2,240,000	\$41,481/Unit	\$47.83 /sf	\$2,240,000		0.0%	\$0	
Contingency		\$344,000	10.78%	10.46%	\$344,000	\$329,000	10.00%	10.00%	\$319,000		4.6%	\$15,000	
Contractor Fees		\$492,660	13.94%	13.94%	\$506,660	\$506,660	14.00%	14.00%	\$491,260		0.0%	\$0	
Soft Costs	\$0	\$360,000	\$7.074 / Unit	\$382,000	\$382,000	\$7.074 / Unit	\$360,000	\$0			0.0%	\$0	
Financing	\$0	\$262,000	\$8,193 / Unit	\$442,420	\$442,420	\$8,193 / Unit	\$262,000	\$0			0.0%	\$0	
Developer Fee	15.00%	\$125,942	\$697,299	15.00%	15.00%	\$838,240	\$835,781	15.00%	15.00%	\$693,339	\$125,942	0.3%	\$2,459
Reserves			16 Months	\$492,476	\$492,476	15 Months					0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$965,557	\$5,345,959	\$133,047 / Unit	\$7,184,546	\$7,167,087	\$132,724 / Unit	\$5,315,599	\$965,558	0.2%	\$17,459			
Acquisition Cost	\$0			\$0									
Contingency		(\$25,000)		(\$15,000)									
Contractor's Fee		(\$1,400)		\$0									
Financing Cost		\$0											
Developer Fee	15.00%	\$0	(\$3,960)	15.00%	15.00%	(\$2,249)							
Reserves				\$0									
ADJUSTED BASIS / COST	\$965,558	\$5,315,599	\$132,728/unit	\$7,167,297	\$7,167,087	\$132,724/unit	\$5,315,599	\$965,558	0.0%	\$210			
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA				\$7,167,087									

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Wells Manor, Wells, 9% HTC #21175

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$965,558	\$5,315,599	\$965,558	\$5,315,599
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$965,558	\$5,315,599	\$965,558	\$5,315,599
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$965,558	\$6,910,279	\$965,558	\$6,910,279
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$965,558	\$6,910,279	\$965,558	\$6,910,279
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	38622.3084	\$621,925	\$38,622	\$621,925
CREDITS ON QUALIFIED BASIS	\$660,547		\$660,547	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$660,547	\$5,680,711	----	----	----
Needed to Fill Gap	\$653,126	\$5,616,885	----	----	----
Applicant Request	\$646,500	\$5,559,903	\$646,500	\$0	\$0

Long-Term Pro Forma

Wells Manor, Wells, 9% HTC #21175

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$406,149	\$414,272	\$422,557	\$431,009	\$439,629	\$485,386	\$535,905	\$591,682	\$653,265	\$721,258	\$796,327	\$879,209
TOTAL EXPENSES	3.00%	\$313,949	\$322,935	\$332,182	\$341,698	\$351,490	\$404,889	\$466,525	\$537,681	\$619,842	\$714,727	\$824,326	\$950,939
NET OPERATING INCOME ("NOI")		\$92,200	\$91,337	\$90,375	\$89,311	\$88,139	\$80,496	\$69,380	\$54,002	\$33,423	\$6,530	(\$27,999)	(\$71,730)
EXPENSE/INCOME RATIO		77.3%	78.0%	78.6%	79.3%	80.0%	83.4%	87.1%	90.9%	94.9%	99.1%	103.5%	108.2%
MUST -PAY DEBT SERVICE													
Bellwether Enterprises - USDA 538		\$58,176	\$58,131	\$58,084	\$58,034	\$57,983	\$57,687	\$57,317	\$56,854	\$56,274	\$55,548	\$54,639	\$53,501
USDA - 515 Assumption		\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363	\$13,363
TOTAL DEBT SERVICE		\$71,539	\$71,494	\$71,446	\$71,397	\$71,346	\$71,050	\$70,680	\$70,216	\$69,636	\$68,910	\$68,002	\$66,864
DEBT COVERAGE RATIO		1.29	1.28	1.26	1.25	1.24	1.13	0.98	0.77	0.48	0.09	-0.41	-1.07
ANNUAL CASH FLOW		\$20,661	\$19,843	\$18,929	\$17,914	\$16,793	\$9,447	(\$1,300)	(\$16,215)	(\$36,213)	(\$62,380)	(\$96,001)	(\$138,594)
Deferred Developer Fee Balance		\$36,321	\$16,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$2,450	\$20,364	\$37,157	\$100,306	\$116,803	\$67,399	(\$71,433)	(\$328,291)	(\$737,787)	(\$1,341,646)

21176 Mill Run - Application Summary

PROPERTY IDENTIFICATION	
Application #	21176
Development	Mill Run
City / County	Elkhart / Anderson
Region/Area	4 / Rural
Population	General
Set-Aside	USDA
Activity	Acquisition/Rehab (Built in 1973)

RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$617,000	\$614,956	\$11,388/Unit	\$0.85

KEY PRINCIPALS / SPONSOR		
<ul style="list-style-type: none"> James E. Washburn & Charles Craig Washburn / LCJ Development, Inc. (95% Co-Developer) Rebecca Armer / SSK Consulting, LLC (5% Co-Developer) 		
Related Parties	Contractor - Yes	Seller - No

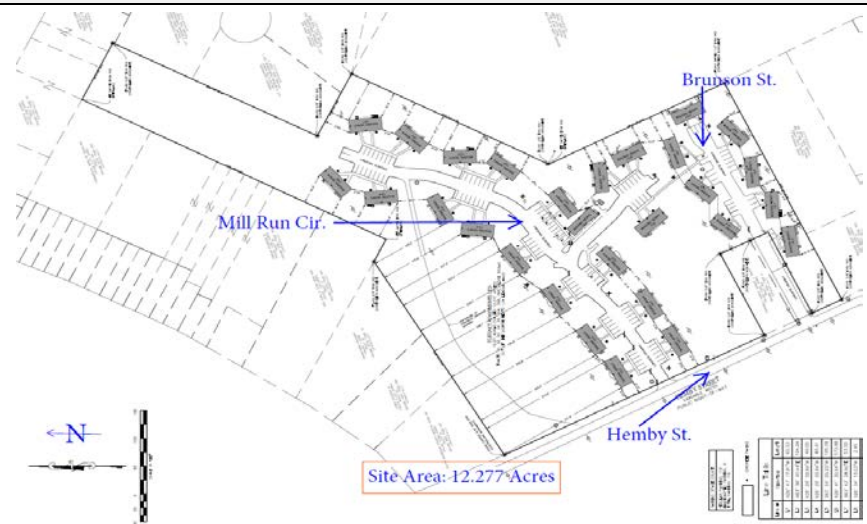
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	2	4%	30%	5	9%
2	52	96%	40%	-	0%
3	-	0%	50%	11	20%
4	-	0%	60%	36	67%
			70%	-	0%
			80%	-	0%
			MR	2	4%
TOTAL	54	100%	TOTAL	54	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.25	Expense Ratio	76.8%
Breakeven Occ.	88.2%	Breakeven Rent	\$615
Average Rent	\$646	B/E Rent Margin	\$31
Property Taxes	\$380/unit	Exemption/PILOT	0%
Total Expense	\$5,588/unit	Controllable	\$3,540/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)			N/A
Highest Unit Capture Rate	0%	N/A	N/A
Dominant Unit Cap. Rate	N/A	N/A	N/A
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	34	63%	Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	799 SF	Density	4.4/acre
Acquisition		\$22K/unit	\$1,172K
Building Cost	\$46.33/SF	\$37K/unit	\$2,000K
Hard Cost		\$59K/unit	\$3,185K
Total Cost		\$128K/unit	\$6,899K
Developer Fee	\$795K	(0% Deferred)	Paid Year: 1
Contractor Fee	\$446K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$12K	20%	Finishes/Fixtures \$17K 29%
Building Shell	\$14K	24%	Amenities \$5K 8%
HVAC	\$4K	6%	Total Exterior \$31K 57%
Appliances	\$2K	4%	Total Interior \$23K 43%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Bellwether Enterprises - USDA 538	40/40	4.50%	\$949,005	1.63	Transferred Existing Reserves	0/0	0.00%	\$60,802	1.25	WNC & Associates	\$5,226,606
USDA - 515 Assumption	30/50	1.00%	\$662,184	1.25						LCJ Development, Inc.	\$0
TOTAL DEBT (Must Pay)			\$1,611,189		CASH FLOW DEBT / GRANTS			\$60,802		TOTAL EQUITY SOURCES	\$5,226,606
										TOTAL DEBT SOURCES	\$1,671,992
										TOTAL CAPITALIZATION	\$6,898,597

CONDITIONS

- 1 Receipt and acceptance by 10% test:
- a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i. Approved Rents
 - ii. Rates and terms of the proposed loan transfer
 - iii. USDA reserve requirements
 - b: Updated application exhibits: Rent Schedule, Utility Allowance, Operating Expenses, Long-Term Pro Forma, Development Cost Schedule, Schedule of Sources; and documentation necessary to support any changes from previous underwriting.
 - c: Settlement Statement that documents actual transfer price.
 - d: Loan Agreement that documents assumed debt balance.
 - e: Substantially final draft of limited partnership agreement.
 - f: Substantially final construction contract with Schedule of Values.
 - g: Most current annual operating statement.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

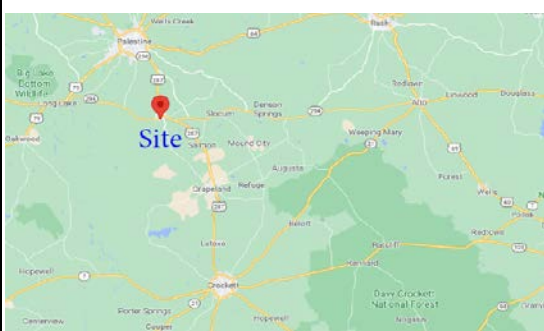
STRENGTHS/MITIGATING FACTORS

- USDA Rental Assistance on 34 units
- USDA will monitor operations and can adjust rental assistance to maintain feasibility
- Newly renovated units should help maintain occupancy (currently at 94%)
- Developer experience

WEAKNESSES/RISKS

- 76% expense-to-income ratio
- While a DCR of 1.00 is allowed in USDA underwriting guidelines, the Pro Forma DCR in year 15 is only 1.06 and drops below 1.00 in year 17
- 48 year old development may have less appeal

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21176 Program(s): 9% HTC

Mill Run

Address/Location: 55 Mill Run Circle

City: Elkhart County: Anderson Zip: 75839

Population: General Program Set-Aside: USDA Area: Rural

Activity: Acquisition/Rehab Building Type: Duplex Region: 4

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$617,000				\$614,956				

CONDITIONS

- 1 Receipt and acceptance by 10% test:
 - a: USDA formal Letter of Approval with Conditions of Approval and Closing, including:
 - i. Approved Rents
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- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	11
60% of AMI	60% of AMI	38

PROJECT SUMMARY

Elkhart is located approximately 68 miles south of Tyler, 11 miles south of Palestine and 58 miles west of Nacogdoches. The town encompasses 1.5 square miles and has a current population estimated at 1,273. Mill Run is an existing 54 unit family property located in the south central part of town just east of State Hwy 294 (W. Parker St.) and less than a mile south of U.S. Hwy 287. Built in 1976, the mix consists of 2 one-bedroom units and 52 two-bedroom units housed in 27 duplex buildings. In addition, there is a stand-alone common building with leasing office, maintenance room, laundry and community room.

Budgeted renovations for this project include site work and building cost totaling \$2.9M (\$54K/unit).

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	USDA Rental Assistance on 34 units
▫	USDA will monitor operations and can adjust rental assistance to maintain feasibility
▫	Newly renovated units should help maintain occupancy (currently at 94%)
▫	Developer experience

WEAKNESSES/RISKS	
▫	76% expense-to-income ratio
▫	While a DCR of 1.00 is allowed in USDA underwriting guidelines, the Pro Forma DCR in year 15 is only 1.06 and drops below 1.00 in year 17
▫	48 year old development may have less appeal
▫	

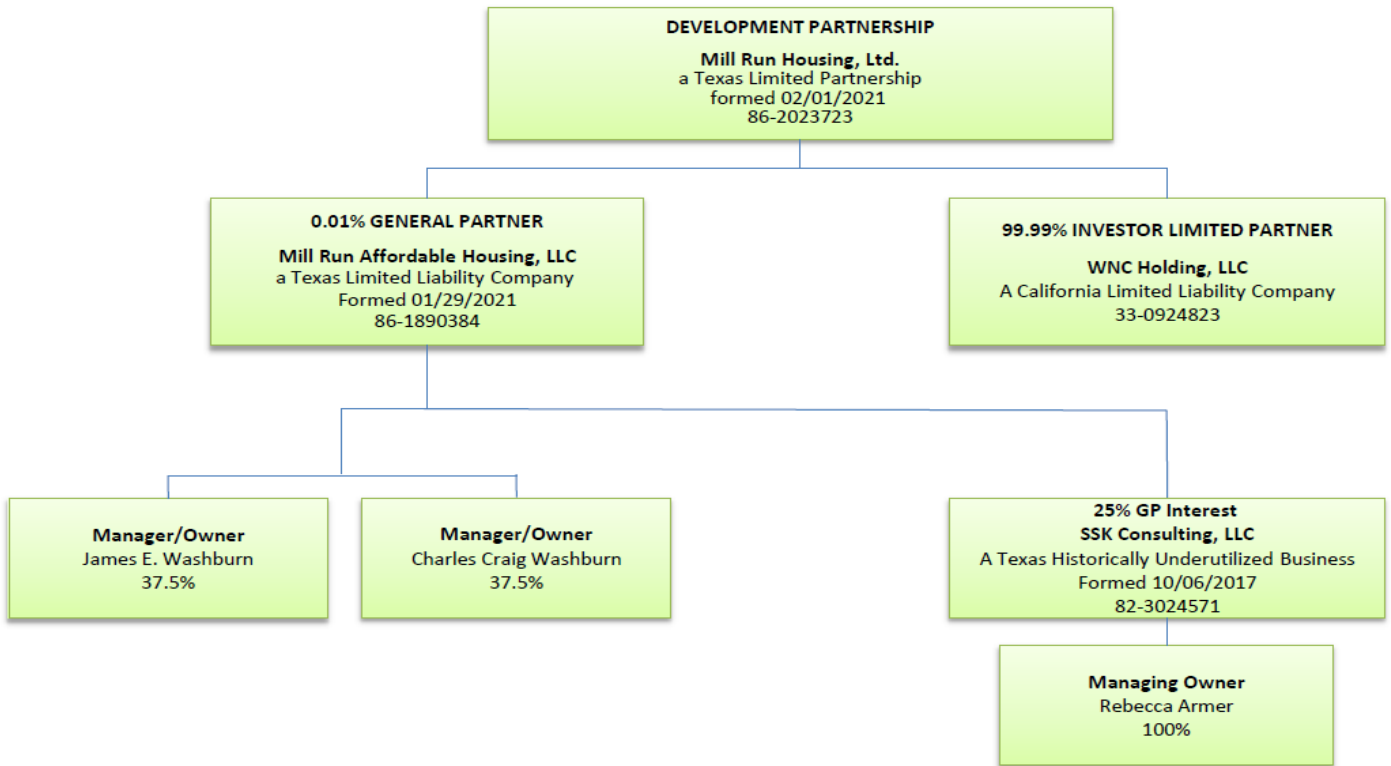
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Devin Baker
 Phone: (281) 689-2030
 Relationship: Applicant/Developer

Name: Rebecca Armer
 Phone: 281-689-2030
 Relationship: Applicant/Developer

OWNERSHIP STRUCTURE



- Applicant, Developer, Housing General Contractor, Infrastructure General Contractor, Cost Estimator and Property Manager are related entities.
- Originally founded in 1981 as the Washburn Group, the company was transformed into LCJ Companies ("LCJ") in 2004, and is now led by principals James E. Washburn and Charles Craig Washburn. LCJ focuses on the acquisition, development, construction, sale and management of LIHTC/USDA multifamily properties, conventional multifamily properties and single family developments in the Gulf Coast Region and southern United States. They have been involved in the development of over 14 HTC properties in Texas. For more information visit their website at: www.lcjcompanies.com.
- SSK Consulting, LLC is a HUB that was formed in 2017 by principal Rebecca Armer, who is also the Director of Development Operations/Asset Management at LCJ.

DEVELOPMENT SUMMARY

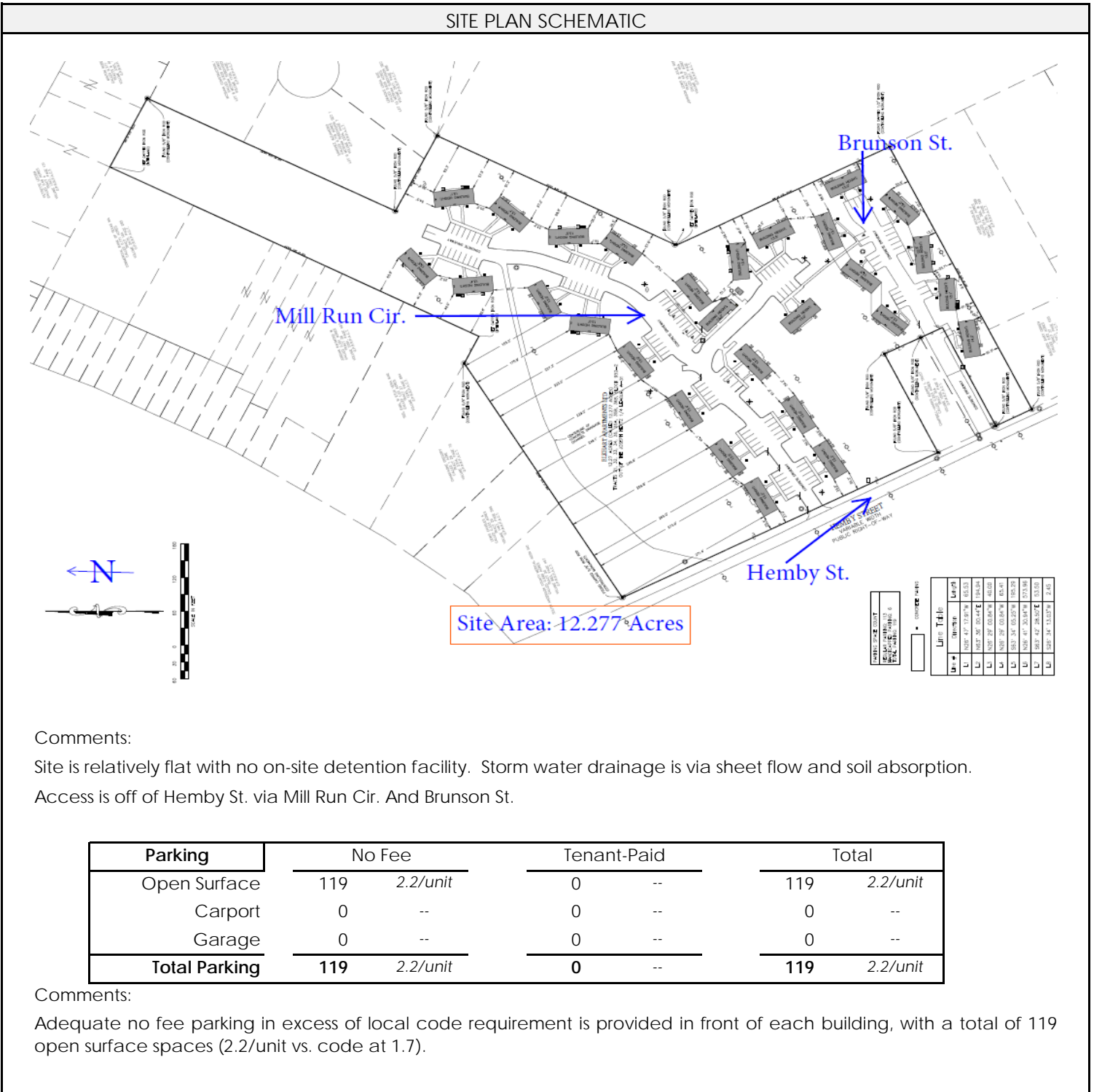
AERIAL



SITE PLAN AERIAL



SITE PLAN SCHEMATIC



Comments:

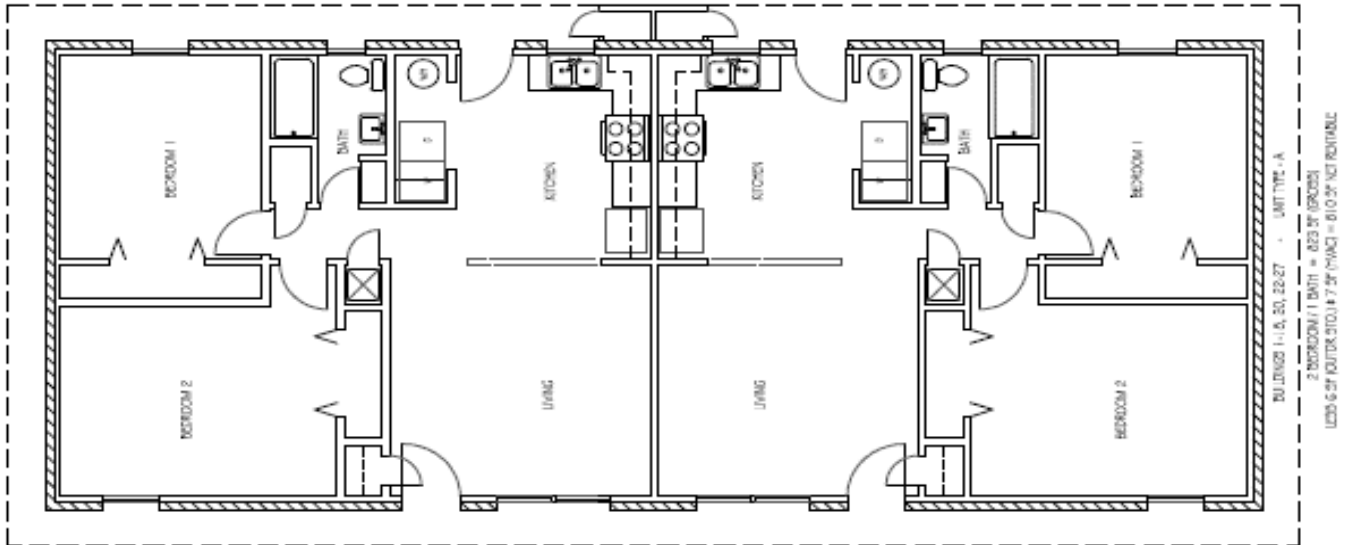
Site is relatively flat with no on-site detention facility. Storm water drainage is via sheet flow and soil absorption. Access is off of Hemby St. via Mill Run Cir. And Brunson St.

Parking	No Fee		Tenant-Paid		Total	
	Count	Ratio	Count	Ratio	Count	Ratio
Open Surface	119	2.2/unit	0	--	119	2.2/unit
Carport	0	--	0	--	0	--
Garage	0	--	0	--	0	--
Total Parking	119	2.2/unit	0	--	119	2.2/unit

Comments:

Adequate no fee parking in excess of local code requirement is provided in front of each building, with a total of 119 open surface spaces (2.2/unit vs. code at 1.7).

BUILDING PLAN (Typical)



Comments:

Interior renovations will include repainting, new flooring, Energy Star appliances, water heaters, smoke detectors, ceiling fans, doors, windows, cabinets, countertops, tub & shower surrounds and toilets.

BUILDING ELEVATION (Typical)



Comments:

One-story duplex design with brick exteriors and pitched composition shingle roofs. Out of 54 total units (housed in 27 duplex buildings), 2 (3%) are 1BR and 52 (96%) are 2BR. Two (2) of the 2BR units are for designated for on-site employees. In addition to the duplex buildings there is a stand-alone, one-story leasing/community building.

Exterior renovations will include new roofing, repointing & resealing the brick facades along with replacing & repainting all exposed or damaged siding, trim, fascia and soffits.

APPRAISED VALUE

Appraiser:	JLL Valuation & Advisory Services, LLC	Date:	3/3/2021	
Land as Vacant:	12.28 acres	\$120,000	Per Unit: \$2,222	Per Acre: \$9,774
Existing Buildings: (as-is)		\$1,110,000	Per Unit: \$20,556	
Total Development: (as-is)		\$1,230,000	Per Unit: \$22,778	

Comments:

Valuation of the land came in at \$2K/unit. With no recent land sales in Elkhart, Appraiser used comparables in Palestine, Cleveland (2 sales), Livingston and Trinity to determine the hypothetical land value. The unadjusted sales ranged from \$7K/acre to \$33K/acre. Adjustments were made for location, size, shape and topography, resulting in adjusted sales ranging from \$8K/acre to \$26K/acre. Appraiser's reconciled hypothetical valuation for the subject land came in at \$10K/acre or \$120,000.

"As-Is As-Restricted" appraised value was derived using the income capitalization approach. The appraiser determined a 7.50% capitalization rate by giving the most weight to the market extraction method.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	N/A (No Zoning)	Within 100-yr floodplain?	No
Re-Zoning Required?	No	Utilities at Site?	Yes
Year Constructed:	1973	Title Issues?	No

Current Uses of Subject Site:

54-unit multifamily development.

Surrounding Uses:

North: Vacant land, single-family, retail and a railroad line.

South: Vacant land, single-family and a nursing home facility (Elkhart Oaks Care Center).

East: Vacant land and single-family.

West: Vacant land and single-family.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Developments funded by USDA are not required to supply an ESA, as these are existing properties previously approved and subsidized by USDA; it is the Applicant's responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

MARKET ANALYSIS

USDA Developments with occupancy greater than 80% are not required to provide a market study. The required appraisal provides similar information regarding the market area and comparable market. Subject is 94% occupied with no expectation for tenant relocation during rehab.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$91,198	Avg. Rent:	\$646	Expense Ratio:	76.8%
Debt Service:	\$72,776	B/E Rent:	\$615	Controllable Expenses:	\$3,540
Net Cash Flow:	\$18,422	UW Occupancy:	92.5%	Property Taxes/Unit:	\$380
Aggregate DCR:	1.25	B/E Occupancy:	88.2%	Program Rent Year:	2020

Property is 100% restricted. Currently, 34 of the units (63%) are covered by USDA Rental Assistance. Applicant is requesting USDA Rental Assistance on an additional 6 units, which would bring the total to 40 (74%).

Application was submitted with all units receiving the USDA Basic Rent. Underwriter adjusted to show 18 non-RA units limited at the HTC 60% Net Rent.

Concluded market rents in the appraisal are \$20-\$45 / unit greater than the net USDA rents.

Two (2) of the 2BR units are employee-occupied and do not produce revenue.

An expense ratio exceeding 65% is allowed on USDA developments that exhibit sufficient cash flow and a DCR of at least 1.00. USDA will monitor operations and can adjust rental assistance to maintain feasibility.

Average rent exceeds breakeven rent by \$31/unit (5%).

Applicant's budget of \$425/unit for replacement reserves is based on experience with their other USDA projects.

Applicant originally budgeted the annual 50 basis point USDA Guaranty Fee as an operating expense. However, Underwriter reclassified that expense to be a component of debt service on the proposed USDA 538 loan.

Applicant included a 2/16/2021 letter from USDA that states: "Based on the information provided in the Preliminary Assessment Tool (PAT), the project appears to be feasible, subject to the submission and review of a complete application, underwriting of the transaction, and completion and concurrence of all required due diligence items."

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)					
Acquisition	\$5,065/ac	\$21,707/unit	\$1,172,184	Contractor Fee	\$445,830
Off-site + Site Work		\$16,574/unit	\$895,000	Soft Cost + Financing	\$762,610
Building Cost	\$46.33/sf	\$37,037/unit	\$2,000,000	Developer Fee	\$795,371
Contingency	10.00%	\$5,361/unit	\$289,500	Reserves	\$538,102
Total Development Cost	\$127,752/unit	\$6,898,597		Rehabilitation Cost	\$53,611/unit
Qualified for 30% Basis Boost?	Rural [9% only]				

Acquisition:

Applicant allocated \$1,110,799 to eligible building acquisition cost and \$61,385 to land acquisition. Per §11.302(e)(1)(D), "Building acquisition cost included in Eligible Basis is limited to the appraised value of the buildings." This results in a slight \$799 adjustment to acquisition basis.

Off-site:

None.

Site Work:

Budgeted site work cost of \$640K (\$12K/unit) is comprised of \$485K for grading, concrete repair and repaving, \$50K for upgraded electrical, \$20K for utility improvements, \$60K for masonry and \$25K for new bumper stops, striping & signs.

Amenity cost of \$255K (\$4.7K/unit) includes \$85K for landscaping improvements, \$60K for installing a sports court and upgrading the playground, \$60K for new fencing and \$50K for adding a gazebo/pavilion with BBQ pits and tables.

Building Cost:

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$640,000	\$11,852/unit	20%	Finishes/Fixtures	\$908,796	\$16,830/unit	29%
Building Shell	\$766,204	\$14,189/unit	24%	HVAC	\$200,000	\$3,704/unit	6%
Amenities	\$255,000	\$4,722/unit	8%	Appliances	\$125,000	\$2,315/unit	4%
Total Exterior	\$1,661,204	\$30,763/unit	57%	Total Interior	\$1,233,796	\$22,848/unit	43%

SCOPE & COST REVIEW

Provider: _____ GIBCO Environmental, LLC _____ Date: _____ 2/24/2021 _____

Site and Exterior renovations will include:

Site Work

- Site/parking lot drainage improvements
- Repair/overlay all drives/parking lots
- Restriping for ample parking (total spaces per SP/Survey - 119)
- Repair/replace all curbs; add bumpers/speed bumps
- All sidewalks repoured at 5' widths (ADA compliant), with running slope no greater than 1:20
- Drainage repair/replacement (flush, inspect, repairs as needed)
- Construct dumpster surrounds, upgrade boxes to locked/latched models

Site Amenities

- Install coated iron fence along entire length of Hemby St
- Sports court installation
- Upgrade playground equipment to commercial playscape for ages <12 (canopy covered)
- Addition of gazebo/pavilion w/ BBQ pits and table
- Install daylight sensors/timers to all exterior lighting

Common Areas

- Renovate/remodel existing office/community building
- Update laundry facilities (w/ ADA modifications as necessary)
- Remodel existing maintenance building for efficiency w/ Golf cart access/parking

Building Envelope

- Level/repair/raise all foundations
- Replace all building electrical boxes (1 per building)
- Power wash repoint/reseal brick
- Replace/paint all exposed damaged siding/trim/fascia/soffits with Hardiplank or LP SmartSiding
- Construction of porch roof (per plans)
- Remediate any termite damage and treat
- Addition of entrance railings for HC units, if needed
- Replace roofing, 30-yr architectural shingle with Low E Thermasheet underlayment
- Fumigate for attic/wall pests while roofing is being replaced

Interior improvements will include:

Living Space

- Replace cabinets/flooring in all units
- Remedy any and all site/building plumbing issues
- Two-Tone Paint Scheme (trim and siding)
- All new fiberglass exterior doors with trim, jams, and thresholds
- Remove sliding glass doors in Building 19 & 21; replace with 3/0 swing
- Replace all flooring with resilient flooring in unit common areas and carpet in all BRs
- Replace all interior breaker panels
- Interconnect and hardwire all smoke detectors (per plans)
- Install Energy Star ceiling fans w/ LED lights (rewire each)
- Replace all windows with energy rated
- Replace all return air grates/vents; install flash tape
- Replace all doors and hardware
- Replace all smoke detectors (wire all living and bedrooms)
- Install new full size Energy Star water heaters
- HVAC - replace all units and common buildings with matching 15/16 SEER equipment
- Replace all vents/return air registers (hinged door assembly), replace all thermostats and insulate copper lines (as needed)

Kitchens

- Install new Energy Star refrigerators w/ Icemakers in all units
- Replace all faucets with EPA WaterSense Label and sinks
- Replace all cabinets and countertops with pre-fabricated units
- Install electric stoves
- Replace all Microhoods/Vent hoods
- Replace all water heaters
- Replace all lights with LED fixtures
- Modify all applicable kitchen electric outlets to be GFI protected

Bedrooms

- Install Energy Star ceiling Fans (1 per BR)
- Replace all windows
- Replace all Breaker Panels
- Replace interior doors

Bathrooms

- Replace all vanities, sinks/stops
- Replace, reframe, and recess all medicine cabinets
- Replace all toilets with low-flow energy efficient
- Modify all applicable bath electric outlets to GFCI protected
- Replace all exhaust fan/light combos
- Replace all tubs, showers/surrounds, and trim kits
- Replace doors and hardware

ADA Modifications (Special Construction)

- Three (3) Proposed HC Units (2, 15, 40) will be reconfigured per plans to meet ADA, UFAS, and Fair Housing
- All routes will be accessible
- Drop-in ovens will need platform to be flush with counter
- Emergency Pulls will be added to each HC designated unit, if not already
- Two (2) Proposed A/V units

The SCR indicates that the property went through a previous renovation in 1990 after the 1978 ban on asbestos and lead-based paint, thereby precluding the need to budget any funds for abatement.

Applicant's exterior and interior costs are consistent with costs determined by the SCR provider.

Contingency:

Contingency is overstated by \$15K since Applicant included a \$15K lender required contingency in addition to the full 10% allowed on rehabs.

Soft Costs:

As expected on a rehab, A&E costs are lower than typical at \$2.4K/unit as are total soft costs at \$6.2K/unit (5% of total acquisition/rehab cost).

Developer Fee:

Developer fee is overstated by \$2K as a result of the adjustment to Contingency.

Reserves:

Reserves are based on operating expenses and debt service as well as initial deposits to replacement reserves subject to USDA approval.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$6,898,597	\$6,097,841	\$615,157

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
BOKF - Construction	Conventional Loan	\$4,325,993	5.50%	63%
USDA - 515 Assumption	USDA/TXRD Loan(s)	\$662,184	1.00%	10%
WNC & Associates	HTC	\$1,048,795	\$0.85	15%
LCJ Development, Inc.	Deferred Fee	\$638,192		9%
OPEX Reserves Acct (Stabilization)	OPEX Reserves	\$180,000		3%
Transferred Existing Reserves	Existing Reserves	\$60,802		1%
		\$6,915,967	Total Sources	

Comments:

The \$662K balance on the USDA 515 loan is the estimated amount that will be outstanding on 12/31/2021 when the loan is assumed.

OPEX reserves of \$180K represent the difference between interim sources and permanent sources (covered by full equity funding). Applicant included that reserve amount in order to balance the total amount of interim sources with permanent sources.

The existing reserves being transferred are associated with the USDA 515 loan and include \$38K in operating, \$9K in replacement and \$14K in escrow reserves (\$61K total). The reserve balances are as of 1/15/2021 when Applicant submitted the preliminary transfer application to USDA.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Bellwether Enterprises - USDA 538	\$949,005	4.50%	40	40	\$949,005	4.50%	40	40	14%
USDA - 515 Assumption	\$662,184	1.00%	50	30	\$662,184	1.00%	50	30	10%
Transferred Existing Reserves	\$60,802				\$60,802				1%
Total	\$1,671,992				\$1,671,992				

Comments:

The Bellwether Enterprises - USDA 538 loan will have a first lien position senior to the existing 515 debt. The 538 loan will also require an annual 50 basis point USDA Guarantee Fee.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
WNC & Associates	\$5,243,976	\$0.85		\$5,226,606	\$0.85	76%	
LCJ Development, Inc.	\$0		0%	\$0		0%	0%
Total	\$5,243,976			\$5,226,606			
				\$6,898,597	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.847	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.822	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$6,898,597
Permanent Sources (debt + non-HTC equity)	\$1,671,992
Gap in Permanent Financing	\$5,226,606

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$5,228,311	\$615,157
Needed to Balance Sources & Uses	\$5,226,606	\$614,956
Requested by Applicant	\$5,243,976	\$617,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$5,226,606	\$614,956

Deferred Developer Fee	\$0	(% deferred)
Repayable in	N/A	

Comments:

Credit allocation is limited to \$614,956 determined by the amount needed to balance sources & uses.

Underwriter: Gregg Kazak

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE

Mill Run, Elkhart, 9% HTC #21176

LOCATION DATA	
CITY:	Elkhart
COUNTY:	Anderson
Area Median Income	\$55,900
PROGRAM REGION:	4
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	2	3.7%	2	0
2	52	96.3%	32	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	54	100.0%	34	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	799 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO	TOTAL
Average	# Units	-	5	-	11	36	-	-	2	54
Income	% Total	0.0%	9.3%	0.0%	20.4%	66.7%	0.0%	0.0%	3.7%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Per Appraisal	
TC 60%	\$700	RA	\$719	2	1	1	558	\$719	\$139	\$580	\$0	\$1.04	\$580	\$1,160	\$1,160	\$580	\$1	\$0	\$600	\$1.08	\$600
TC 60%	\$841	RA	\$856	2	2	1	774	\$856	\$176	\$680	\$0	\$0.88	\$680	\$1,360	\$1,360	\$680	\$1	\$0	\$725	\$0.94	\$725
TC 30%	\$420	RA	\$856	5	2	1	810	\$856	\$176	\$680	\$0	\$0.84	\$680	\$3,400	\$3,400	\$680	\$1	\$0	\$725	\$0.90	\$725
TC 50%	\$701	RA	\$856	11	2	1	810	\$856	\$176	\$680	\$0	\$0.84	\$680	\$7,480	\$7,480	\$680	\$1	\$0	\$725	\$0.90	\$725
TC 60%	\$841	RA	\$856	14	2	1	810	\$856	\$176	\$680	\$0	\$0.84	\$680	\$9,520	\$9,520	\$680	\$1	\$0	\$725	\$0.90	\$725
TC 60%	\$841		\$856	18	2	1	810	\$841	\$176	\$665	\$0	\$0.82	\$665	\$11,970	\$11,970	\$665	\$1	\$0	\$725	\$0.90	\$725
EO		0		2	2	1	810					\$0.00	\$0	\$0				NA	\$0	\$0.00	
TOTALS/AVERAGES:				54			43,164				\$0	\$0.81	\$646	\$34,890	\$34,890	\$646	\$0.81	\$0	\$694	\$0.87	\$694

ANNUAL POTENTIAL GROSS RENT:	\$418,680	\$418,680
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STABILIZED PRO FORMA

Mill Run, Elkhart, 9% HTC #21176

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Actual FYE 2020	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.81	\$646	\$418,680	\$418,680	\$646	\$0.81		0.0%	\$0
Laundry & Vending					\$1.11	\$720						
Tenant Charges					\$8.33	\$5,400						
Total Secondary Income					\$9.44		\$6,120	\$9.44			0.0%	\$0
POTENTIAL GROSS INCOME						\$424,800	\$424,800				0.0%	\$0
Vacancy & Collection Loss				7.5% PGI		(31,860)	(31,860)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$392,940	\$392,940				0.0%	\$0

General & Administrative	\$20,787	\$385/Unit	\$17,341		7.28%	\$0.66	\$530	\$28,600	\$28,600	\$530	\$0.66	7.28%	0.0%	-
Management	\$27,209	8.2% EGI	\$41,184		10.80%	\$0.98	\$786	\$42,432	\$41,184	\$763	\$0.95	10.48%	3.0%	1,248
Payroll & Payroll Tax	\$52,540	\$973/Unit	\$78,234		22.69%	\$2.07	\$1,651	\$89,160	\$89,160	\$1,651	\$2.07	22.69%	0.0%	-
Repairs & Maintenance	\$32,488	\$602/Unit	\$39,875		13.49%	\$1.23	\$981	\$53,000	\$53,000	\$981	\$1.23	13.49%	0.0%	-
Electric/Gas	\$8,239	\$153/Unit	\$11,836		2.96%	\$0.27	\$216	\$11,650	\$11,836	\$219	\$0.27	3.01%	-1.6%	(186)
Water, Sewer, & Trash	\$25,201	\$467/Unit	\$3,014		2.23%	\$0.20	\$162	\$8,750	\$8,750	\$162	\$0.20	2.23%	0.0%	-
Property Insurance	\$18,384	\$0.43 /sf	\$24,153		5.73%	\$0.52	\$417	\$22,500	\$24,153	\$447	\$0.56	6.15%	-6.8%	(1,653)
Property Tax (@ 100%) 2.1511	\$20,217	\$374/Unit	\$10,382		5.22%	\$0.47	\$380	\$20,500	\$18,913	\$350	\$0.44	4.81%	8.4%	1,588
Reserve for Replacements					5.84%	\$0.53	\$425	\$22,950	\$22,950	\$425	\$0.53	5.84%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.56%	\$0.05	\$41	\$2,200	\$2,080	\$39	\$0.05	0.53%	5.8%	120
USDA 538 Annual Fee (0.5% of Principal B					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TOTAL EXPENSES					76.79%	\$6.99	\$5,588	\$ 301,742	\$300,625	\$5,567	\$6.96	76.51%	0.4%	\$ 1,117
NET OPERATING INCOME ("NOI")					23.21%	\$2.11	\$1,689	\$91,198	\$92,315	\$1,710	\$2.14	23.49%	-1.2%	\$ (1,117)

CONTROLLABLE EXPENSES							\$3,540/Unit				\$3,543/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Mill Run, Elkhart, 9% HTC #21176

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Bellwether Enterprises - USDA 538	0.50%	1.80	1.78	\$51,196	4.50%	40	40	\$949,005	\$949,005	40	40	4.50%	\$55,941	1.63	13.8%	
USDA - 515 Assumption		1.36	1.34	\$16,835	1.00%	50	30	\$662,184	\$662,184	30	50	1.00%	\$16,835	1.25	9.6%	
CASH FLOW DEBT / GRANTS																
Transferred Existing Reserves		1.36	1.34		0.00%	0	0	\$60,802	\$60,802	0	0	0.00%		1.25	0.9%	
				\$68,031	TOTAL DEBT / GRANT SOURCES			\$1,671,992	\$1,671,992	TOTAL DEBT SERVICE			\$72,776	1.25	24.2%	

NET CASH FLOW	\$24,284	\$23,167	APPLICANT		NET OPERATING INCOME	\$91,198	\$18,422	NET CASH FLOW
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EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
WNC & Associates	LIHTC Equity	76.0%	\$617,000	0.849915	\$5,243,976	\$5,226,606	\$0.85	\$614,956	75.8%	\$11,388	Needed to Fill Gap	
LCJ Development, Inc.	Deferred Developer Fees	0.0%	(0% Deferred)		\$0	\$0	(0% Deferred)		0.0%	Total Developer Fee: \$795,371		
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		76.0%			\$5,243,976	\$5,226,606			75.8%			

TOTAL CAPITALIZATION	\$6,915,967	\$6,898,597	15-Yr Cash Flow after Deferred Fee:				\$152,554
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DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$	
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition			\$1,137 / Unit	\$61,385	\$62,184	\$1,152 / Unit					-1.3%	(\$799)	
Building Acquisition	\$1,110,799		\$20,570 / Unit	\$1,110,799	\$1,110,000	\$20,556 / Unit			\$1,110,000		0.1%	\$799	
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit		\$0			0.0%	\$0	
Site Work		\$640,000	\$11,852 / Unit	\$640,000	\$640,000	\$11,852 / Unit		\$640,000			0.0%	\$0	
Site Amenities		\$255,000	\$4,722 / Unit	\$255,000	\$255,000	\$4,722 / Unit		\$255,000			0.0%	\$0	
Building Cost		\$2,000,000	\$46.33 /sf	\$37,037/Unit	\$2,000,000	\$2,000,000	\$37,037/Unit	\$46.33 /sf	\$2,000,000		0.0%	\$0	
Contingency		\$304,500	10.52%	10.52%	\$304,500	\$289,500	10.00%	10.00%	\$289,500		5.2%	\$15,000	
Contractor Fees		\$445,830	13.93%	13.93%	\$445,830	\$445,830	14.00%	14.00%	\$445,830		0.0%	\$0	
Soft Costs	0	\$313,250	\$6,208 / Unit	\$335,250	\$335,250	\$6,208 / Unit		\$313,250	\$0		0.0%	\$0	
Financing	0	\$248,890	\$7,914 / Unit	\$427,360	\$427,360	\$7,914 / Unit		\$248,890	\$0		0.0%	\$0	
Developer Fee	15.01%	\$166,620	\$631,121	15.00%	\$795,371	\$795,371	15.00%	\$628,871	\$166,500		0.3%	\$2,370	
Reserves			17 Months	\$538,102	\$538,102	17 Months					0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	\$1,277,419	\$4,838,591	\$128,073 / Unit	\$6,915,967	\$6,898,597	\$127,752 / Unit	\$4,821,341	\$1,276,500	0.3%	\$17,370			
Acquisition Cost		(\$799)		\$0									
Contingency		(\$15,000)		(\$15,000)									
Contractor's Fee		\$0		\$0									
Financing Cost		\$0		\$0									
Developer Fee	15.00%	(\$120)	(\$2,250)	15.00%	(\$2,370)								
Reserves				\$0									
ADJUSTED BASIS / COST	\$1,276,500	\$4,821,341	\$127,752/unit	\$6,898,597	\$6,898,597	\$127,752/unit	\$4,821,341	\$1,276,500	0.0%	\$0			
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCR/CNA				\$6,898,597									

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Mill Run, Elkhart, 9% HTC #21176

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$1,276,500	\$4,821,341	\$1,276,500	\$4,821,341
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$1,276,500	\$4,821,341	\$1,276,500	\$4,821,341
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$1,276,500	\$6,267,743	\$1,276,500	\$6,267,743
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$1,276,500	\$6,267,743	\$1,276,500	\$6,267,743
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	51060	\$564,097	\$51,060	\$564,097
CREDITS ON QUALIFIED BASIS	\$615,157		\$615,157	

Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$615,157	\$5,228,311	----	----	----
Needed to Fill Gap	\$614,956	\$5,226,606	\$614,956	(\$2,044)	(\$17,370)
Applicant Request	\$617,000	\$5,243,976	----	----	----

Long-Term Pro Forma

Mill Run, Elkhart, 9% HTC #21176

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$392,940	\$400,799	\$408,815	\$416,991	\$425,331	\$469,600	\$518,476	\$572,439	\$632,019	\$697,800	\$770,428	\$850,615
TOTAL EXPENSES	3.00%	\$301,742	\$310,370	\$319,248	\$328,384	\$337,785	\$389,050	\$448,217	\$516,517	\$595,372	\$686,433	\$791,605	\$913,095
NET OPERATING INCOME ("NOI")		\$91,198	\$90,429	\$89,567	\$88,607	\$87,546	\$80,549	\$70,259	\$55,923	\$36,647	\$11,367	(\$21,177)	(\$62,480)
EXPENSE/INCOME RATIO		76.8%	77.4%	78.1%	78.8%	79.4%	82.8%	86.4%	90.2%	94.2%	98.4%	102.7%	107.3%
MUST -PAY DEBT SERVICE													
Bellwether Enterprises - USDA 538		\$55,941	\$55,898	\$55,853	\$55,805	\$55,756	\$55,471	\$55,116	\$54,670	\$54,112	\$53,414	\$52,540	\$51,446
USDA - 515 Assumption		\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835	\$16,835
TOTAL DEBT SERVICE		\$72,776	\$72,733	\$72,688	\$72,640	\$72,591	\$72,306	\$71,950	\$71,505	\$70,947	\$70,249	\$69,375	\$68,281
DEBT COVERAGE RATIO		1.25	1.24	1.23	1.22	1.21	1.11	0.98	0.78	0.52	0.16	-0.31	-0.92
ANNUAL CASH FLOW		\$18,422	\$17,696	\$16,879	\$15,967	\$14,955	\$8,243	(\$1,692)	(\$15,582)	(\$34,300)	(\$58,881)	(\$90,552)	(\$130,762)
Deferred Developer Fee Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$18,422	\$36,118	\$52,998	\$68,965	\$83,920	\$139,717	\$152,554	\$104,170	(\$27,769)	(\$270,439)	(\$656,750)	(\$1,226,401)

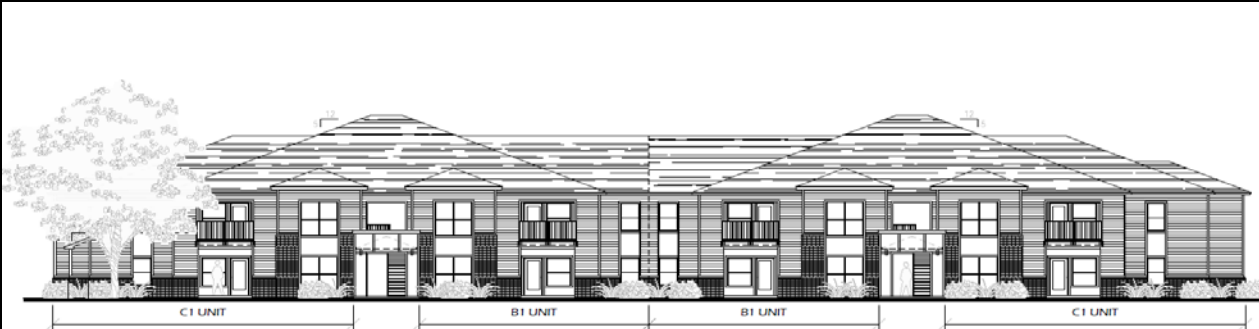
21177 Carver Ridge Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 25, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPALS / SPONSOR		
Application #	21177	TDHCA Program	Request	Recommended		Justin M. Zimmerman / JMZ Land Company, LLC Sandra Watson / Albatross Development, LLC		
Development	Carver Ridge Apartments	LIHTC (9% Credit)	\$900,000	\$900,000	\$15,000/Unit			\$0.90
City / County	Hutto / Williamson							
Region/Area	7 / Rural							
Population	General							
Set-Aside	General							
Activity	New Construction					Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

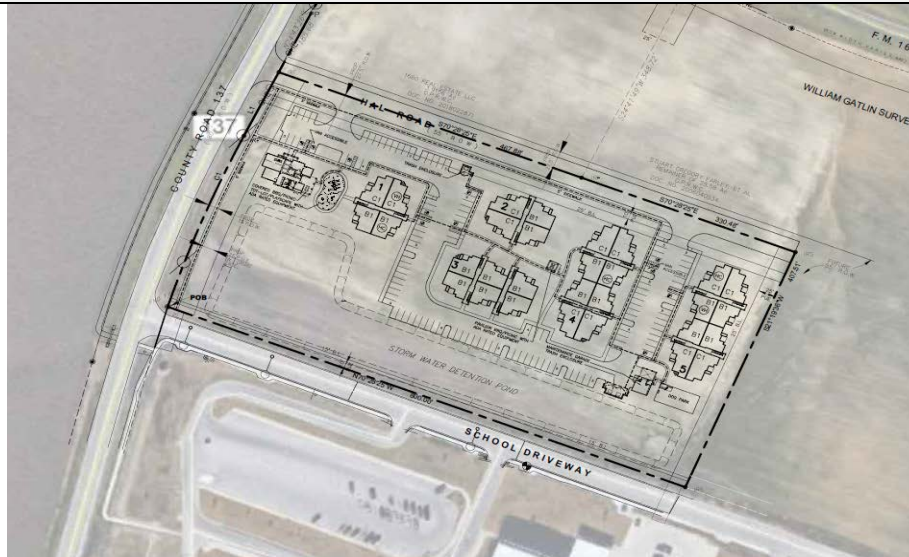


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	-	0%	30%	4	7%
2	36	60%	40%	-	0%
3	24	40%	50%	10	17%
4	-	0%	60%	34	57%
			70%	-	0%
			80%	-	0%
			MR	12	20%
TOTAL	60	100%	TOTAL	60	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	48.2%
Breakeven Occ.	86.2%	Breakeven Rent	\$1,172
Average Rent	\$1,258	B/E Rent Margin	\$87
Property Taxes	\$800/unit	Exemption/PILOT	0%
Total Expense	\$6,791/unit	Controllable	\$4,102/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (30% Maximum)	6.2%
Highest Unit Capture Rate	54% 2 BR/60% 22
Dominant Unit Cap. Rate	54% 2 BR/60% 22
Premiums (↑60% Rents)	Yes \$100/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

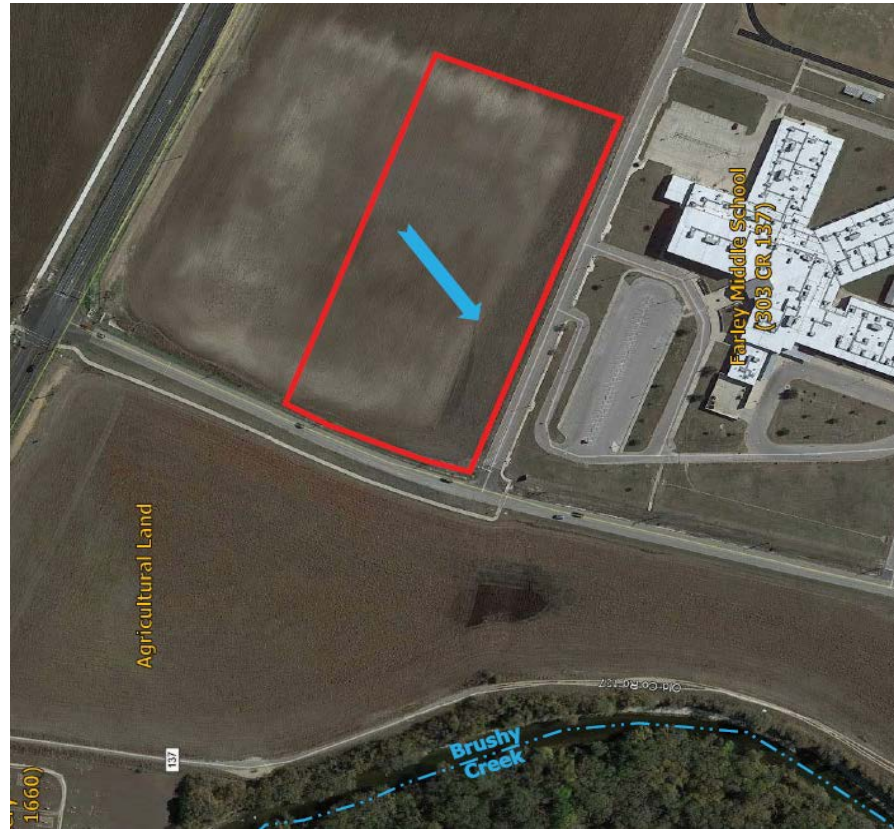
Costs Underwritten	Applicant's Costs	
Avg. Unit Size	1,159 SF	Density 8.5/acre
Acquisition	\$20K/unit	\$1,226K
Building Cost	\$96.18/SF	\$111K/unit \$6,688K
Hard Cost		\$153K/unit \$9,190K
Total Cost		\$258K/unit \$15,481K
Developer Fee	\$1,715K (63% Deferred)	Paid Year: 13
Contractor Fee	\$1,217K	30% Boost Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
BOK Financial	17/35	4.95%	\$6,708,000	1.08	City of Hutto reduced fees	0/0	0.00%	\$250	1.15	Raymond James	\$8,099,000	
Adjustment to Debt Per \$11.302(c)	17/35	4.95%	(\$400,000)	1.15						JMZ Albatross Development, LLC	\$1,073,935	
TOTAL DEBT (Must Pay)			\$6,308,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES	\$9,172,935	
											TOTAL DEBT SOURCES	\$6,308,250
											TOTAL CAPITALIZATION	\$15,481,185

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

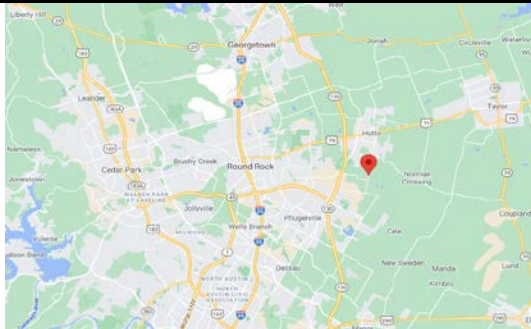
STRENGTHS/MITIGATING FACTORS

- Experienced Developer
- Low gross capture rate

WEAKNESSES/RISKS

- Low DCR

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21177 Program(s): 9% HTC

Carver Ridge Apartments

Address/Location: SEQ County Road 137 and County Road 1660

City: Hutto County: Williamson Zip: 78634

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 7

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$900,000				\$900,000				

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	4
50% of AMI	50% of AMI	10
60% of AMI	60% of AMI	34

DEVELOPMENT SUMMARY

New construction of 60 general population units. Two story garden style walk-up building with a unit mix of 60% two-bedroom units with the other 40% being 3-bedrooms.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Experienced Developer
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	Low DCR
▫	

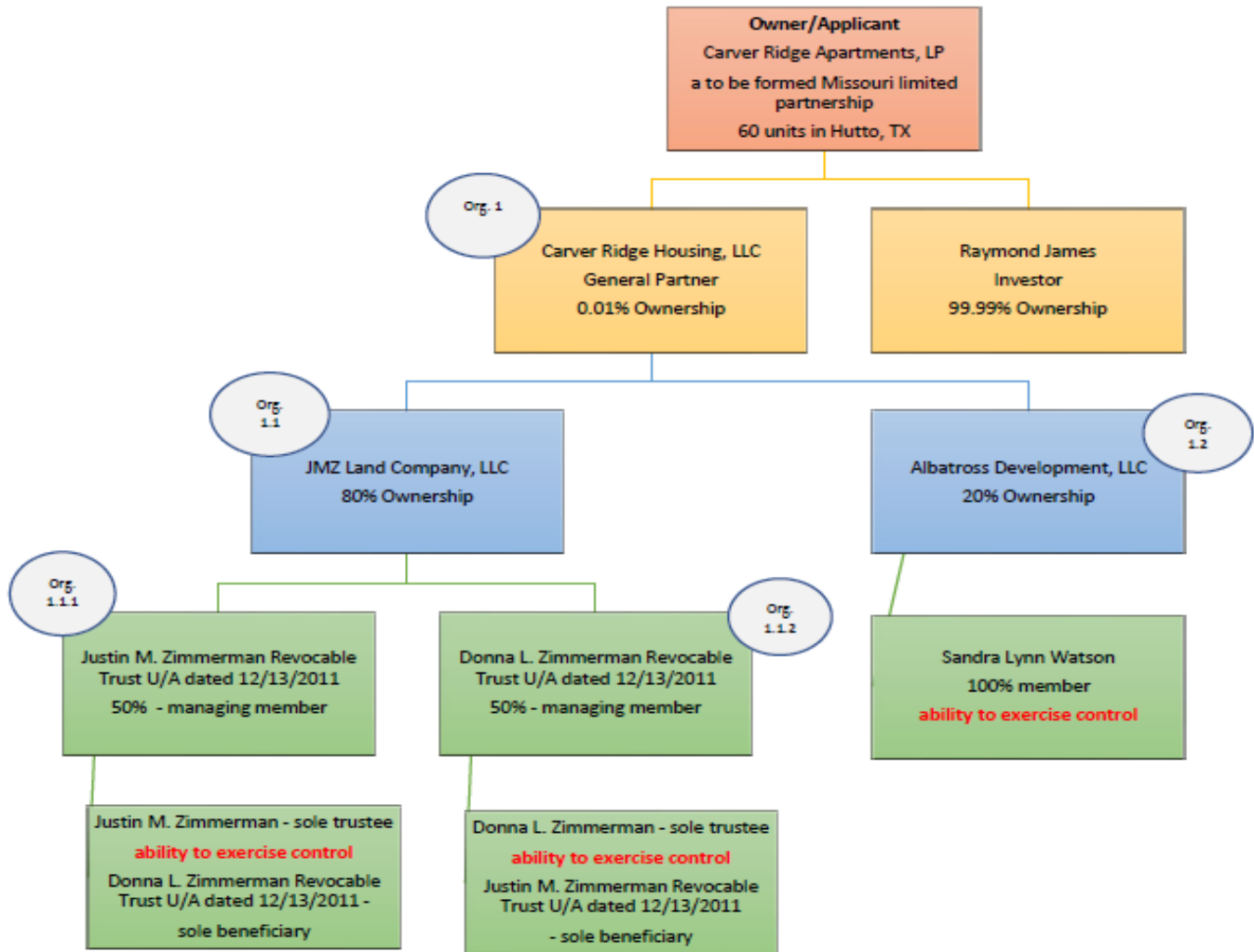
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Justin Zimmerman
 Phone: (417) 890-3239
 Relationship: Developer

Name: Melissa Forster
 Phone: (417) 885-3500
 Relationship: Developer

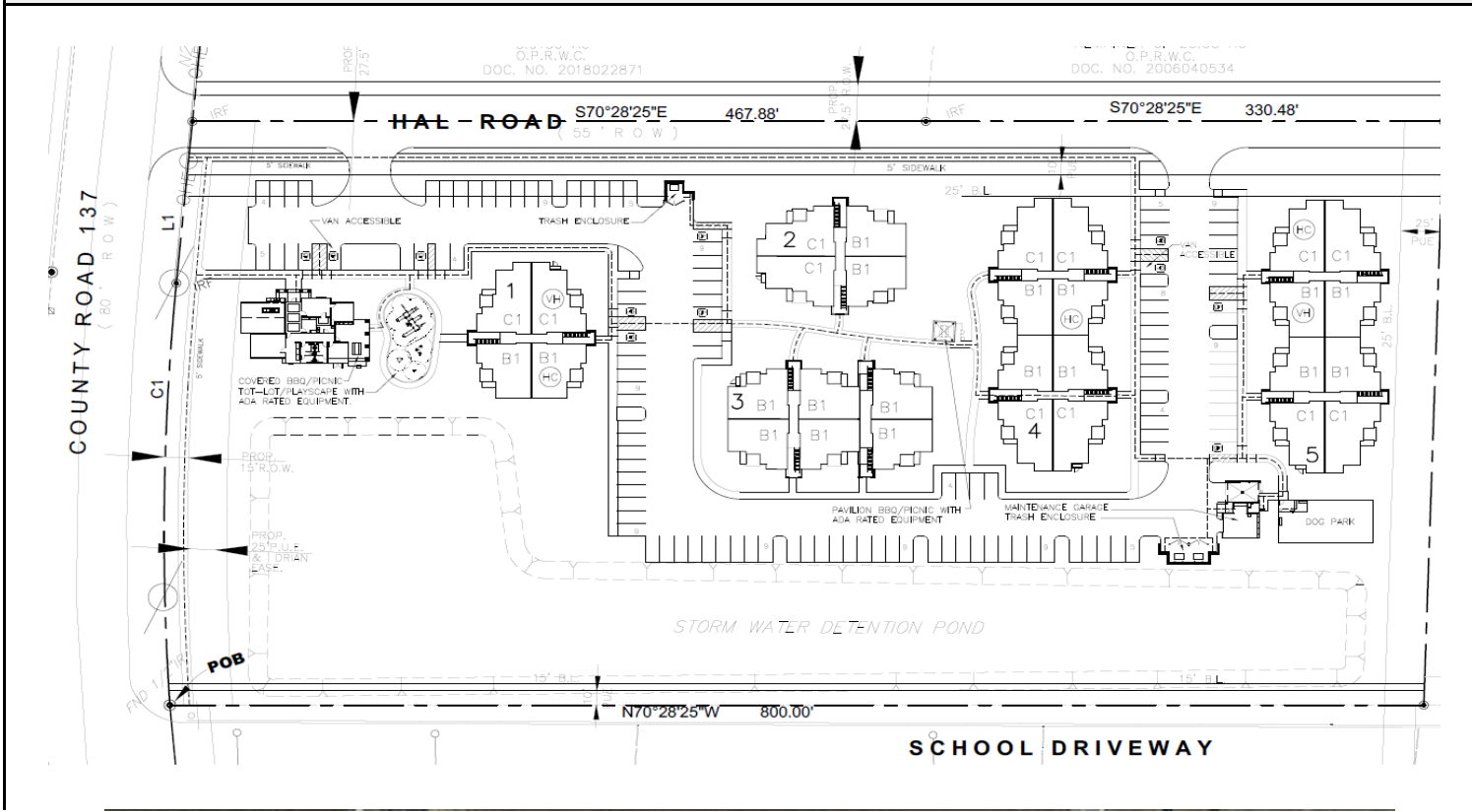
OWNERSHIP STRUCTURE

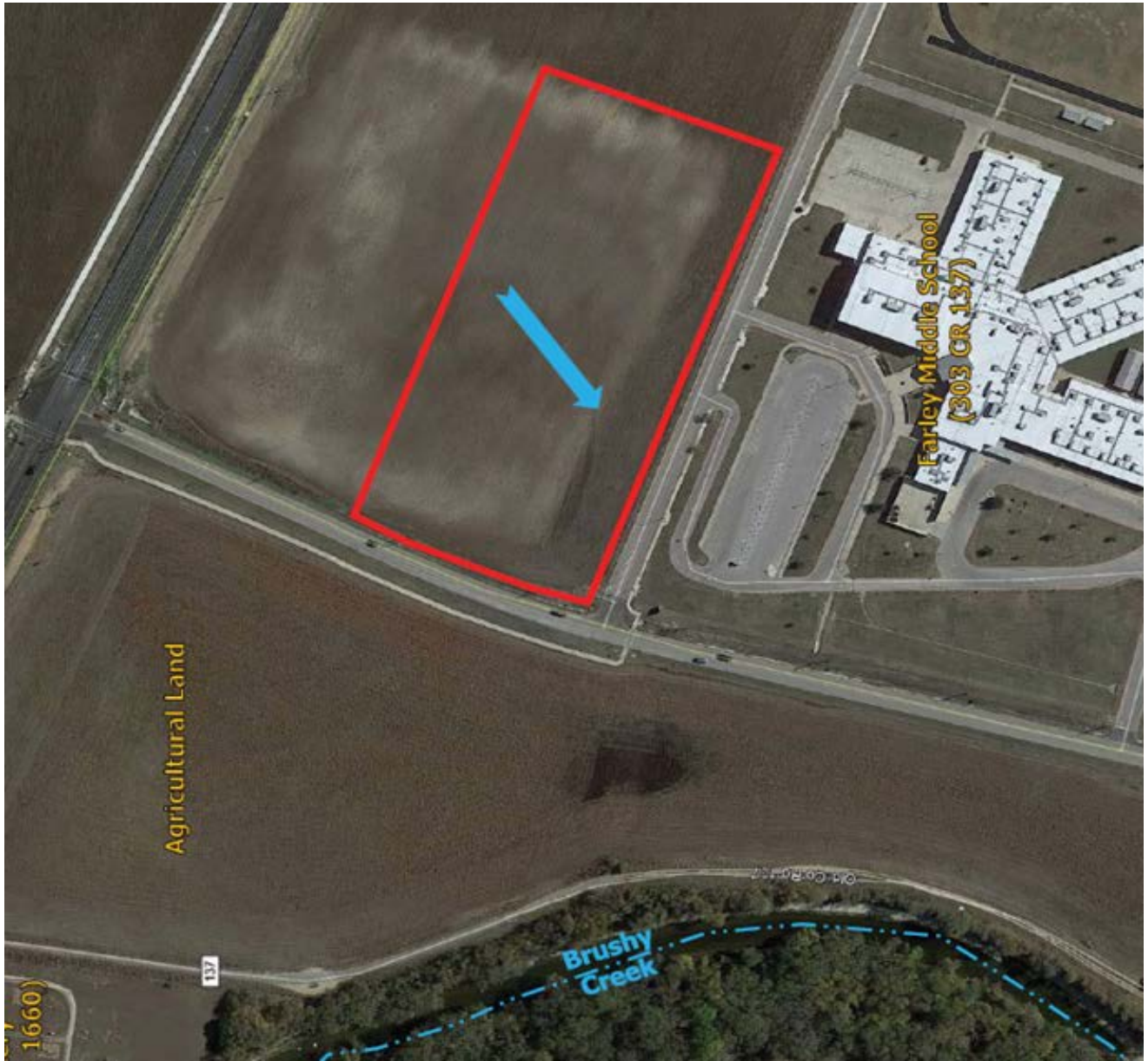


- Justin Zimmerman is a principal of Zimmerman Properties, LLC headquartered in Springfield, Mo. The company was founded in 1986 by Vaughn Zimmerman, specializing in the development and construction of affordable housing, with over 8,400 units in 8 states throughout the Midwest and South. Since 1992, Justin has been responsible for the development of more than 4,200 LIHTC units including over 26 developments in Texas. <http://zimmerman.today/>
- Sandra Watson is the owner of Albatross Development, which specializes in LIHTC development, reconstruction and qualified site selection. Sandra Watson has originated and developed over 1,000 apartment units throughout the State of Texas.

DEVELOPMENT SUMMARY

SITE PLAN



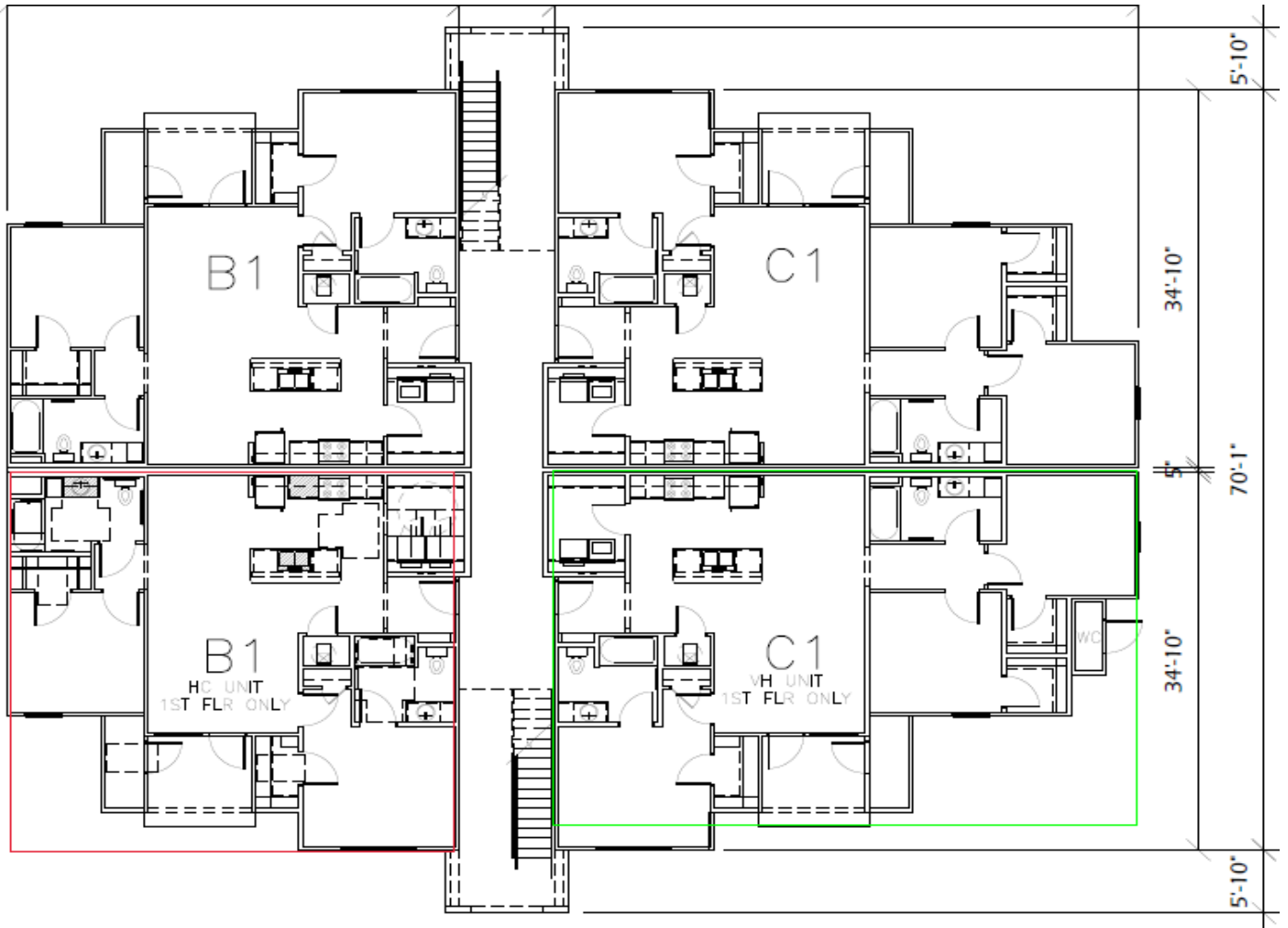


Comments:

The topography of the site slopes gently to the southwest toward Brushy Creek located approximately 565 feet west of the subject property. Site amenities include a covered pavilion, ADA compliant BBQ and picnic area, tot lot, playscape, and dog park.

Per zoning code 2 parking spaces per unit are required and a total of 125 spaces are provided, which meets the 120 parking spaces the minimum requirement.

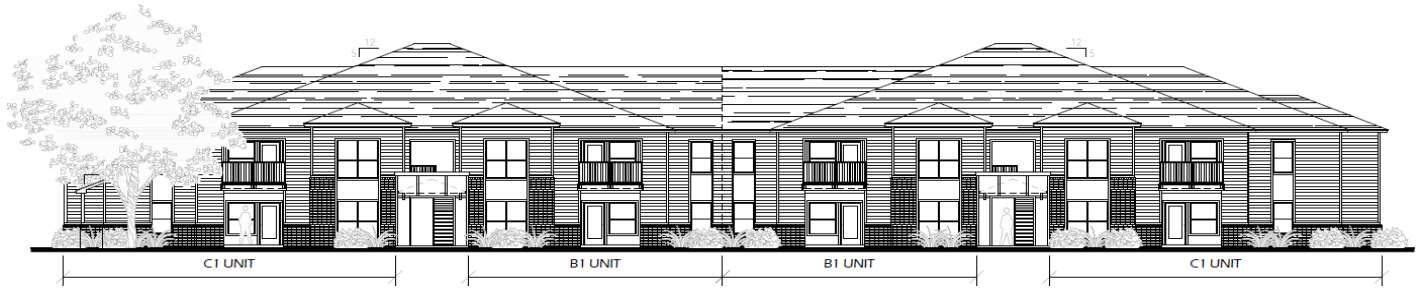
BUILDING PLAN (Typical)



Comments:

General unit features single vanities, wet island kitchens, in-unit washer and dryers, walk-in closets, balcony with storage and an efficient plumbing run.

BUILDING ELEVATION



Comments:

The development is a 2-story, walk-up garden style design. The primary roof lines are pitched at 5/12 with pitched composition shingle roofs. Building exteriors are 100% brick masonry.

BUILDING CONFIGURATION

Building Type	1	2	3	4	5												Total Buildings	
Floors/Stories	2	2	2	2	2													5
Number of Bldgs	1	1	1	1	1													5
Units per Bldg	8	8	12	16	16													60
Total Units	8	8	12	16	16													60
Avg. Unit Size (SF)	1,159 sf		Total NRA (SF)		69,540	Common Area (SF)*		2,718										

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.02 acres Density: 8.5 units/acre
Site Control: 16.65 **Site Plan:** 7 **Appraisal:** 0 **ESA:** 7.735
Feasibility Report Survey: 7.735 **Feasibility Report Engineer's Plan:** 7.73

Control Type: Commercial Contract

Total Acquisition: 16.65 acres Cost: \$2,639,295
 Development Site: 7.02 acres Cost: \$1,226,449 \$20,441 per unit

Seller: Stewart Farley ET AL
 Buyer: Zimmerman Properties Development, LLC
 Assignee: JMZ Land Company, LLC

Related-Party Seller/Identity of Interest: No

Comments:
 The developer purchased 16.65 acres total for \$2.6M, but will be developing 7.74 acres and paying \$1.2M (\$3.64 per sqft) for this project. After the dedication of .735 acres for right-of-way as a city street, the LURA will encumber 7.02 acres. Additional multi-family units are planned in the future for the rest of the acres.

JMZ Land Company is a general partner of Carver Ridge Housing, LLC.

SITE INFORMATION

Flood Zone:	<u> x </u>	Scattered Site?	<u> No </u>
Zoning:	<u> MF </u>	Within 100-yr floodplain?	<u> No </u>
Re-Zoning Required?	<u> No </u>	Utilities at Site?	<u> Yes </u>
Year Constructed:	<u> 0 </u>	Title Issues?	<u> No </u>

Current Uses of Subject Site:
Vacant land utilized for agricultural purposes

Surrounding Uses:
North: Agricultural land
East: Agricultural land
South: Farley Middle School
West: CR 137 followed by agricultural land

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Farmer Environmental Group Date: 2/10/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

The site has been vacant land utilized for agricultural purposes from at least 1942 until the present day. A noise assesment was performed due to one significant road, FM1660, located approximately 450 feet north of the Subject Site boundary. The noise assessment results indicated a predicted noise level of 56 decibels, which is within the "acceptable" range.

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/11/2021

Contact: Darrell G Jack

Phone: (210) 530-0040

Primary Market Area (PMA): 45.11 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Williamson County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$19,770	\$19,770	\$19,770	\$19,770	\$22,830	\$22,830	---
	Max	\$20,520	\$23,430	\$26,370	\$29,280	\$31,650	\$33,990	---
50% AMGI	Min	\$32,940	\$32,940	\$32,940	\$32,940	\$38,070	\$38,070	---
	Max	\$34,200	\$39,050	\$43,950	\$48,800	\$52,750	\$56,650	---
60% AMGI	Min	\$39,540	\$39,540	\$39,540	\$39,540	\$45,690	\$45,690	---
	Max	\$41,040	\$46,860	\$52,740	\$58,560	\$63,300	\$67,980	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19467	Auro Crossing	No	New	General	228	256
20476	Grand Station Apartments	No	New	General	132	216
Other Affordable Developments in PMA since 2016						
19086	Trinity Place Apartments		New	Elderly	n/a	68
20499	Grand Avenue Flats		New	General	n/a	275
Stabilized Affordable Developments in PMA					Total Units	390
					Total Developments	3
					Average Occupancy	94.9%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Per Market Study: The market analyst did not include Shadow Ridge's 204 comparable units in the capture rate. Shadow Ridge is located just outside the PMA and 6.7 miles northwest of the site. However, as of 3/4/2021, Shadow Ridge was 53% occupied. Based on Shadow Ridge's current lease up rate of 24 units per month, we expect the project to reach a stabilized occupancy of 90% by August 2021. Adding Shadow Ridge to the Market Analyst's capture rate would increase the GCR by 3.8%.

19467 Auro Crossing and 20476 Grand Station Apartments are located outside the PMA, but their PMA's overlap census tracts with the Subject's PMA and therefore share some qualified demand to absorb the new units. Underwriter includes their competitive units in the capture rate calculations.

21428 Grand Avenue Flats does overlap the Subject PMA as well, but the Subject has priority since its bond reservation date was after March 1, 2021; Grand Avenue's units are not included in the capture rates.

OVERALL DEMAND ANALYSIS				
	Market Analyst		Underwriter	
	HTC	Assisted	HTC	
Total Households in the Primary Market Area	37,227		37,227	
Potential Demand from the Primary Market Area	5,980		5,980	
10% External Demand	598		598	
Potential Demand from Other Sources			0	
GROSS DEMAND	6,578		6,578	
Subject Affordable Units	48		48	
Unstabilized Competitive Units	0		360	
RELEVANT SUPPLY	48		408	
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	0.7%		6.2%	

Population:	General	Market Area:	Rural	Maximum Gross Capture Rate:	30%
-------------	----------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,274	127	4	0	0.3%	1,274	127	4	0	0%
50% AMGI	1,064	106	10	0	1%	1,064	106	10	0	1%
60% AMGI	3,643	364	34	0	1%	3,643	364	34	360	10%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

If we included the 360 competitive units that are located outside the Subject PMA, but share some census tracts, the GCR would be 6.2%. This is a worst case scenario as it includes the outside supply, but none of the additional demand from two outside properties' PMA's.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Underwriter				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
2 BR/30%	193	19	2		1%	193	19	2	0	1%
2 BR/50%	327	33	6		2%	327	33	6	0	2%
2 BR/60%	410	41	22		5%	410	41	22	222	54%
3 BR/30%	103	10	2		2%	103	10	2	0	2%
3 BR/50%	191	19	4		2%	191	19	4	0	2%
3 BR/60%	440	44	12		2%	440	44	12	138	31%

Market Analyst Comments:

The most recently constructed affordable family project was Red Hills Villas (TDHCA #060622, 168 units), which was built completed 2002 and is currently 93% occupied.(p.12)

The level of tax credit rent being charged is 14% to 61% lower than the adjusted rents charged at market rate comparables within the PMA. (p.16)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$437,235	Avg. Rent:	\$1,258	Expense Ratio:	48.2%
Debt Service:	\$379,618	B/E Rent:	\$1,172	Controllable Expenses:	\$4,102
Net Cash Flow:	\$57,617	UW Occupancy:	92.5%	Property Taxes/Unit:	\$800
Aggregate DCR:	1.15	B/E Occupancy:	86.2%	Program Rent Year:	2020

Sponsor projected max program rents for all 30%, 50%, and 60% units.

The 12 market units are underwritten at Applicant's assumption of \$140-\$150 less than market analyst determined market rents; \$15-\$31 premium over gross 60% HTC rents.

The project is underwritten with 4 unit vacant and the breakeven vacancy is 8 units. The average rent is \$86 above the break-even rent.

The landlord will pay for water, sewer, trash expenses while the tenant will pay for all other utilities.

At application, Applicant's expenses included \$15K for property insurance and \$30K for property tax. In response to inquiry, Applicant provided an insurance quote for \$44K and increased property tax to \$48K.

The Lender signed a long-term pro forma that includes \$10,000 annual expense for Supportive Services.

Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

Applicant's revisions to insurance and property tax expenses reduced debt coverage to 1.08. The Underwriter can consider the development feasible with an assumed decrease in permanent debt and increase in deferred Developer Fee.

As underwritten, 15 year residual cash flow is \$316K with the deferred fee paid off in year 15.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$174,708/ac	\$20,441/unit	\$1,226,449	Contractor Fee	\$1,217,000
Off-site + Site Work		\$33,432/unit	\$2,005,920	Soft Cost + Financing	\$1,733,048
Building Cost	\$96.18/sf	\$111,468/unit	\$6,688,080	Developer Fee	\$1,715,000
Contingency	5.70%	\$8,258/unit	\$495,500	Reserves	\$400,188
Total Development Cost		\$258,020/unit	\$15,481,185	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Rural [9% only]			

Off-site:

Off-site work costs of \$700k includes: concrete work, storm sewers, water lines and wastewater lines for the site.

Site Work:

Site work costs of \$20k per unit cost includes: concrete parking, storm water detention, water lines and wastewater lines and manhole for the site. Site amenities of \$1k per unit include landscaping.

Building Cost:

Applicant's Building Cost is \$6.6M (\$96.18/sf, \$111K/unit). The small number of units (60) makes the cost to build higher than the average development, The increased lumber prices due to the pandemic is an added factor. The underwriter's estimate is based off of Marshall and Swift's average base building costs and is adjusted for these factors. With only 60 units, much of the total cost is for non-rentable area (corridors, community area, office/leasing space, etc). In this case the net rentable area is only 83% of gross building area, whereas in an average multifamily property of 250 units the net rentable area would average around 90-95% of gross building area.

Contingency:

Eligible contingency overstated by \$44k.

Contractor Fee:

Eligible contractor fee overstated by \$3.8k.

Reserves:

Total capital reserves represent approximately 6 months of operating expenses and debt service.

Comments:

Applicant's total development costs are within 2.7% (\$422K) of Underwriter's estimate. The recommended capital structure is being determined by TDHCA's cost schedule.

For scoring purposes, Applicant limited their eligible building cost to \$78.72/sf (vs. \$96.18/sf budgeted actual cost).

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$15,481,185	\$10,564,163	\$984,753

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
BOK Financial	Tranche 1	\$6,708,000	4.95%	51%
BOK Financial	Tranche 2	\$5,676,000	4.00%	43%
Raymond James	HTC	\$809,900	\$0.90	6%
		\$13,193,900	Total Sources	

Comments:

The interest rate will be divided into two tranches: Tranche 1: \$6,708,000 - The rate will be fixed at the time the construction loan closes and will continue through the term of the permanent loan. Tranche 2: \$5,676,000 - This tranche will be interest only and will be paid off when the loan converts to the permanent loan.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
BOK Financial	\$6,708,000	4.95%	35	17	\$6,708,000	4.95%	35	17	43%
Adjustment to Debt Per §11.302(c)(2)	\$0	0.00%	0	0	(\$400,000)	4.95%	35	17	-3%
City of Hutto reduced fees	\$250	0.00%	0	0	\$250	0.00%	0	0	0%
Total	\$6,708,250				\$6,308,250				

Comments:

BOK Financial is the construction and permanent lender. The construction loan will be \$12,384,000 with an interest rate at 4.00% with a term of 24 months and interest only payments. At conversion, \$6,708,000 will become a permanent loan with an interest rate of 4.95%, 35 year amortization, and a 17 year term.

Underwritten debt coverage on the permanent debt is 1.08 times. The Underwriter assumes the debt could be reduced by \$400,000, and the development would be feasible with 1.15 times debt coverage and additional deferred Developer Fee that could be repaid within 13 years.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Raymond James	\$8,099,000	\$0.90		\$8,099,000	\$0.90	52%	
JMZ Albatross Development, LLC	\$673,935		39%	\$1,073,935		7%	63%
Total	\$8,772,935			\$9,172,935			
				\$15,481,185	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$1.019	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.865	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$15,481,185
Permanent Sources (debt + non-HTC equity)	\$6,308,250
Gap in Permanent Financing	\$9,172,935

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$8,861,684	\$984,753
Needed to Balance Sources & Uses	\$9,172,935	\$1,019,341
Requested by Applicant	\$8,099,000	\$900,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,099,000	\$900,000
Deferred Developer Fee	\$1,073,935	(63% deferred)
Repayable in	13 years	

Comments:

Recommended credit allocation is limited to \$900,000 as requested by Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Carver Ridge Apartments, Hutto, 9% HTC #21177

LOCATION DATA	
CITY:	Hutto
COUNTY:	Williamson
Area Median Income	\$97,600
PROGRAM REGION:	7
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	-	0.0%	0	0
2	36	60.0%	0	0
3	24	40.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	60	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	79.67%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,159 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	4	-	10	34	-	-	12	60
Income	% Total	0.0%	6.7%	0.0%	16.7%	56.7%	0.0%	0.0%	20.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$659	2	2	2	1,083	\$659	\$69	\$590	\$0	\$0.54	\$590	\$1,180	\$1,180	\$590	\$1	\$0	\$1,500	\$1.39	\$1,500
TC 50%	\$1,098	6	2	2	1,083	\$1,098	\$69	\$1,029	\$0	\$0.95	\$1,029	\$6,174	\$6,174	\$1,029	\$1	\$0	\$1,500	\$1.39	\$1,500
TC 60%	\$1,318	22	2	2	1,083	\$1,318	\$69	\$1,249	\$0	\$1.15	\$1,249	\$27,478	\$27,478	\$1,249	\$1	\$0	\$1,500	\$1.39	\$1,500
MR		6	2	2	1,083	\$0	\$69		NA	\$1.25	\$1,349	\$8,094	\$8,094	\$1,349	\$1	NA	\$1,349	\$1.25	\$1,500
TC 30%	\$761	2	3	2	1,273	\$761	\$85	\$676	\$0	\$0.53	\$676	\$1,352	\$1,352	\$676	\$1	\$0	\$1,678	\$1.32	\$1,678
TC 50%	\$1,269	4	3	2	1,273	\$1,269	\$85	\$1,184	\$0	\$0.93	\$1,184	\$4,736	\$4,736	\$1,184	\$1	\$0	\$1,678	\$1.32	\$1,678
TC 60%	\$1,523	12	3	2	1,273	\$1,523	\$85	\$1,438	\$0	\$1.13	\$1,438	\$17,256	\$17,256	\$1,438	\$1	\$0	\$1,678	\$1.32	\$1,678
MR		6	3	2	1,273	\$0	\$85		NA	\$1.21	\$1,538	\$9,228	\$9,228	\$1,538	\$1	NA	\$1,538	\$1.21	\$1,678
TOTALS/AVERAGES:		60			69,540				\$0	\$1.09	\$1,258	\$75,498	\$75,498	\$1,258	\$1.09	\$0	\$1,542	\$1.33	\$1,571

ANNUAL POTENTIAL GROSS RENT:	\$905,976	\$905,976
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STABILIZED PRO FORMA

Carver Ridge Apartments, Hutto, 9% HTC #21177

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$1.09	\$1,258	\$905,976	\$905,976	\$1,258	\$1.09		0.0%	\$0	
NSF fees, lost deposits, interest					\$10.00	\$7,200						
Total Secondary Income					\$10.00	\$7,200	\$10.00			0.0%	\$0	
POTENTIAL GROSS INCOME					\$913,176	\$913,176				0.0%	\$0	
Vacancy & Collection Loss			7.5% PGI		(68,488)	(68,488)	7.5% PGI			0.0%	-	
Rental Concessions					-	-				0.0%	-	
EFFECTIVE GROSS INCOME					\$844,688	\$844,688				0.0%	\$0	

General & Administrative	\$39,202	\$653/Unit	\$32,093	\$535	2.51%	\$0.30	\$353	\$21,197	\$21,197	\$353	\$0.30	2.51%	0.0%	-
Management	\$35,267	3.6% EGI	\$31,970	\$532.84	5.00%	\$0.61	\$704	\$42,234	\$42,234	\$704	\$0.61	5.00%	0.0%	(0)
Payroll & Payroll Tax	\$57,319	\$955/Unit	\$81,141	\$1,352.34	12.00%	\$1.46	\$1,690	\$101,400	\$101,400	\$1,690	\$1.46	12.00%	0.0%	-
Repairs & Maintenance	\$46,743	\$779/Unit	\$54,718	\$912	4.62%	\$0.56	\$650	\$39,000	\$39,000	\$650	\$0.56	4.62%	0.0%	-
Electric/Gas	\$25,645	\$427/Unit	\$8,943	\$149	1.78%	\$0.22	\$250	\$15,000	\$8,943	\$149	\$0.13	1.06%	67.7%	6,057
Water, Sewer, & Trash	\$43,552	\$726/Unit	\$30,248	\$504	8.23%	\$1.00	\$1,158	\$69,500	\$69,500	\$1,158	\$1.00	8.23%	0.0%	-
Property Insurance	\$21,670	\$0.31 /sf	\$15,119	\$252	5.23%	\$0.64	\$737	\$44,202	\$44,202	\$737	\$0.64	5.23%	0.0%	-
Property Tax (@ 100%) 2.6937	\$40,055	\$668/Unit	\$65,355	\$1,089	5.68%	\$0.69	\$800	\$48,000	\$52,705	\$878	\$0.76	6.24%	-8.9%	(4,705)
Reserve for Replacements					1.78%	\$0.22	\$250	\$15,000	\$15,000	\$250	\$0.22	1.78%	0.0%	-
Cable TV					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Supportive Services					1.18%	\$0.14	\$167	\$10,000	\$10,000	\$167	\$0.14	1.18%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.23%	\$0.03	\$32	\$1,920	\$1,920	\$32	\$0.03	0.23%	0.0%	-
TOTAL EXPENSES					48.24%	\$5.86	\$6,791	\$ 407,453	\$406,101	\$6,768	\$5.84	48.08%	0.3%	\$ 1,352
NET OPERATING INCOME ("NOI")					51.76%	\$6.29	\$7,287	\$437,235	\$438,587	\$7,310	\$6.31	51.92%	-0.3%	\$ (1,352)

CONTROLLABLE EXPENSES							\$4,102/Unit			\$4,001/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Carver Ridge Apartments, Hutto, 9% HTC #21177

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
BOK Financial		1.09	1.08	403,690	4.95%	35	17	\$6,708,000	\$6,708,000	17	35	4.95%	\$403,690	1.08	43.3%
Adjustment to Debt Per §11.302(c)(2)	0.00%								(\$400,000)	17	35	4.95%	(\$24,072)	1.15	-2.6%
CASH FLOW DEBT / GRANTS															
City of Hutto reduced fees		1.09	1.08		0.00%	0	0	\$250	\$250	0	0	0.00%		1.15	0.0%
				\$403,690	TOTAL DEBT / GRANT SOURCES			\$6,708,250	\$6,308,250	TOTAL DEBT SERVICE			\$379,618	1.15	40.7%
NET CASH FLOW		\$34,897	\$33,545					APPLICANT NET OPERATING INCOME		\$437,235	\$57,617	NET CASH FLOW			

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
JMZ Albatross Development, LLC	Deferred Developer Fees	4.4%	(39% Deferred)		\$673,935	\$1,073,935	(63% Deferred)		6.9%		Total Developer Fee: \$1,715,000
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES		56.7%			\$8,772,935	\$9,172,935			59.3%		
TOTAL CAPITALIZATION						\$15,481,185	\$15,481,185	15-Yr Cash Flow after Deferred Fee:			\$316,283

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		%	\$				
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition						
Land Acquisition			\$20,441 / Unit	\$1,226,449	\$1,226,449	\$20,441 / Unit		\$0				
Building Acquisition	\$0		\$ / Unit	\$0	\$0	\$ / Unit		\$0				
Off-Sites			\$11,667 / Unit	\$700,000	\$700,000	\$11,667 / Unit		\$0				
Site Work		\$900,000	\$20,733 / Unit	\$1,244,000	\$1,244,000	\$20,733 / Unit	\$900,000	\$0				
Site Amenities		\$61,920	\$1,032 / Unit	\$61,920	\$61,920	\$1,032 / Unit	\$61,920	\$0				
Building Cost	\$5,474,188	\$96.18 /sf	\$11,468/Unit	\$6,688,080	\$7,117,605	\$118,627/Unit	\$102.35 /sf	\$5,474,188				
Contingency	\$495,500	7.70%	5.70%	\$495,500	\$495,500	5.43%	7.00%	\$450,528				
Contractor Fees	\$968,000	13.97%	13.24%	\$1,217,000	\$1,217,000	12.65%	14.00%	\$964,129				
Soft Costs	0	\$804,598	\$13,993 / Unit	\$839,598	\$839,598	\$13,993 / Unit	\$804,598	\$0				
Financing	0	\$525,800	\$14,891 / Unit	\$893,450	\$893,450	\$14,891 / Unit	\$525,800	\$0				
Developer Fee	\$0	\$1,383,000	14.98%	\$1,715,000	\$1,715,000	14.40%	15.00%	\$0				
Reserves			6 Months	\$400,188	\$392,860	6 Months		\$7,328				
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)			\$0	\$10,613,006	\$258,020 / Unit	\$15,481,185	\$15,903,381	\$265,056 / Unit	\$10,558,337	\$0	-2.7%	(\$422,196)
Acquisition Cost	\$0			\$0				\$0				
Contingency		(\$44,972)		\$0				\$0				
Contractor's Fee		(\$3,871)		\$0				\$0				
Financing Cost		\$0		\$0				\$0				
Developer Fee	\$0	0		\$0				\$0				
Reserves				\$0				\$0				
ADJUSTED BASIS / COST			\$0	\$10,564,163	\$258,020/unit	\$15,481,185	\$15,903,381	\$265,056/unit	\$10,558,337	\$0	-2.7%	(\$422,196)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$15,481,185						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Carver Ridge Apartments, Hutto, 9% HTC #21177

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$10,564,163	\$0	\$10,558,337
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$10,564,163	\$0	\$10,558,337
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$13,733,411	\$0	\$13,725,838
Applicable Fraction	79.67%	79.67%	80%	80%
TOTAL QUALIFIED BASIS	\$0	\$10,941,701	\$0	\$10,935,668
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$984,753	\$0	\$984,210
CREDITS ON QUALIFIED BASIS		\$984,753		\$984,210

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	\$0.8999	Variance to Request
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$984,753	\$8,861,684	----	----	----
Needed to Fill Gap	\$1,019,341	\$9,172,935	----	----	----
Applicant Request	\$900,000	\$8,099,000	\$900,000	\$0	\$0

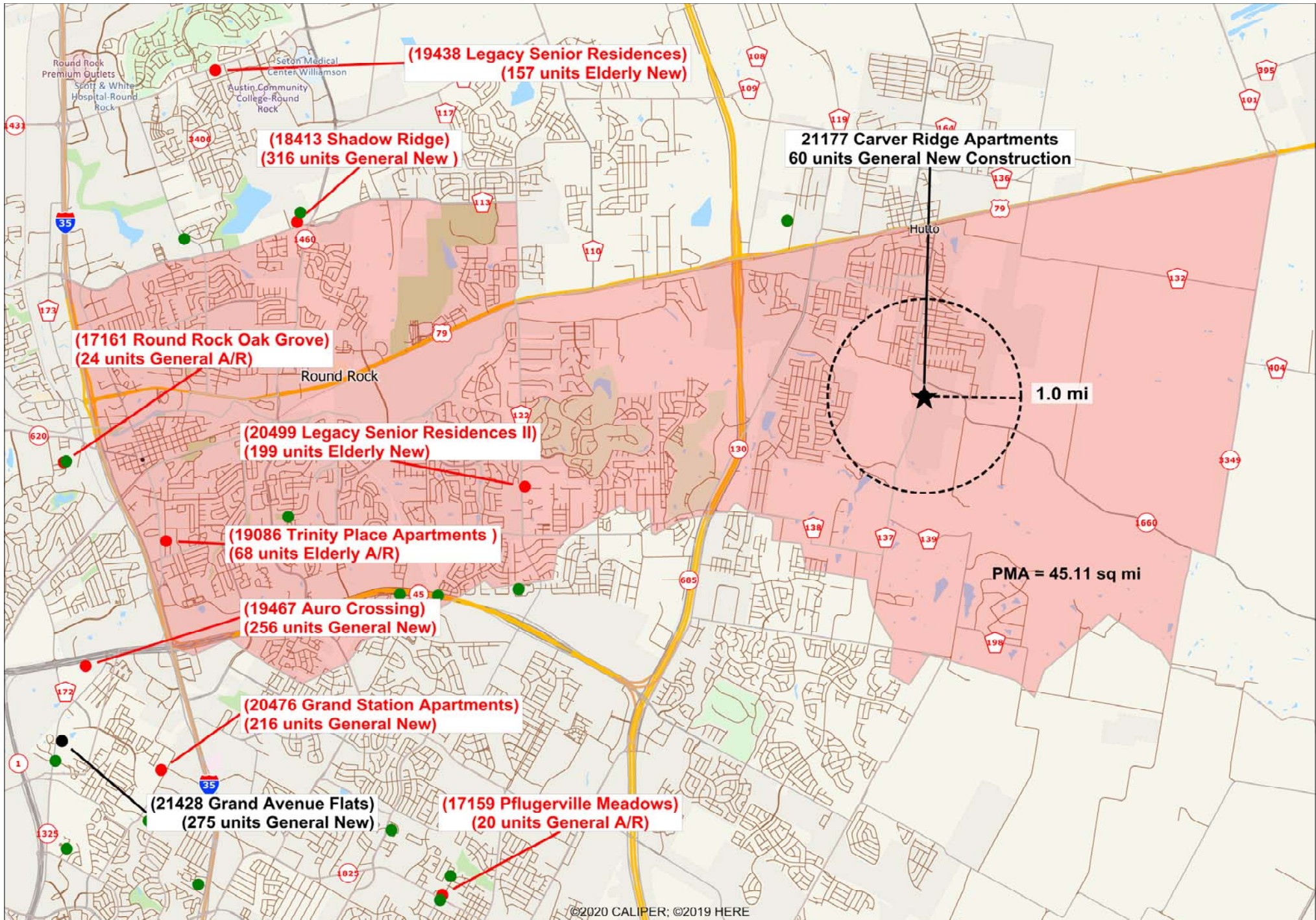
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	69,540 SF	\$90.64	6,303,258
Adjustments				
Exterior Wall Finish	8.00%		7.25	\$504,261
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			0.00	0
Subfloor			(0.93)	(64,325)
Floor Cover			2.56	178,022
Breezeways	\$28.74	7,504	3.10	215,655
Balconies	\$29.28	5,060	2.13	148,167
Plumbing Fixtures	\$1,080	180	2.80	194,400
Rough-ins	\$530	120	0.91	63,600
Built-In Appliances	\$1,830	60	1.58	109,800
Exterior Stairs	\$2,460	16	0.57	39,360
Heating/Cooling			2.34	162,724
Storage Space	\$28.74	914	0.38	26,267
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$97.08	2,718	3.79	263,856
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	80,676	3.00	208,951
SUBTOTAL			120.13	8,353,996
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			120.13	\$8,353,996
Plans, specs, survey, bldg permits	3.30%		(3.96)	(\$275,682)
Contractor's OH & Profit	11.50%		(13.82)	(960,710)
NET BUILDING COSTS		\$118,627/unit	\$102.35/sf	\$7,117,605

Long-Term Pro Forma

Carver Ridge Apartments, Hutto, 9% HTC #21177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$844,688	\$861,582	\$878,813	\$896,389	\$914,317	\$1,009,480	\$1,114,548	\$1,230,551	\$1,358,627	\$1,500,034	\$1,656,159
TOTAL EXPENSES	3.00%	\$407,453	\$419,254	\$431,401	\$443,904	\$456,773	\$527,002	\$608,154	\$701,941	\$810,346	\$935,664	\$1,080,552
NET OPERATING INCOME ("NOI")		\$437,235	\$442,327	\$447,412	\$452,485	\$457,544	\$482,478	\$506,394	\$528,610	\$548,281	\$564,370	\$575,608
EXPENSE/INCOME RATIO		48.2%	48.7%	49.1%	49.5%	50.0%	52.2%	54.6%	57.0%	59.6%	62.4%	65.2%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618	\$379,618
DEBT COVERAGE RATIO		1.15	1.17	1.18	1.19	1.21	1.27	1.33	1.39	1.44	1.49	1.52
ANNUAL CASH FLOW		\$57,617	\$62,709	\$67,794	\$72,868	\$77,926	\$102,860	\$126,776	\$148,992	\$168,663	\$184,752	\$195,990
Deferred Developer Fee Balance		\$1,016,318	\$953,609	\$885,815	\$812,948	\$735,021	\$270,298	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$316,283	\$1,017,645	\$1,822,828	\$2,716,079	\$3,675,781

21177 Carver Ridge Apartments PMA Map



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Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21186 Palms at Blucher Park - Application Summary

REAL ESTATE ANALYSIS DIVISION

June 17, 2021

PROPERTY IDENTIFICATION		RECOMMENDATION				KEY PRINCIPALS / SPONSOR		
Application #	21186	TDHCA Program	Request	Recommended		Prospera Housing Community Services TG 110, Inc. Gilbert M. Piette		
Development	Palms at Blucher Park	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$20,833/Unit			\$0.91
City / County	Corpus Christi / Nueces							
Region/Area	10 / Urban							
Population	General							
Set-Aside	General					Related Parties	Contractor - No	Seller - No
Activity	New Construction							

TYPICAL BUILDING ELEVATION/PHOTO

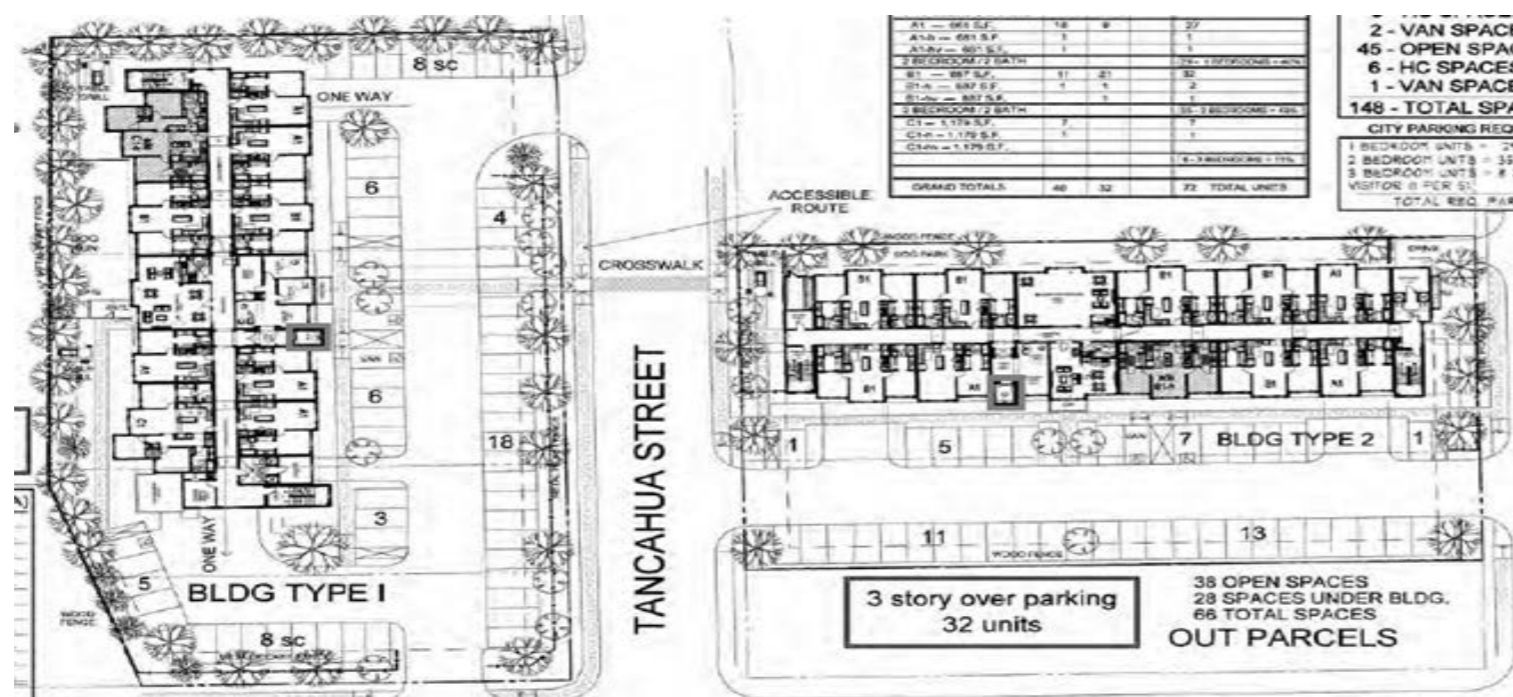


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	29	40%	30%	8	11%
2	35	49%	40%	-	0%
3	8	11%	50%	15	21%
4	-	0%	60%	49	68%
			MR	-	0%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	58.4%
Breakeven Occ.	87.0%	Breakeven Rent	\$634
Average Rent	\$675	B/E Rent Margin	\$42
Property Taxes	\$389/unit	Exemption/PILOT	50%
Total Expense	\$4,506/unit	Controllable	\$2,802/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	0.9%
Highest Unit Capture Rate	3% 1 BR/60% 20
Dominant Unit Cap. Rate	3% 2 BR/60% 24
Premiums (↑60% Rents)	#DIV/0! #DIV/0!
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	828 SF	Density	35.5/acre
Acquisition		\$15K/unit	\$1,069K
Building Cost	\$99.91/SF	\$83K/unit	\$5,959K
Hard Cost		\$119K/unit	\$8,570K
Total Cost		\$254K/unit	\$18,323K
Developer Fee	\$2,107K	(13% Deferred)	Paid Year: 8
Contractor Fee	\$1,443K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo FHA 221(d)4	40/40	3.40%	\$4,100,000	1.17						Wells Fargo	\$13,648,635
City of Corpus Christi	40/40	1.00%	\$300,000	1.17						TG 110/LAI/Prospera	\$274,221
					City of Corpus Christi	0/0	0.00%	\$500	1.17		
TOTAL DEBT (Must Pay)			\$4,400,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$13,922,856
										TOTAL DEBT SOURCES	\$4,400,500
										TOTAL CAPITALIZATION	\$18,323,356

CONDITIONS

- Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
- Receipt and acceptance by Cost Certification:
 - Certification that testing for asbestos and lead-based paint was performed on the existing structures prior to demolition, and if necessary, a certification that any appropriate abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experience with TDHCA programs
- City of Corpus Christi Support
- Proximity to Employment Opportunities

WEAKNESSES/RISKS

- Low Break-Even Rent

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21186 Program(s): 9% HTC

Palms at Blucher Park

Address/Location: 209 S. Carancahua & 209, 217, 223, 227 S. Tanchua

City: Corpus Christi County: Nueces Zip: 78401

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 10

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- Receipt and acceptance by Commitment:
 - Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with submitting the application to HUD.
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	15
60% of AMI	60% of AMI	49

DEVELOPMENT SUMMARY

Palms at Blucher Park is proposed new construction of a 72-unit apartment complex in Corpus Christi, TX. The community is comprised of one, two, and three-bedroom units and will serve households earning 30%, 50%, and 60% of AMI. The project is located in the downtown area several blocks west of the marina and in close proximity to employment centers, retail stores, restaurants, and recreational areas.

The project calls for the demolition of an existing commercial building currently occupied by one tenant.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Experience with TDHCA programs
▫	City of Corpus Christi Support
▫	Proximity to Employment Opportunities

WEAKNESSES/RISKS	
▫	Low Break-Even Rent
▫	
▫	

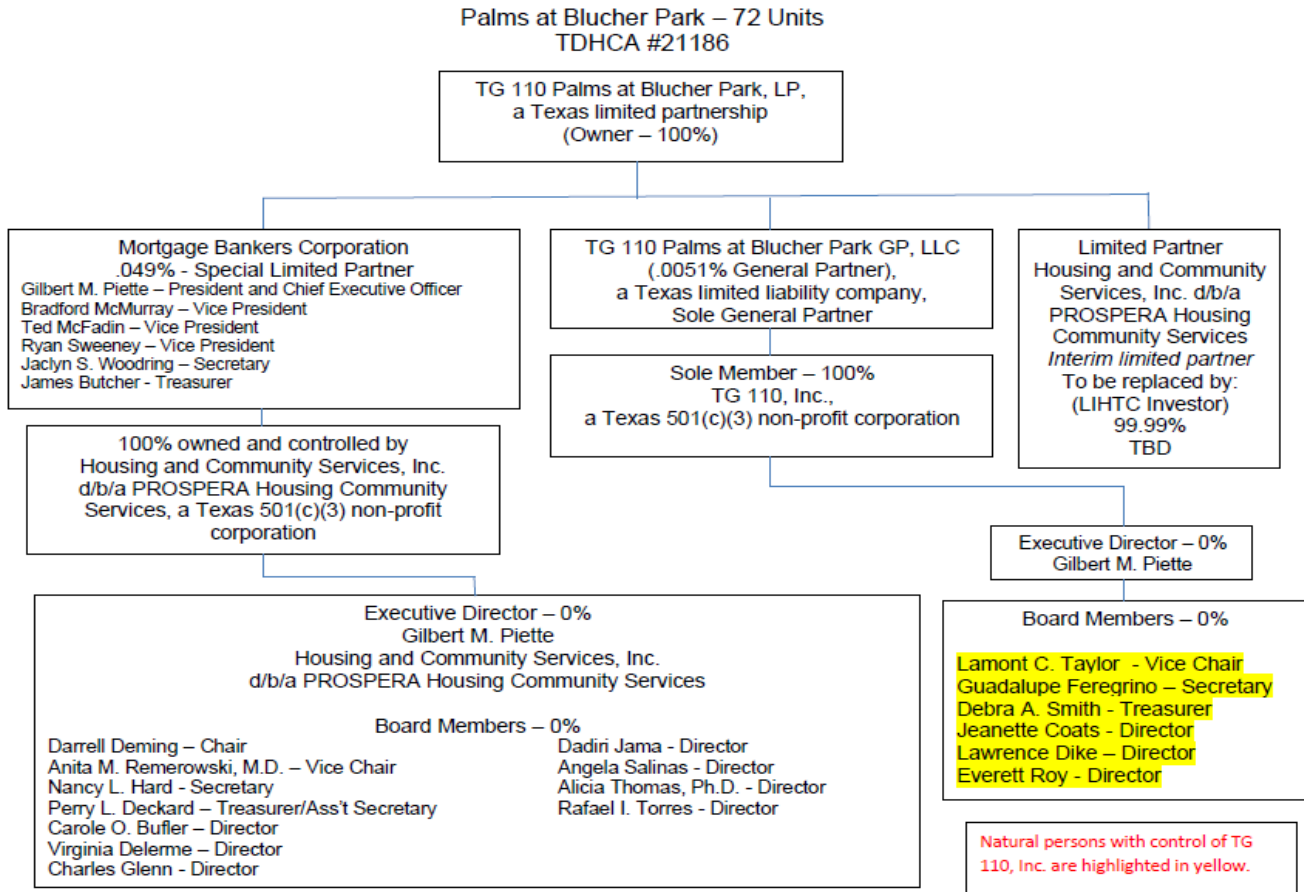
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Bradford McMurray
Phone: (210) 821-4300
Relationship: Developer

Name: Cindy Marquez
Phone: (210) 821-4300
Relationship: Developer

OWNERSHIP STRUCTURE

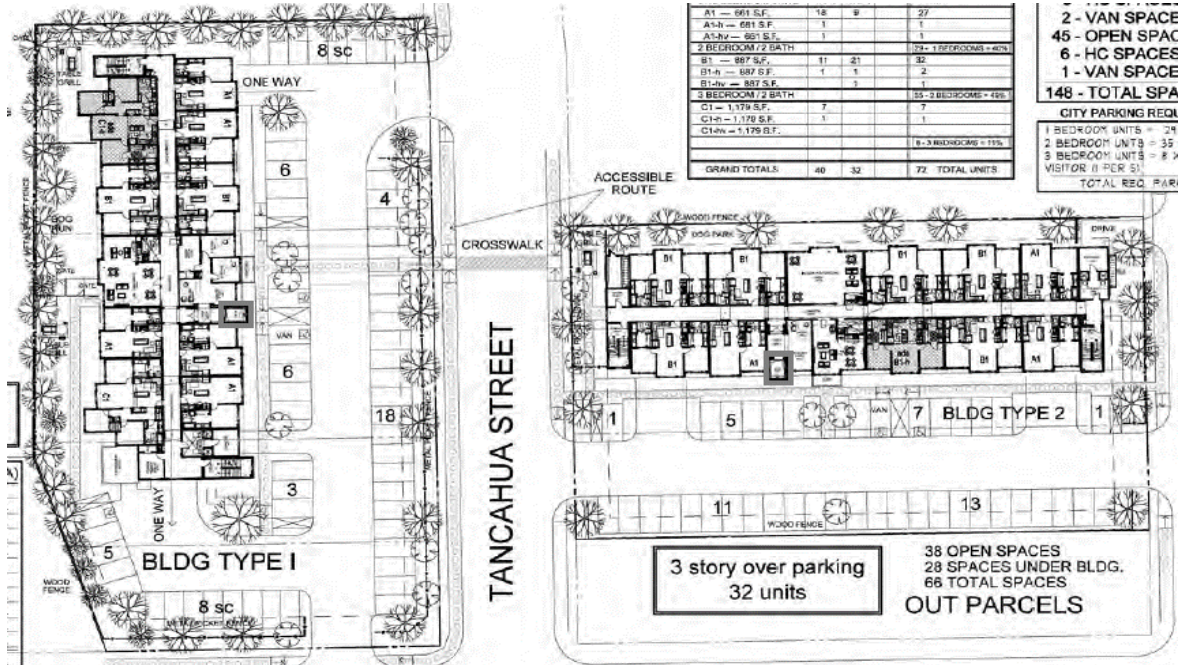


- Based in San Antonio, PROSPERA is a 501(c)(3) non-profit organization that has focused on affordable housing in South Texas. Gilbert M. Piette is the Executive Director and they are the 62.5% Co-Developer on this project. The company currently manages 45 communities with over 34,200 affordable housing units. PROSPERA has participated in 36 HTC projects in Texas. For more information visit www.prosperahcs.org.

TG 110, Inc. is a 501(c)(3) non-profit organization established in 1994 that provides low-income housing and resident social and educational services. Gilbert M. Piette also serves as the Executive Director of this organization. They are a 5% Co-Developer on this project.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

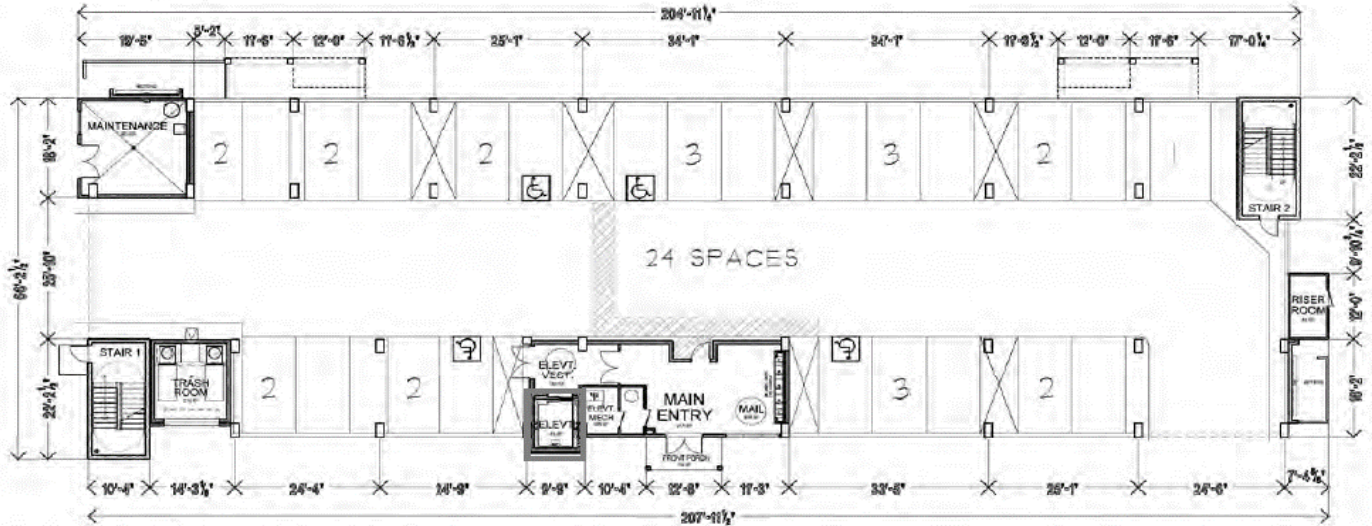
The 2.03-acre development site slopes in a southerly direction. No detention pond is anticipated. Access is provided to the site along Tancahua Street. Site plan calls for a reasonable amount of landscaping and irrigation.

Site plan shows a total of 96 open surface parking spots and 52 parking spaces provided via the garage on the ground level. These 148 total parking spaces represent 2.1 spaces/ unit, and meet the required 144 spots required.

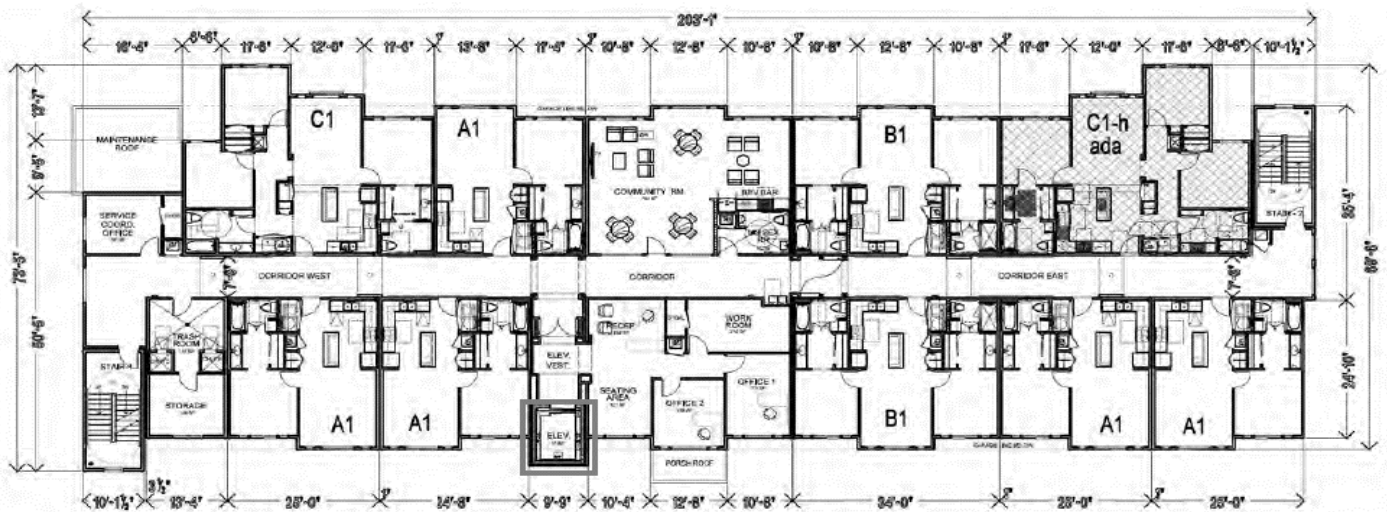
Site Amenities include a crosswalk to connect the two buildings, wooden fence dog park, an indoor playground area, on-site laundry, a fitness center, game room, and a business center with computers and printing availability.

Parking	No Fee		Tenant-Paid		Total	
	Count	Cost/unit	Count	Cost/unit	Count	Cost/unit
Open Surface	96	1.3/unit	0	--	96	1.3/unit
Carport	0	--	0	--	0	--
Garage	52	0.7/unit	0	--	52	0.7/unit
Total Parking	148	2.1/unit	0	--	148	2.1/unit

BUILDING PLAN (Typical)



GARAGE / GROUND LEVEL PLAN - TYPE I



Comments:

The building plan consists of two elevator-served buildings, which include a 3-residential level and 4-residential level building. Each building will also feature a garage level on the ground floor.

All units will feature a kitchen island, coat closets, 9-ft ceilings and a ceiling fan in the living room area. Two-bedroom and three-bedroom units will include a floor plan with two bathrooms, one with a full-size tub and the other with a stand-alone shower.

BUILDING ELEVATION



Comments:

Building elevation consists of siding (23%), stucco (58%), and stone (19%). Exterior has distinct articulation. The buildings have flat TPO roof.

Tenant Relocation

Applicant provided a tenant relocation plan for the existing commercial property, which is currently occupied by one tenant - The Station Church. Per the relocation plan, the church has already been notified of the pending sale and their relocation rights.

It is noted in the plan that the commercial tenant will not be able to continue to operate from the existing location once construction starts and once the project has been awarded, a relocation agent will work with the tenant to identify a future location and provide information on eligible relocation costs.

\$10,750 of relocation costs are included in the development cost budget, which include \$3K for moving and storage, \$250 for utility costs, \$5K for deposit and rental assistance costs, and \$2,500 for miscellaneous costs.

BUILDING CONFIGURATION

Building Type	I	II	0	0	0	0	0	0						Total Buildings
Floors/Stories	4	3												2
Number of Bldgs	1	1												
Units per Bldg	40	32												
Total Units	40	32												72
Avg. Unit Size (SF)	828 sf													
				Total NRA (SF)	59,646						Common Area (SF)*	24,229		

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 2.03 acres Density: 35.5 units/acre
Site Control: 2.03 **Site Plan:** 2.03 **Appraisal:** N/A **ESA:** 2.03
Feasibility Report Survey: 2.03 **Feasibility Report Engineer's Plan:** 2.03

Control Type: Commercial Contract

Tract 1:	<u>0.87</u>	<u>acres</u>	Cost:	<u>\$325,000</u>	Seller:	<u>City of Corpus Christi, Texas</u>
Tract 2:	<u>1.16</u>	<u>acres</u>	Cost:	<u>\$729,000</u>	Seller:	<u>D & G Resources, LLC</u>

Seller: City of Corpus Christi, Texas & D & G Resources, LLC
 Buyer: TG 110, Inc. & Housing and Community Services (dba Prospera Housing Community Services)
 Assignee: TG 110, Inc.

Related-Party Seller/Identity of Interest: No

Comments:
 The acquisition represents the combination of two separate tracts: 209-227 S. Tanchahua Street and 209 S. Carancahua Street. Applicant provided purchase agreements for both tracts. 209-227 Tanchahua has one commercial tenant - The Station Church, a domestic non-profit corporation.

SITE INFORMATION

Flood Zone:	<u>C</u>	Scattered Site?	<u>No</u>
Zoning:	<u>CI</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 209-227 S Tanchahua: Church & Undeveloped Land
 209 S Carancahua: Former Fire Station

Surrounding Uses:

North: North of the fire station is 205 S Carancahua and residential buildings. Beyond these buildings is Coopers Alley and The Holmgreen Center Senior Living Facility. North of 209 S Tanchahua is Blucher Park.
East: To the immediate east of the fire station is a large commercial building (226 S Carancahua). To the northeast is 202 S Carancahua. East of 209-227 S Tanchahua is S Tanchahua Street.
South: To the immediate south of the 209 S Carancahua is an Avis building (226 S Tanchahua), a residential building (718 Kinney) and a commercial building (714 Kinney). South of 209-227 S Tanchahua is Kinney Street.
West: To the west of the 209 S Carancahua is S Tanchahua Street; to the west of 209-227 S Tanchahua is Blucher Park.

Other Observations:

Per Feasibility Report, access to all necessary utility infrastructure is adjacent to the site and the project will include the connection for all necessary utilities.

Feasibility Report notes that there is no on-site detention requirement for the property. Per the FEMA FIRM Map the property is not located in FEMA 1% Probability Storm Zone (100-year floodplain.)

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Astex Environmental Services

Date: 3/1/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

ESA Provider states, "The target property at 209 S Carancahua was listed on the Underground Storage Tank and Leaking Petroleum Storage Tank databases as revealed by the database search conducted by EDR. Groundwater was not affected after a leak in 1990 and the underground storage tank was removed from the ground. Final Concurrence was issued but case closure was not reported. No impact is expected from this LPST event to development of the Palms at Blucher Apartments."

Per ESA, there are 4 aboveground storage tanks and 12 registered tank facilities within one-quarter mile radius of the subject property, along with 20 leaking petroleum storage tanks within one-half mile radius, as identified by the Texas Commission on Environmental Quality. Provider notes that none of the identified tanks are expected to impact the target property.

ESA mentions that 6 sources of vapor encroachment were found within one-third of a mile of subject property, based on a search of environmental records conducted by Environmental Data Resources, Inc. Provider states that none of the sources were expected to impact the property and there is no evidence that the subject has a vapor encroachment condition.

ESA Provider states, "The Palms at Blucher site is calculated to be beyond the Acceptable Separation Distance from the two (2) refineries located within two miles of the site as calculated using the Acceptable Separation Distance Electronic Assessment algorithm. As a result, no further actions nor mitigation appears required. No oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on site or in the general area of the site that could potentially adversely impact the Development were identified during this evaluation."

The presence of asbestos containing materials is likely based on the year of construction of existing structure. ESA Provider mentions that an asbestos inspection is required prior to the beginning of any demolition or renovation activities.

A limited lead-based paint survey may be necessary to determine if lead is present, which may impact demolition methods and/ or disposal of resulting waste, as noted in the ESA.

MARKET ANALYSIS

Provider: Apartment Market Data, LLC

Date: 3/11/2021

Contact: Darrell G Jack

Phone: 210-530-0040

Primary Market Area (PMA): 21 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Nueces County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,250	\$11,250	\$13,500	\$13,500	\$15,570	\$15,570	---
	Max	\$14,010	\$15,990	\$18,000	\$19,980	\$21,600	\$23,190	---
50% AMGI	Min	\$18,750	\$18,750	\$22,500	\$22,500	\$25,980	\$25,980	---
	Max	\$23,350	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	---
60% AMGI	Min	\$22,500	\$22,500	\$27,000	\$27,000	\$31,170	\$31,170	---
	Max	\$28,020	\$31,980	\$36,000	\$39,960	\$43,200	\$46,380	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
17253	Samuel Place Apartments		New	General	n/a	60
19332	Avanti at South Bluff		New	Elderly	n/a	42
20606	FishPond at Corpus Christi		#N/A	Elderly	n/a	112
Stabilized Affordable Developments in PMA					Total Units	1,066
					Total Developments	8
					Average Occupancy	96%

OVERALL DEMAND ANALYSIS				
		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		36,124		
Potential Demand from the Primary Market Area		7,558		
10% External Demand		756		
Potential Demand from Other Sources				
GROSS DEMAND		8,314		
Subject Affordable Units		72		
Unstabilized Competitive Units				
RELEVANT SUPPLY		72		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		0.9%		

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	1,885	189	8	0	0.4%
50% AMGI	1,656	166	15	0	0.8%
60% AMGI	4,017	402	49	0	1.1%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	366	37	3	0	0.7%
1 BR/50%	361	36	6	0	1.5%
1 BR/60%	553	55	20	0	3.3%
2 BR/30%	430	43	4	0	0.8%
2 BR/50%	382	38	7	0	1.7%
2 BR/60%	813	81	24	0	2.7%
3 BR/30%	241	24	1	0	0.4%
3 BR/50%	240	24	2	0	0.8%
3 BR/60%	619	62	5	0	0.7%

Market Analyst Comments:

Based on straight-line delineation of the household growth alone between the years of 2022 to 2026, the HISTA data estimates that the primary market area will require an additional 686 rental dwelling units (p.9).

We assess that the PMA could immediately absorb 734 units without falling below a stabilized occupancy of 93% (p. 11).

The 2020 AnySite data also indicated the percentage of “overburdened” household that pay more than 30% of their annual income for rent. Within the subject’s trade area, we see that 53.1% of all renter households are considered overburdened (p.44).

There are currently two affordable senior projects under construction totaling 154 units. There are currently no other projects in planning (p.57).

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$231,134	Avg. Rent:	\$675	Expense Ratio:	58.4%
Debt Service:	\$197,907	B/E Rent:	\$634	Controllable Expenses:	\$2,802
Net Cash Flow:	\$33,227	UW Occupancy:	92.5%	Property Taxes/Unit:	\$389
Aggregate DCR:	1.17	B/E Occupancy:	87.0%	Program Rent Year:	2020

All units are restricted at 30%, 50%, and 60% AMI, and underwritten at maximum Program Rents.

Average rent is \$42 above break-even rent. Project is underwritten at 5 units vacant; Break-even vacancy is 9 units.

Underwriting assumes 50% property tax -exemption due to the participation of, TG 110, Inc., a non-profit CHDO who is the sole general partner. If we assume property was taxed at 100% of value, DCR would fall to 1.03, and we would need to reduce debt by \$440K to reach the required 1.15 DCR minimum range. This could be absorbed in deferred fee and still cash flow. Applicant has included a letter from their letter to support tax-exemption status of non-profit organization.

Supportive services show an expense of \$8K and will be underwritten at cost certification regardless if incurred. Per Application documentation, these services will include youth education and development, adult education classes and courses, community education, case management, financial literacy programming, food security and nutrition programs, and health related fairs and classes.

Controllable expenses are average at \$2,802/unit. Applicant provided a detailed staffing plan to support their payroll expense. Applicant also provided audited financial statements and billing statements from similar properties in the market area within their portfolio to support water, sewer, and trash expense.

Applicant's operating expenses of \$4,506/unit are within 5% of Underwriter's estimate of \$4,524/unit. To support the property insurance expense, Applicant provided a letter from the provider with a stated quote.

Deferred fee pays off in year 8; 15-year cash flow is \$382,027K.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$519,212/ac	\$14,842/unit	\$1,068,625	Contractor Fee	\$1,443,360
Off-site + Site Work		\$26,893/unit	\$1,936,327	Soft Cost + Financing	\$3,119,339
Building Cost	\$99.91/sf	\$82,770/unit	\$5,959,447	Developer Fee	\$2,107,304
Contingency	7.00%	\$9,368/unit	\$674,468	Reserves	\$275,000
				Structured Parking	\$1,739,486
Total Development Cost	\$254,491/unit		\$18,323,356	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		Located in OCT with < 20% HTC units/HH			

Acquisition:

Total acquisition cost of \$1,054,000 includes the purchase price for two tracts: 209 S. Carancahua Street (\$325K) and 209-227 S. Tanchua Street (\$729K).

Site Work:

Site work costs include: on-site utilities(\$350K), rough grading (\$360K), on-site paving (\$250K), and demolition (\$250K). Other site work costs consist of on-site electrical, fine grading, on-site concrete, and bumper stops, striping and sings. Site amenities costs include landscaping (\$180K), fencing (\$120K), athletic courts/ playground (\$70K), and BBQ pits, bike racks, tables, etc.

CPA letter provided identifying \$1,286,327 of site work to be included in eligible basis (\$17,866/unit).

Building Cost:

Applicant's building cost of \$99.91/sf is 6.4% lower than Underwriter's estimate of \$106.70/sf using Marshal & Swift's "good" base cost. Underwriter adjusted for small number of units and increasing lumber prices.

Underwriter utilized contractor's estimate of \$1.74M for the two small podium garages.

Applicant limited eligible building cost basis by \$2.3M for scoring purposes.

Ineligible Costs:

\$10,750 in tenant relocation costs are ineligible.

Reserves:

Total capital reserves represent approximately 6 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,323,356	\$12,988,052	\$1,519,602

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Wells Fargo FHA 221(d)4	FHA 221(d)4	\$4,100,000	3.40%	22%
Wells Fargo	Construction Loan	\$8,500,000	3.43%	46%
City of Corpus Christi	Federal Loan	\$300,000	1.00%	2%
Wells Fargo	HTC	\$3,148,055	\$0.91	17%
TG 110/LAI/Prospera	Deferred Developer Fee	\$2,278,012		12%
City of Corpus Christi	Fee Waivers	\$500		0%
		\$18,326,567	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Wells Fargo FHA 221(d)4	\$4,100,000	3.40%	40	40	\$4,100,000	3.40%	40	40	22%
City of Corpus Christi	\$300,000	1.00%	40	40	\$300,000	1.00%	40	40	2%
Total	\$4,400,500				\$4,400,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Wells Fargo	\$13,648,635	\$0.91		\$13,648,635	\$0.91	74%	
TG 110/LAI/Prospera	\$277,432		13%	\$274,221		1%	13%
Total	\$13,926,067			\$13,922,856			
				\$18,323,356	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.928	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.884	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Wells Fargo will provide a construction loan for \$8,500,000, and a \$4,100,000 construction loan that will convert to permanent loan with a 40-year term and 40-year amortization schedule. Permanent loan will be a FHA 221d4 loan. Debt term sheet indicates a current interest rate estimate of 3.40%, plus a 0.25% mortgage insurance premium (MIP). MIP has been accounted for in debt service.

The term sheet for the City of Corpus HOME Fund loan acknowledges receipt of application for funding, and that the application will be recommended for approval. If this funding is not approved, the development would remain feasible with additional deferred Developer Fee.

The City of Corpus is also granting a \$500 waiver for permit/ impact fees.

Total Capital Contribution of \$13,648,635 from Wells Fargo is being provided at a \$0.91 credit price.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$18,323,356
Permanent Sources (debt + non-HTC equity)	\$4,400,500
Gap in Permanent Financing	\$13,922,856

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,826,996	\$1,519,602
Needed to Balance Sources & Uses	\$13,922,856	\$1,530,137
Requested by Applicant	\$13,648,635	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,648,635	\$1,500,000
Deferred Developer Fee	\$274,221	(13% deferred)
Repayable in	8 years	

Comments:

Underwriter recommends \$1,500,00 in annual tax credits as requested by Applicant.

Underwriter:	<i>Curtis Wilkins</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Palms at Blucher Park, Corpus Christi, 9% HTC #21186

LOCATION DATA	
CITY:	Corpus Christi
COUNTY:	Nueces
Area Median Income	\$66,600
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	29	40.3%	0	0
2	35	48.6%	0	0
3	8	11.1%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	72	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	828 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	15	49	-	-	-	72
Income	% Total	0.0%	11.1%	0.0%	20.8%	68.1%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$375	3	1	1	661	\$375	\$95	\$280	\$0	\$0.42	\$280	\$840	\$840	\$280	\$0	\$0	\$1,133	\$1.71	\$1,133
TC 50%	\$625	6	1	1	661	\$625	\$95	\$530	\$0	\$0.80	\$530	\$3,180	\$3,180	\$530	\$1	\$0	\$1,133	\$1.71	\$1,133
TC 60%	\$750	20	1	1	661	\$750	\$95	\$655	\$0	\$0.99	\$655	\$13,100	\$13,100	\$655	\$1	\$0	\$1,133	\$1.71	\$1,133
TC 30%	\$450	4	2	2	887	\$450	\$104	\$346	\$0	\$0.39	\$346	\$1,384	\$1,384	\$346	\$0	\$0	\$1,388	\$1.56	\$1,388
TC 50%	\$750	7	2	2	887	\$750	\$104	\$646	\$0	\$0.73	\$646	\$4,522	\$4,522	\$646	\$1	\$0	\$1,388	\$1.56	\$1,388
TC 60%	\$900	24	2	2	887	\$900	\$104	\$796	\$0	\$0.90	\$796	\$19,104	\$19,104	\$796	\$1	\$0	\$1,388	\$1.56	\$1,388
TC 30%	\$519	1	3	2	1,179	\$519	\$121	\$398	\$0	\$0.34	\$398	\$398	\$398	\$398	\$0	\$0	\$1,731	\$1.47	\$1,731
TC 50%	\$866	2	3	2	1,179	\$866	\$121	\$745	\$0	\$0.63	\$745	\$1,490	\$1,490	\$745	\$1	\$0	\$1,731	\$1.47	\$1,731
TC 60%	\$1,039	5	3	2	1,179	\$1,039	\$121	\$918	\$0	\$0.78	\$918	\$4,590	\$4,590	\$918	\$1	\$0	\$1,731	\$1.47	\$1,731
TOTALS/AVERAGES:		72			59,646				\$0	\$0.81	\$675	\$48,608	\$48,608	\$675	\$0.81	\$0	\$1,323	\$1.60	\$1,323

ANNUAL POTENTIAL GROSS RENT:	\$583,296	\$583,296
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STABILIZED PRO FORMA

Palms at Blucher Park, Corpus Christi, 9% HTC #21186

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.81	\$675	\$583,296	\$583,296	\$675	\$0.81		0.0%	\$0	
Laundry, vending, late fees, app fees				\$20.00	\$17,280							
Total Secondary Income				\$20.00		\$17,280	\$20.00			0.0%	\$0	
POTENTIAL GROSS INCOME					\$600,576	\$600,576				0.0%	\$0	
Vacancy & Collection Loss			7.5% PGI		(45,043)	(45,043)	7.5% PGI			0.0%	-	
EFFECTIVE GROSS INCOME					\$555,533	\$555,533				0.0%	\$0	

General & Administrative	\$35,340	\$491/Unit	\$34,649	\$481	6.30%	\$0.59	\$486	\$35,000	\$34,649	\$481	\$0.58	6.24%	1.0%	351
Management	\$34,657	5.1% EGI	\$36,364	\$505	5.00%	\$0.47	\$386	\$27,769	\$27,777	\$386	\$0.47	5.00%	0.0%	(8)
Payroll & Payroll Tax	\$88,589	\$1,230/Unit	\$77,878	\$1,082	15.21%	\$1.42	\$1,174	\$84,500	\$84,500	\$1,174	\$1.42	15.21%	0.0%	-
Repairs & Maintenance	\$73,829	\$1,025/Unit	\$30,725	\$427	8.24%	\$0.77	\$635	\$45,750	\$46,800	\$650	\$0.78	8.42%	-2.2%	(1,050)
Electric/Gas	\$16,577	\$230/Unit	\$15,016	\$209	2.34%	\$0.22	\$181	\$13,000	\$15,016	\$209	\$0.25	2.70%	-13.4%	(2,016)
Water, Sewer, & Trash Tenant Pays: WS	\$49,120	\$682/Unit	\$50,057	\$695	4.23%	\$0.39	\$326	\$23,500	\$23,500	\$326	\$0.39	4.23%	0.0%	-
Property Insurance	\$44,641	\$0.75 /sf	\$49,532	\$688	6.84%	\$0.64	\$528	\$38,000	\$38,000	\$528	\$0.64	6.84%	0.0%	-
Property Tax (@ 50%) 2.6146	\$33,531	\$466/Unit	\$24,004	\$333	5.04%	\$0.47	\$389	\$28,000	\$26,573	\$369	\$0.45	4.78%	5.4%	1,427
Reserve for Replacements					3.24%	\$0.30	\$250	\$18,000	\$18,000	\$250	\$0.30	3.24%	0.0%	-
Supportive Services					1.44%	\$0.13	\$111	\$8,000	\$8,000	\$111	\$0.13	1.44%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.52%	\$0.05	\$40	\$2,880	\$2,880	\$40	\$0.05	0.52%	0.0%	-
TOTAL EXPENSES					58.39%	\$5.44	\$4,506	\$ 324,399	\$325,694	\$4,524	\$5.46	58.63%	-0.4%	\$ (1,295)
NET OPERATING INCOME ("NOI")					41.61%	\$3.88	\$3,210	\$231,134	\$229,838	\$3,192	\$3.85	41.37%	0.6%	\$ 1,295

CONTROLLABLE EXPENSES							\$2,802/Unit			\$2,840/Unit				
-----------------------	--	--	--	--	--	--	--------------	--	--	--------------	--	--	--	--

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Palms at Blucher Park, Corpus Christi, 9% HTC #21186

DEBT / GRANT SOURCES																
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE						AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
DEBT (Must Pay)	Fee	UW	App											DCR	LTC	
Wells Fargo FHA 221(d)4	0.25%	1.16	1.17	197,907	3.40%	40	40	\$4,100,000	\$4,100,000	40	40	3.40%	\$197,907	1.17	22.4%	
City of Corpus Christi		1.16	1.17		1.00%	40	40	\$300,000	\$300,000	40	40	1.00%	\$0	1.17	1.6%	
CASH FLOW DEBT / GRANTS																
City of Corpus Christi		1.16	1.17		0.00%	0	0	\$500	\$500	0	0	0.00%		1.17	0.0%	
				\$197,907	TOTAL DEBT / GRANT SOURCES			\$4,400,500	\$4,400,500	TOTAL DEBT SERVICE			\$197,907	1.17	24.0%	
NET CASH FLOW		\$31,931	\$33,227	APPLICANT NET OPERATING INCOME						\$231,134	\$33,227	NET CASH FLOW				

EQUITY SOURCES											
				APPLICANT'S PROPOSED EQUITY STRUCTURE				AS UNDERWRITTEN EQUITY STRUCTURE			
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
TG 110/LAI/Prospera	Deferred Developer Fees	1.5%	(13% Deferred)		\$277,432	\$274,221	(13% Deferred)		1.5%		Total Developer Fee:
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		\$2,107,304
TOTAL EQUITY SOURCES		76.0%			\$13,926,067	\$13,922,856			76.0%		
TOTAL CAPITALIZATION					\$18,326,567	\$18,323,356	15-Yr Cash Flow after Deferred Fee:				\$382,027

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS				TDHCA COST / BASIS ITEMS				COST VARIANCE				
Acquisition	New Const. Rehab	Total Costs	Total Costs	Eligible Basis	New Const. Rehab	Acquisition	%	\$				
									Land Acquisition		\$14,639 / Unit	\$1,054,000	$1,054,000	$14,639 / Unit		0.0%	$0
Closing costs & acq. legal fees			\$14,625	\$14,625			0.0%	\$0				
Off-Sites		\$ / Unit	\$0	\$0	\$ / Unit		0.0%	\$0				
Site Work	\$1,286,327	\$21,338 / Unit	\$1,536,327	\$1,536,327	\$21,338 / Unit	\$1,286,327	0.0%	\$0				
Site Amenities	\$400,000	\$5,556 / Unit	\$400,000	\$400,000	\$5,556 / Unit	\$400,000	0.0%	\$0				
Structured Parking	\$1,739,486	\$24,160 / Unit	\$1,739,486	\$1,739,486	\$24,160 / Unit	\$1,739,486	0.0%	\$0				
Building Cost	\$3,626,531	\$99.91 / sf	\$82,770/Unit	\$5,959,447	\$6,364,239	\$88,392/Unit	\$106.70 /sf	\$3,626,531	-6.4%	(\$404,792)		
Contingency	\$493,664	7.00%	7.00%	\$674,468	\$674,468	7.00%	7.00%	\$493,664	0.0%	\$0		
Contractor Fees	\$1,056,700	14.003%	14.00%	\$1,443,360	\$1,443,360	13.47%	14.00%	1056441.12	0.0%	\$0		
Soft Costs	\$0	\$1,832,000	\$25,872 / Unit	\$1,862,750	\$1,862,750	\$25,872 / Unit	\$1,832,000	\$0	0.0%	\$0		
Financing	\$0	\$860,460	\$17,453 / Unit	\$1,256,589	\$1,256,589	\$17,453 / Unit	\$860,460	\$0	0.0%	\$0		
Developer Fee	\$0	\$1,693,143	14.99%	14.99%	\$2,107,304	\$2,107,304	14.57%	14.99%	\$1,693,143	\$0	0.0%	\$0
Reserves			6 Months	\$275,000	\$261,801	6 Months			5.0%	\$13,199		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$12,988,311	\$254,491 / Unit	\$18,323,356	\$18,714,949	\$259,930 / Unit	\$12,988,052	\$0	-2.1%	(\$391,593)	
Acquisition Cost	\$0			\$0								
Contingency	\$0			\$0								
Contractor's Fee	(\$259)			\$0								
Financing Cost	\$0			\$0								
Developer Fee	\$0	\$0		\$0								
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$12,988,052	\$254,491/unit	\$18,323,356	\$18,714,949	\$259,930/unit	\$12,988,052	\$0	-2.1%	(\$391,593)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					\$18,323,356							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Palms at Blucher Park, Corpus Christi, 9% HTC #21186

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$12,988,052	\$0	$12,988,052
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$12,988,052	\$0	\$12,988,052
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$16,884,468	\$0	\$16,884,468
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$16,884,468	\$0	\$16,884,468
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,519,602	\$0	\$1,519,602
CREDITS ON QUALIFIED BASIS		\$1,519,602		\$1,519,602

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.9099	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,519,602	\$13,826,996	----	----	----
Needed to Fill Gap	\$1,530,137	\$13,922,856	----	----	----
Applicant Request	\$1,500,000	\$13,648,635	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE

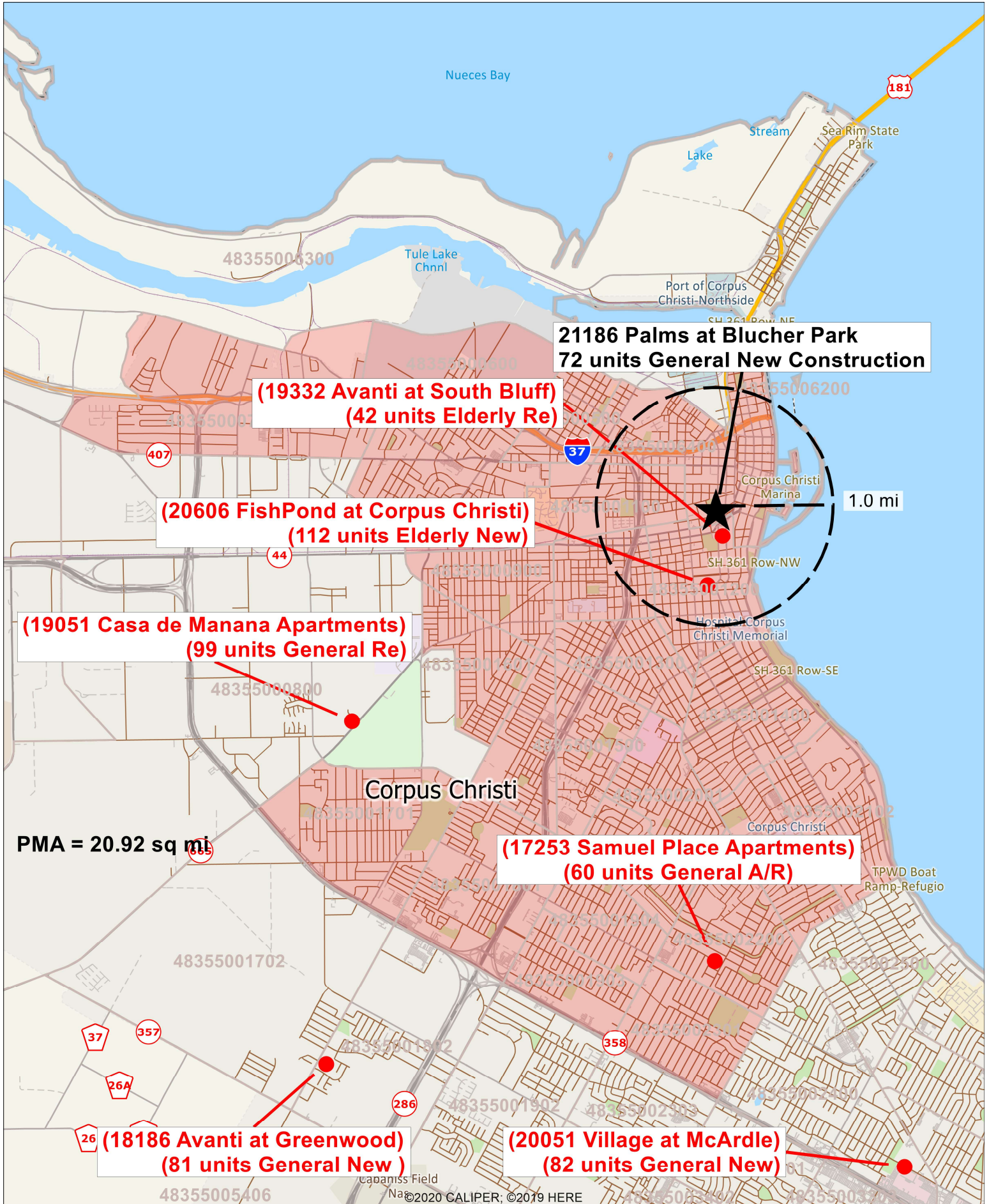
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	59,646 SF	\$103.91	6,197,757
Adjustments				
Exterior Wall Finish	1.60%		1.66	\$99,164
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.20%		3.33	198,328
Roof Adjustment(s)			1.81	108,000
Subfloor			0.06	3,299
Floor Cover			3.42	203,971
Enclosed Corridors	\$95.46	12,697	20.32	1,212,043
Balconies	\$0.00	0	0.00	0
Plumbing Fixtures	\$1,080	129	2.34	139,320
Rough-ins	\$530	144	1.28	76,320
Built-In Appliances	\$1,830	72	2.21	131,760
Exterior Stairs	\$2,460	5	0.21	12,300
Heating/Cooling			2.34	139,572
Storage Space	\$95.46		0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$85.82	7,026	10.11	602,985
Elevators	\$90,515	2	3.04	181,029
Other:			0.00	0
Fire Sprinklers	\$2.59	79,369	3.45	205,566
SUBTOTAL			159.46	9,511,415
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			159.46	\$9,511,415
Plans, specs, survey, bldg permits	3.30%		(5.26)	(\$313,877)
Contractor's OH & Profit	11.50%		(18.34)	(1,093,813)
NET BUILDING COSTS		\$112,552/unit	\$135.86/sf	\$8,103,725

Long-Term Pro Forma

Palms at Blucher Park, Corpus Christi, 9% HTC #21186

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCOME	2.00%	\$555,533	\$566,643	\$577,976	\$589,536	\$601,327	\$663,913	\$733,014	\$809,306	\$893,540	\$986,540	\$1,089,220	\$1,202,587
TOTAL EXPENSES	3.00%	\$324,399	\$333,853	\$343,586	\$353,604	\$363,918	\$420,221	\$485,320	\$560,597	\$647,652	\$748,341	\$864,811	\$999,548
NET OPERATING INCOME ("NOI")		\$231,134	\$232,790	\$234,391	\$235,932	\$237,409	\$243,692	\$247,694	\$248,710	\$245,887	\$238,199	\$224,409	\$203,039
EXPENSE/INCOME RATIO		58.4%	58.9%	59.4%	60.0%	60.5%	63.3%	66.2%	69.3%	72.5%	75.9%	79.4%	83.1%
MUST -PAY DEBT SERVICE													
TOTAL DEBT SERVICE		\$197,907	\$197,784	\$197,658	\$197,526	\$197,391	\$196,639	\$195,748	\$194,692	\$193,440	\$191,957	\$190,200	\$188,117
DEBT COVERAGE RATIO		1.17	1.18	1.19	1.19	1.20	1.24	1.27	1.28	1.27	1.24	1.18	1.08
ANNUAL CASH FLOW		\$33,227	\$35,006	\$36,733	\$38,405	\$40,018	\$47,053	\$51,946	\$54,018	\$52,447	\$46,241	\$34,209	\$14,921
Deferred Developer Fee Balance		\$240,994	\$205,988	\$169,255	\$130,850	\$90,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$131,100	\$382,027	\$649,255	\$916,275	\$1,161,969	\$1,359,676	\$1,476,078

21186 Palms at Blucher Park PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21187 Village at Perrin Beitel - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21187	TDHCA Program	Request	Recommended	
Development	Village at Perrin Beitel	LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$16,304/Unit \$0.93
City / County	San Antonio / Bexar				
Region/Area	9 / Urban				
Population	General				
Set-Aside	Non-Profit				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR		
Manish Verma - Versa Development		
Eddie Heinemeier (President) - ALT Affordable Housing Services Inc. - Arbor Place		
Related Parties	Contractor - Yes	Seller - No

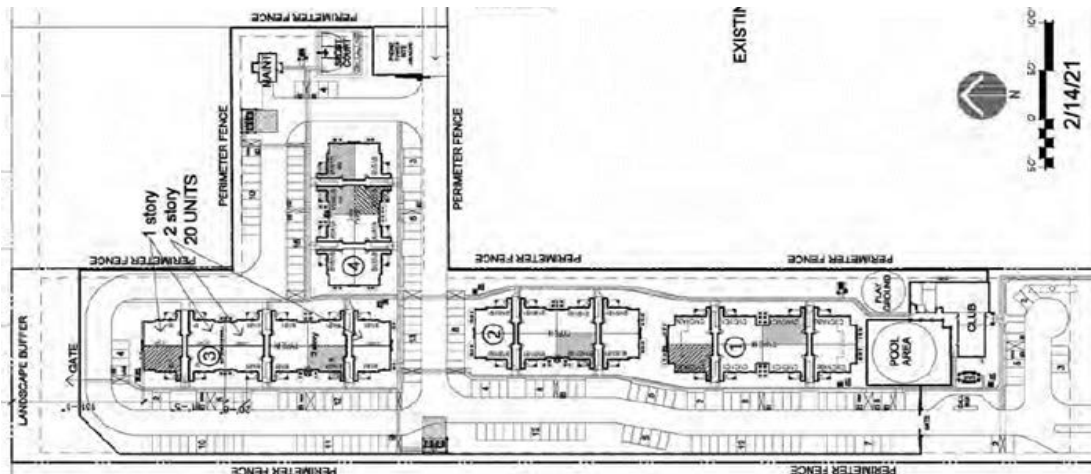
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	17%	30%	8	9%
2	56	61%	40%	-	0%
3	20	22%	50%	32	35%
4	-	0%	60%	40	43%
			MR	12	13%
TOTAL	92	100%	TOTAL	92	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	54.1%
Breakeven Occ.	86.7%	Breakeven Rent	\$734
Average Rent	\$785	B/E Rent Margin	\$50
Property Taxes	\$527/unit	Exemption/PILOT	50%
Total Expense	\$4,800/unit	Controllable	\$3,000/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			1.4%
Highest Unit Capture Rate	8%	2 BR/50%	20
Dominant Unit Cap. Rate	4%	2 BR/60%	25
Premiums (↑60% Rents)	Yes		\$97/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	991 SF	Density	14.9/acre
Acquisition		\$22K/unit	\$2,042K
Building Cost	\$88.35/SF	\$88K/unit	\$8,051K
Hard Cost		\$119K/unit	\$10,946K
Total Cost		\$219K/unit	\$20,184K
Developer Fee	\$2,263K	(21% Deferred)	Paid Year: 8
Contractor Fee	\$1,532K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Wells Fargo	18/35	4.43%	\$5,750,000	1.16						Wells Fargo	\$13,948,605	
					City of San Antonio	0/0	0.00%	\$500	1.16	ALT/Versa Dev	\$484,875	
TOTAL DEBT (Must Pay)			\$5,750,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,433,480	
											TOTAL DEBT SOURCES	\$5,750,500
											TOTAL CAPITALIZATION	\$20,183,980

CONDITIONS

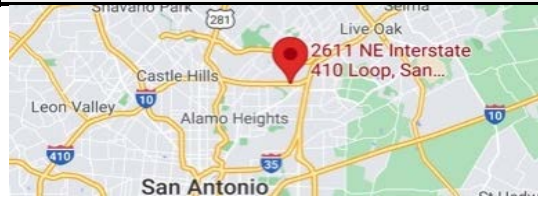
- 1 Receipt and acceptance by Commitment:
 - Pursuant to §10.402(d)(7), for applications proposing a property tax exemption, a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
- 2 Receipt and acceptance by 10% test:
 - a: Architect certification that all recommendations from the noise study are incorporated into the development plans.
 - b: Results of Phase II ESA and documentation of any additional cost required for any recommended remediation.
- 3 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that testing for asbestos and lead-based paint was performed on the existing pump house prior to demolition, and if necessary, a certification that any appropriate abatement
 - c: Certification that soil/groundwater environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer's Experience with TDHCA programs
▫	Located in Revitalization Area
▫	Market Premium Potential
WEAKNESSES/RISKS	
▫	Soil/groundwater testing needed per ESA
▫	Low 15 year cash flow

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21187 Program(s): 9% HTC

Village at Perrin Beitel

Address/Location: 2611 NE Loop 410

City: San Antonio County: Bexar Zip: 78217

Population: General Program Set-Aside: Non-Profit Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 9

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - Pursuant to §10.402(d)(7), for applications proposing a property tax exemption, a letter from Applicant's Attorney, "...identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review.
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Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	40

DEVELOPMENT SUMMARY

Village at Perrin Beitel is located in San Antonio, TX and is the proposed new construction of an apartment complex totaling 92-units, of which 80 will be HTC units. The community is comprised of one, two, and three-bedroom units and will serve households earning 30%, 50%, and 60% of AMI. The project is located within the revitalization area of the Northeast Corridor Revitalization Plan and the Northeast Corridor Tax Increment Reinvestment Zone adopted by the City of San Antonio City Council in 2014.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer's Experience with TDHCA programs
▫	Located in Revitalization Area
▫	Market Premium Potential

WEAKNESSES/RISKS	
▫	Soil/groundwater testing needed per ESA
▫	Low 15 year cash flow
▫	

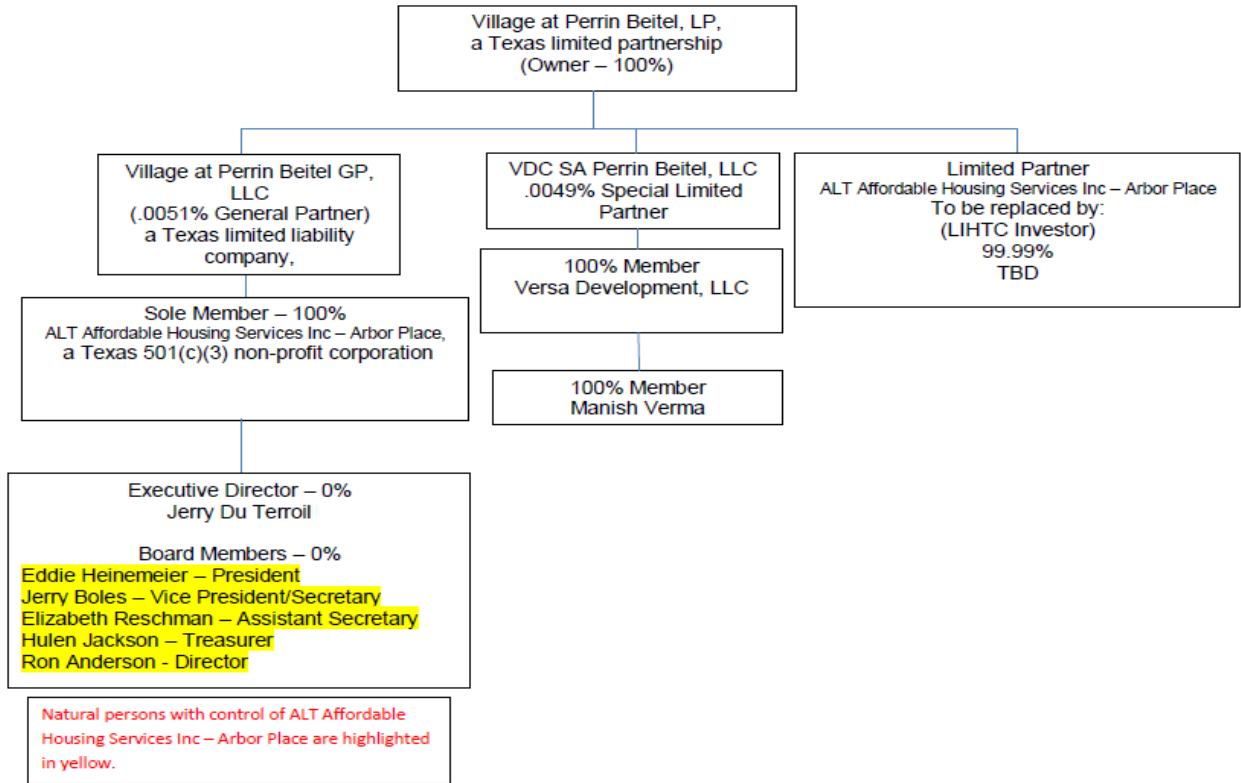
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Brad McMurray
Phone: (210) 821-4300
Relationship: Developer

Name: Cindy Marquez
Phone: (210) 821-4300
Relationship: Developer

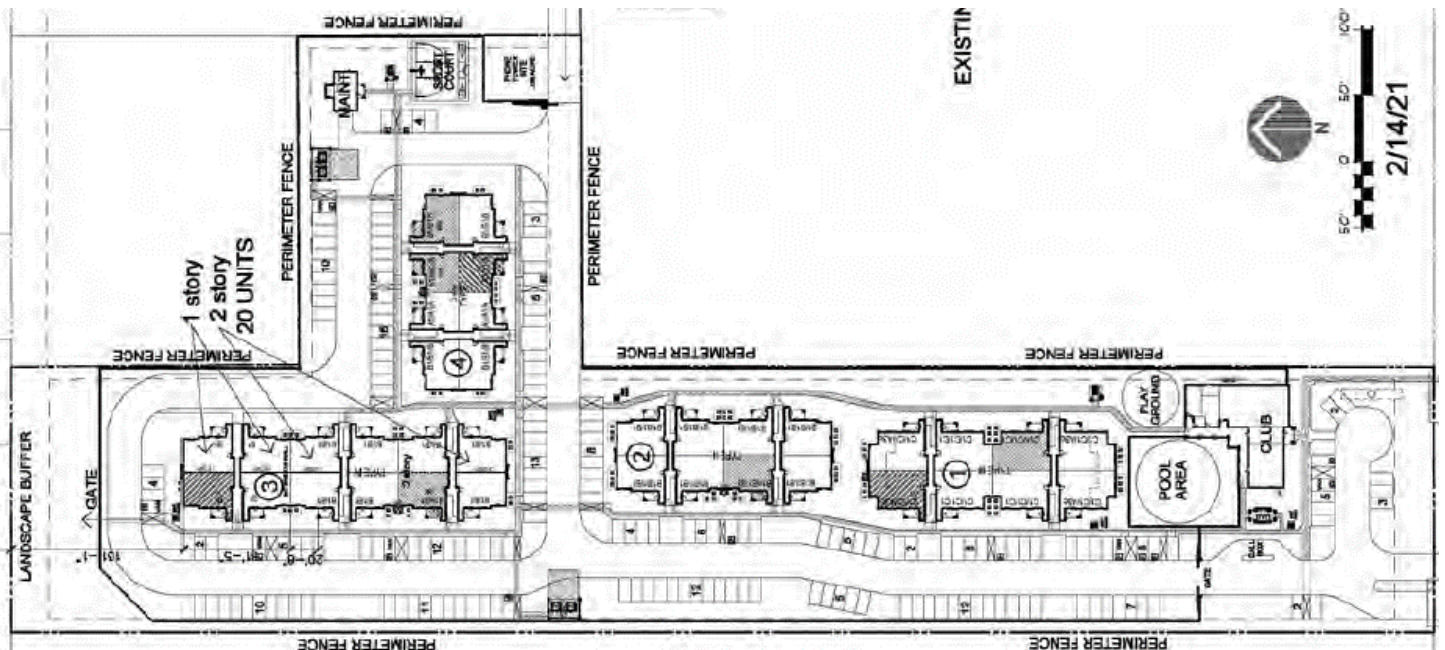
OWNERSHIP STRUCTURE



- Versa Development, LLC is an affordable housing developer that has 10+ years experience with the LIHTC program. The company has 11 tax credit awards with TDHCA.
- ALT Affordable Housing Services Inc. - Arbor Place is Co-Developer. The non-profit has participated in five TDHCA programs

DEVELOPMENT SUMMARY

SITE PLAN





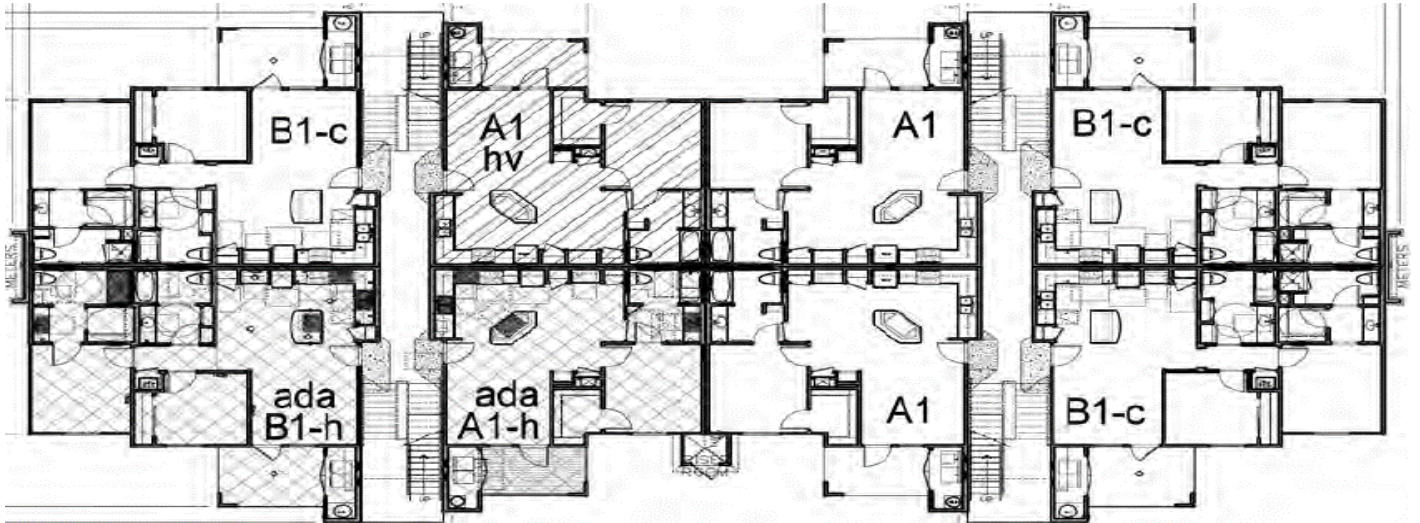
Comments:

The 6.2-acre development site slopes gently in a southerly direction. No detention pond is anticipated. Access is provided to the site along Perrin Beitel Rd. Site plan calls for a perimeter fence, landscaping and irrigation. All necessary utility infrastructure is adjacent to the site.

Site plan shows a total of 184 open surface parking spots, which represent 2.0 spaces/ unit and meets the parking requirements.

Site Amenities include a playground area, swimming pool, BBQ grills, picnic area, on-site laundry, a fitness center, and a business center with computers and printing availability.

BUILDING PLAN (Typical)



Comments:

The building plan consists of four elevator-served buildings. Three of the buildings have 3-levels and the fourth building will have 2-levels.

All units will feature a kitchen island, walk-in closets, 9-ft ceilings, desk area, and an outdoor patio/ balcony. Two-bedroom and three-bedroom units feature floor plans with walk-in showers in one bathroom.

BUILDING ELEVATION



Comments:

Building elevation consists of siding (6%), stucco (86%), and stone (8%). Exterior has distinct articulation. The buildings have 6/12 pitch roof.

BUILDING CONFIGURATION

Building Type	Type 1	Type 2	Type 3	Type 4									Total Buildings
Floors/Stories	3	3	3	2									
Number of Bldgs	1	1	1	1									4
Units per Bldg	24	24	24	20									
Total Units	24	24	24	20									92
Avg. Unit Size (SF)		991 sf		Total NRA (SF)		91,128		Common Area (SF)*		3,801			

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 6.19 acres Density: 14.9 units/acre
Site Control: 6.193 **Site Plan:** 6.193 **Appraisal:** n/a **ESA:** 6.2
Feasibility Report Survey: 6.2 **Feasibility Report Engineer's Plan:** 6.25

Control Type: Purchase and Sale Agreement

Total Acquisition: 6.19 acres Cost: \$2,041,875

Seller: Universal Development Properties

Buyer: Housing and Community Services, Inc.

Assignee: Village at Perrin Beitel, LP

Related-Party Seller/Identity of Interest: No

Comments:
 Applicant provided Assignment of Purchase Contract from ALT Affordable Housing Services Inc. to Village at Perrin Beitel, LP. A recorded deed indicating Village at Perrin Beitel, LP as site owner was also provided.
 Per Applicant, site control documentation and site plan acreage is based on previous survey. Correct site acreage is 6.2-acres as reflected in feasibility study.

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF-18</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>n/a</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
 Undeveloped Land

Surrounding Uses:
 North: Single-Family Residences
 Northeast: Cell Tower, Auto Zone, and Retail Strip Center
 East: Goodfire BBQ and Budget Lodge
 South: Loop 410 & Restaurants
 West: Serma Elementary

Other Observations:

Per Feasibility Report, an existing water line is located adjacent to the site, which will need to be connected with a 12-inch line before entering the project site.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Astex Environmental Services Date: 1/12/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

Comments:

Per ESA, property previously operated as a nursey for over 30 years, which has mostly been demolished. Provider recommends a Phase II investigation including soil/ groundwater sampling to determine the presence of total metals, organochlorine pesticides, organophosphate pesticides and herbicides.

ESA Provider notes that pump house from nursery building remains on property and recommends an asbestos inspection prior to beginning demolition or renovation activities. Per ESA, in order to satisfy OSHA and/or RCRA requirements, a limited lead-based paint survey may be necessary to determine if lead is present which may impact demolition methods and/or disposal of the resulting waste.

A noise study was conducted by ESA Provider, and 6 locations were determined to be within "Normally Unacceptable" ranges. The Provider projects that noise values for these locations will be reduced to the "acceptable" range by completing a Sound Transmission Classification calculation, taking into account the noise reduction properties of the materials used in building construction.

MARKET ANALYSIS

Provider: Apartment Market Data, LLC. Date: 3/11/2021
 Contact: Darrell G Jack Phone: 210-530-0040

Primary Market Area (PMA): 24 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Bexar County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$12,150	\$12,150	\$14,580	\$14,580	\$16,830	\$16,830	---
	Max	\$15,120	\$17,280	\$19,440	\$21,600	\$23,340	\$25,080	---
50% AMGI	Min	\$20,250	\$20,250	\$24,300	\$24,300	\$28,080	\$28,080	---
	Max	\$25,200	\$28,800	\$32,400	\$36,000	\$38,900	\$41,800	---
60% AMGI	Min	\$24,300	\$24,300	\$29,160	\$29,160	\$33,690	\$33,690	---
	Max	\$30,240	\$34,560	\$38,880	\$43,200	\$46,680	\$50,160	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
20066	Vista at Everest	Yes	New	General	62	64
20069	Vista at Interpark	No	New	General	62	64
Other Affordable Developments in PMA since 2016						
	None.					
Stabilized Affordable Developments in PMA					Total Units	445
					Total Developments	2
					Average Occupancy	97%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Vista at Everest (#20066) is an awarded 9% property in the PMA with 62 units that will directly compete with Subject. Vista at Interpark (#20069) PMA overlaps with Subject's PMA and therefore they share some demand.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	38,019			
Senior Households in the Primary Market Area	16,985			
Potential Demand from the Primary Market Area	8,956			
10% External Demand	896			
Potential Demand from Other Sources				
GROSS DEMAND	9,852			
Subject Affordable Units	80			
Unstabilized Competitive Units	62			
RELEVANT SUPPLY	142			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.4%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	2,161	216	8	5	0.5%
50% AMGI	1,676	168	32	16	2.6%
60% AMGI	5,118	512	40	41	1.4%

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

The capture rates only reflect the demand for the 80 affordable units at the Subject property and do not include any of the 12 market units in the analysis.

If we include the 62 units from Vista at Interpark, then the GCR would increase to 2.1%; this is a worst case scenario since none of the additional demand from Interpark's PMA is accounted for. Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	555	56	1	3	0.7%
1 BR/50%	451	45	4	8	2.4%
1 BR/60%	819	82	5	20	2.8%
2 BR/30%	356	36	5	2	1.8%
2 BR/50%	327	33	20	8	7.8%
2 BR/60%	996	100	25	21	4.2%
3 BR/30%	146	15	2	0	1.2%
3 BR/50%	136	14	8	0	5.3%
3 BR/60%	347	35	10	0	2.6%

Market Analyst Comments:

Based on straight-line delineation of the household growth alone between the years of 2021 to 2025, it can be assessed that the primary market area will need an additional 864 rental dwelling units (p. 45).

From this table, we assess that the PMA could immediately absorb 206 units without falling below a stabilized occupancy of 93% (p. 51).

The 2020 AnySite data also indicated the percentage of "overburdened" household that pay more than 30% of their annual income for rent. Within the subject's trade area, we see that 45.5% of all renter households are considered overburdened (p. 82).

There are two market rate projects under construction totaling 518 units. There is also one affordable project, Vista at Everest, currently in planning with 64 units (p. 98).

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$375,089	Avg. Rent:	\$785	Expense Ratio:	54.1%
Debt Service:	\$323,562	B/E Rent:	\$734	Controllable Expenses:	\$3,000
Net Cash Flow:	\$51,526	UW Occupancy:	92.5%	Property Taxes/Unit:	\$527
Aggregate DCR:	1.16	B/E Occupancy:	86.7%	Program Rent Year:	2020

All HTC units are restricted at 30%, 50%, and 60% AMI, and underwritten at maximum Program Rents. Applicant has set Market Rate units (13% of unit mix) at gross 60% AMI rents per TDHCA rule.

Average rent is \$50 above break-even rent. Project is underwritten at 7 units vacant; Break-even vacancy is 12 units.

Underwriting assumes 50% property tax -exemption due to the participation of ATL Affordable Housing Services, a non-profit organization who is the sole general partner. If we assume property was taxed at 100% of value, DCR would fall to 1.06 and we would need to reduce debt by \$450K to reach the required 1.15 DCR minimum range. This would render the deal infeasible. Applicant has included a letter from their letter to support tax-exemption status of the non-profit organization.

Supportive services show an expense of \$10K and will be underwritten at cost certification regardless if incurred. Per Application documentation, these services will include youth education and development, adult education classes and courses, community education, case management, financial literacy programming, food security and nutrition programs, and health related fairs and classes.

Controllable expenses are average at \$3,000/unit. Applicant provided a detailed staffing plan to support their payroll expense.

Landlord only pays trash expense and common area water/sewer expense. Underwriter's WST expense is based on actuals at Applicant's other property (#16061 Starling Apts) with similar number of units in San Antonio and the same utility structure. To support the property insurance expense, Applicant provided a letter from the provider with a stated quote.

Applicant's operating expenses of \$4,800/unit are within 5% of Underwriter's estimate of \$4,666/unit.

Deferred fee pays off in year 8; 15-year cash flow is \$625K.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$329,707/ac	\$22,194/unit	\$2,041,875	Contractor Fee	\$1,532,419
Off-site + Site Work		\$23,684/unit	\$2,178,920	Soft Cost + Financing	\$2,940,578
Building Cost	\$88.35/sf	\$87,509/unit	\$8,050,857	Developer Fee	\$2,263,247
Contingency	7.00%	\$7,784/unit	\$716,084	Reserves	\$460,000
Total Development Cost	\$219,391/unit	\$20,183,980	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	Non-Qualified Elderly not in OCT covered by Revitalization Plan [9% only]				

Acquisition:

Land cost is \$2,041,875, which is \$22K/unit or \$329K/acre.

Site Work:

Site work costs include: on-site utilities(\$584K), rough grading (\$504K), and on-site paving (\$457K). Other site work costs consist of on-site concrete and bumper stops, striping and signs. Site amenities costs include landscaping (\$184K), fencing (\$184K), pool and decking (\$150K), and athletic courts/ playground (\$50K).

Building Cost:

Applicant's building cost of \$88.35/sf is 6.8% lower than Underwriter's estimate of \$94.83/sf using Marshal & Swift's "average" base cost. Underwriter adjusted for small number of units and increasing lumber prices.

Applicant limited eligible building cost basis by \$365K for scoring purposes.

Reserves:

Total capital reserves represent approximately 7 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$20,183,980	\$16,904,582	\$1,719,857

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Wells Fargo	Construction Loan	\$14,000,000	3.43%	69%
Wells Fargo	HTC	\$3,487,151	\$0.93	17%
ALT/Versa Dev	Deferred Developer Fee	\$2,696,329		13%
City of San Antonio	Fee Waivers	\$500		0%
		\$20,183,980	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Wells Fargo	\$5,750,000	4.43%	35	18	\$5,750,000	4.43%	35	18	28%
City of San Antonio	\$500	0.00%	0	0	\$500	0.00%	0	0	0%
Total	\$5,750,500				\$5,750,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Wells Fargo	\$13,948,605	\$0.93		\$13,948,605	\$0.93	69%	
ALT/Versa Dev	\$484,875		21%	\$484,875		2%	21%
Total	\$14,433,480			\$14,433,480			
				\$20,183,980	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.962	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.888	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Wells Fargo will provide a construction loan for \$14M and a \$5.75M permanent loan with a 18-year term and 35-year amortization schedule. Debt term sheet indicates a current interest rate estimate of 4.43%.

The City of San Antonio is granting a \$500 waiver of permit fees.

Total Capital Contribution of \$13,948,605 from Wells Fargo is being provided at a \$0.93 credit price. 21% of Developer Fee will be deferred.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$20,183,980
Permanent Sources (debt + non-HTC equity)	\$5,750,500
Gap in Permanent Financing	\$14,433,480

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$15,993,075	\$1,719,857
Needed to Balance Sources & Uses	\$14,433,480	\$1,552,142
Requested by Applicant	\$13,948,605	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,948,605	\$1,500,000

Deferred Developer Fee	\$484,875	(21% deferred)
Repayable in	8 years	

Comments:

Underwriter recommends \$1,500,00 in annual tax credits as requested by Applicant.

Underwriter:	<i>Curtis Wilkins</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Village at Perrin Beitel , San Antonio, 9% HTC #21187

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	\$72,000
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	17.4%	0	0
2	56	60.9%	0	0
3	20	21.7%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	92	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	86.96%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	991 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	32	40	-	-	12	92
Income	% Total	0.0%	8.7%	0.0%	34.8%	43.5%	0.0%	0.0%	13.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$405	1	1	1	765	\$405	\$90	\$315	\$0	\$0.41	\$315	\$315	\$315	\$315	\$0	\$0	\$810	\$1.06	\$1,083
TC 50%	\$675	4	1	1	765	\$675	\$90	\$585	\$0	\$0.76	\$585	\$2,340	\$2,340	\$585	\$1	\$0	\$810	\$1.06	\$1,083
TC 60%	\$810	5	1	1	765	\$810	\$90	\$720	\$0	\$0.94	\$720	\$3,600	\$3,600	\$720	\$1	\$0	\$810	\$1.06	\$1,083
MR		6	1	1	765	\$0	\$90		NA	\$1.06	\$810	\$4,860	\$4,860	\$810	\$1	NA	\$810	\$1.06	\$1,221
TC 30%	\$486	5	2	2	983	\$486	\$104	\$382	\$0	\$0.39	\$382	\$1,910	\$1,910	\$382	\$0	\$0	\$972	\$0.99	\$1,221
TC 50%	\$810	20	2	2	983	\$810	\$104	\$706	\$0	\$0.72	\$706	\$14,120	\$14,120	\$706	\$1	\$0	\$972	\$0.99	\$1,221
TC 60%	\$972	25	2	2	983	\$972	\$104	\$868	\$0	\$0.88	\$868	\$21,700	\$21,700	\$868	\$1	\$0	\$972	\$0.99	\$1,566
MR		6	2	2	983	\$0	\$104		NA	\$0.99	\$972	\$5,832	\$5,832	\$972	\$1	NA	\$972	\$0.99	\$1,566
TC 30%	\$561	2	3	2	1,192	\$561	\$116	\$445	\$0	\$0.37	\$445	\$890	\$890	\$445	\$0	\$0	\$1,123	\$0.94	\$1,566
TC 50%	\$936	8	3	2	1,192	\$936	\$116	\$820	\$0	\$0.69	\$820	\$6,560	\$6,560	\$820	\$1	\$0	\$1,123	\$0.94	\$1,083
TC 60%	\$1,123	10	3	2	1,192	\$1,123	\$116	\$1,007	\$0	\$0.84	\$1,007	\$10,070	\$10,070	\$1,007	\$1	\$0	\$1,123	\$0.94	\$1,221
TOTALS/AVERAGES:		92			91,128				\$0	\$0.79	\$785	\$72,197	\$72,197	\$785	\$0.79	\$0	\$977	\$0.99	\$1,318

ANNUAL POTENTIAL GROSS RENT:	\$866,364	\$866,364
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STABILIZED PRO FORMA

Village at Perrin Beitel , San Antonio, 9% HTC #21187

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.79	\$785	\$866,364	\$866,364	\$785	\$0.79			0.0%	\$0
Laundry, vending,				\$15.00	\$16,560							
Total Secondary Income				\$15.00		\$16,560	\$15.00				0.0%	\$0
POTENTIAL GROSS INCOME					\$882,924	\$882,924					0.0%	\$0
Vacancy & Collection Loss				7.5% PGI	(66,219)	(66,219)	7.5% PGI				0.0%	-
EFFECTIVE GROSS INCOME					\$816,705	\$816,705					0.0%	\$0

General & Administrative	\$44,658	\$485/Unit	\$48,465	\$527	4.84%	\$0.43	\$429	\$39,500	\$44,658	\$485	\$0.49	5.47%	-11.6%	(5,158)
Management	\$40,370	4.2% EGI	\$38,958	\$423	5.01%	\$0.45	\$445	\$40,916	\$40,835	\$444	\$0.45	5.00%	0.2%	81
Payroll & Payroll Tax	\$122,713	\$1,334/Unit	\$135,635	\$1,474	14.57%	\$1.31	\$1,293	\$119,000	\$119,000	\$1,293	\$1.31	14.57%	0.0%	-
Repairs & Maintenance	\$71,616	\$778/Unit	\$52,217	\$568	7.53%	\$0.67	\$668	\$61,500	\$59,800	\$650	\$0.66	7.32%	2.8%	1,700
Electric/Gas	\$19,608	\$213/Unit	\$14,765	\$160	2.45%	\$0.22	\$217	\$20,000	\$18,492	\$201	\$0.20	2.26%	8.2%	1,508
Water, Sewer, & Trash Tenant Pays: WS	\$59,084	\$642/Unit	\$56,330	\$612	4.41%	\$0.40	\$391	\$36,000	\$26,139	\$284	\$0.29	3.20%	37.7%	9,861
Property Insurance	\$31,358	\$0.34 /sf	\$45,839	\$498	4.90%	\$0.44	\$435	\$40,000	\$40,000	\$435	\$0.44	4.90%	0.0%	-
Property Tax (@ 50%) 2.5717	\$73,229	\$796/Unit	\$58,274	\$633	5.94%	\$0.53	\$527	\$48,500	\$44,143	\$480	\$0.48	5.41%	9.9%	4,357
Reserve for Replacements					2.82%	\$0.25	\$250	\$23,000	\$23,000	\$250	\$0.25	2.82%	0.0%	-
Supportive Services					1.22%	\$0.11	\$109	\$10,000	\$10,000	\$109	\$0.11	1.22%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.39%	\$0.04	\$35	\$3,200	\$3,200	\$35	\$0.04	0.39%	0.0%	-
TOTAL EXPENSES					54.07%	\$4.85	\$4,800	\$ 441,616	\$429,268	\$4,666	\$4.71	52.56%	2.9%	\$ 12,348
NET OPERATING INCOME ("NOI")					45.93%	\$4.12	\$4,077	\$375,089	\$387,437	\$4,211	\$4.25	47.44%	-3.2%	\$ (12,348)

CONTROLLABLE EXPENSES							\$3,000/Unit			\$2,914/Unit				
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Village at Perrin Beitel, San Antonio, 9% HTC #21187

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE					
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Wells Fargo		1.20	1.16	323,562	4.43%	35	18	\$5,750,000	\$5,750,000	18	35	4.43%	\$323,562	1.16	28.5%
CASH FLOW DEBT / GRANTS															
City of San Antonio		1.20	1.16		0.00%	0	0	\$500	\$500	0	0	0.00%		1.16	0.0%
				\$323,562	TOTAL DEBT / GRANT SOURCES			\$5,750,500	\$5,750,500	TOTAL DEBT SERVICE			\$323,562	1.16	28.5%
NET CASH FLOW		\$63,875	\$51,527				APPLICANT	NET OPERATING INCOME			\$375,089	\$51,526	NET CASH FLOW		

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Wells Fargo	LIHTC Equity	69.1%	\$1,500,000	0.930	\$13,948,605	\$13,948,605	\$0.930	\$1,500,000	69.1%	\$16,304	Applicant Request	
ALT/Versa Dev	Deferred Developer Fees	2.4%		(21% Deferred)	\$484,875	\$484,875		(21% Deferred)	2.4%		Total Developer Fee: \$2,263,247	
TOTAL EQUITY SOURCES		71.5%			\$14,433,480	\$14,433,480			71.5%			
TOTAL CAPITALIZATION						\$20,183,980	\$20,183,980				15-Yr Cash Flow after Deferred Fee:	\$625,142

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
Acquisition	New Const. Rehab	Eligible Basis				Eligible Basis				%	\$		
		Total Costs		Total Costs		Total Costs		Total Costs					
Land Acquisition				\$22,194 / Unit	\$2,041,875	\$2,041,875	\$22,194 / Unit			0.0%	\$0		
Off-Sites				\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0		
Site Work	\$1,610,920			\$17,510 / Unit	\$1,610,920	\$1,610,920	\$17,510 / Unit	\$1,610,920		0.0%	\$0		
Site Amenities	\$568,000			\$6,174 / Unit	\$568,000	\$568,000	\$6,174 / Unit	\$568,000		0.0%	\$0		
Building Cost	\$7,686,058	\$88.35 /sf		\$87,509/Unit	\$8,050,857	\$8,642,046	\$93,935/Unit	\$94.83 /sf	\$7,686,058	-6.8%	(\$591,189)		
Contingency	\$690,548	7.00%		7.00%	\$716,084	\$716,084	6.62%	7.00%	\$690,548	0.0%	\$0		
Contractor Fees	\$1,477,772	14.00%		14.00%	\$1,532,419	\$1,532,419	13.28%	14.00%	\$1,477,772	0.0%	\$0		
Soft Costs	\$0	\$1,858,500		\$20,745 / Unit	\$1,908,500	\$1,908,500	\$20,745 / Unit	\$1,858,500	\$0	0.0%	\$0		
Financing	\$0	\$807,839		\$11,218 / Unit	\$1,032,078	\$1,032,078	\$11,218 / Unit	\$807,839	\$0	0.0%	\$0		
Developer Fee	\$0	\$2,204,945	15.00%	15.00%	\$2,263,247	\$2,263,247	14.43%	15.00%	\$2,204,945	0.0%	\$0		
Reserves				7 Months	\$460,000	\$460,000	7 Months			0.0%	\$0		
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$16,904,582		\$219,391 / Unit	\$20,183,980	\$20,775,169	\$225,817 / Unit	\$16,904,582	\$0	-2.8%	(\$591,189)	
Acquisition Cost	\$0				\$0								
Contingency		\$0			\$0								
Contractor's Fee		\$0			\$0								
Financing Cost		\$0			\$0								
Developer Fee	\$0	\$0			\$0				\$0				
Reserves					\$0				\$0				
ADJUSTED BASIS / COST		\$0	\$16,904,582		\$219,391/unit	\$20,183,980	\$20,775,169	\$225,817/unit	\$16,904,582	\$0	-2.8%	(\$591,189)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$20,183,980							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS
Village at Perrin Beitel , San Antonio, 9% HTC #21187

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$16,904,582	\$0	\$16,904,582
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$16,904,582	\$0	\$16,904,582
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$21,975,957	\$0	\$21,975,957
Applicable Fraction	86.96%	86.96%	87%	87%
TOTAL QUALIFIED BASIS	\$0	\$19,109,527	\$0	\$19,109,527
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,719,857	\$0	\$1,719,857
CREDITS ON QUALIFIED BASIS	\$1,719,857		\$1,719,857	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9299	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,719,857	\$15,993,075	----	----	----
Needed to Fill Gap	\$1,552,142	\$14,433,480	----	----	----
Applicant Request	\$1,500,000	\$13,948,605	\$1,500,000	\$0	\$0

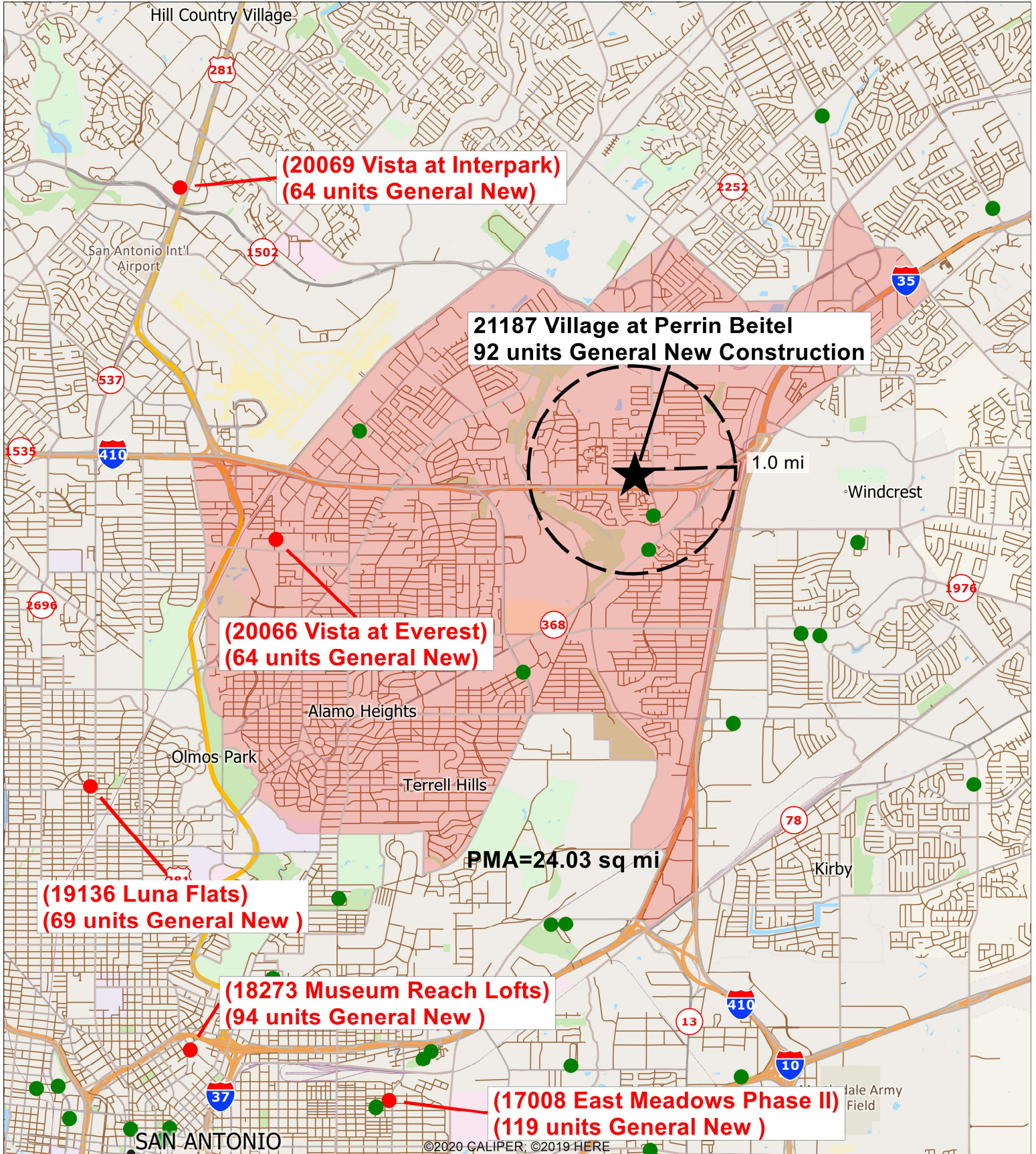
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	91,128 SF	\$76.79	6,997,837
Adjustments				
Exterior Wall Finish	7.12%		5.47	\$498,246
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.89%		2.99	272,216
Roof Adjustment(s)			1.01	92,000
Subfloor			(0.33)	(30,162)
Floor Cover			3.45	314,647
Breezeways	\$29.42	9,852	3.18	289,893
Balconies	\$29.73	9,815	3.20	291,755
Plumbing Fixtures	\$1,080	228	2.70	246,240
Rough-ins	\$530	184	1.07	97,520
Built-In Appliances	\$1,830	92	1.85	168,360
Exterior Stairs	\$2,460	16	0.43	39,360
Heating/Cooling			2.34	213,240
Storage Space	\$29.42	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$98.46	3,565	3.85	351,007
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.88	104,545	3.30	301,090
SUBTOTAL			111.31	\$10,143,247
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			111.31	\$10,143,247
Plans, specs, survey, bldg permits	3.30%		(3.67)	(\$334,727)
Contractor's OH & Profit	11.50%		(12.80)	(1,166,473)
NET BUILDING COSTS		\$93,935/unit	\$94.83/sf	\$8,642,046

Long-Term Pro Forma

Village at Perrin Beitel , San Antonio, 9% HTC #21187

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$816,705	\$833,039	\$849,700	\$866,694	\$884,027	\$976,038	\$1,077,625	\$1,189,785	\$1,313,618	\$1,450,341	\$1,601,293
TOTAL EXPENSES	3.00%	\$441,616	\$454,455	\$467,672	\$481,276	\$495,280	\$571,721	\$660,082	\$762,237	\$880,351	\$1,016,936	\$1,174,897
NET OPERATING INCOME ("NOI")		\$375,089	\$378,583	\$382,028	\$385,417	\$388,747	\$404,317	\$417,542	\$427,548	\$433,267	\$433,404	\$426,396
EXPENSE/INCOME RATIO		54.1%	54.6%	55.0%	55.5%	56.0%	58.6%	61.3%	64.1%	67.0%	70.1%	73.4%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562	\$323,562
DEBT COVERAGE RATIO		1.16	1.17	1.18	1.19	1.20	1.25	1.29	1.32	1.34	1.34	1.32
ANNUAL CASH FLOW		\$51,526	\$55,021	\$58,466	\$61,855	\$65,185	\$80,754	\$93,980	\$103,985	\$109,704	\$109,842	\$102,833
Deferred Developer Fee Balance		\$433,349	\$378,328	\$319,862	\$258,007	\$192,822	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$180,595	\$625,142	\$1,126,543	\$1,665,583	\$2,217,042	\$2,748,436

21187 Village at Perrin Beitel PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

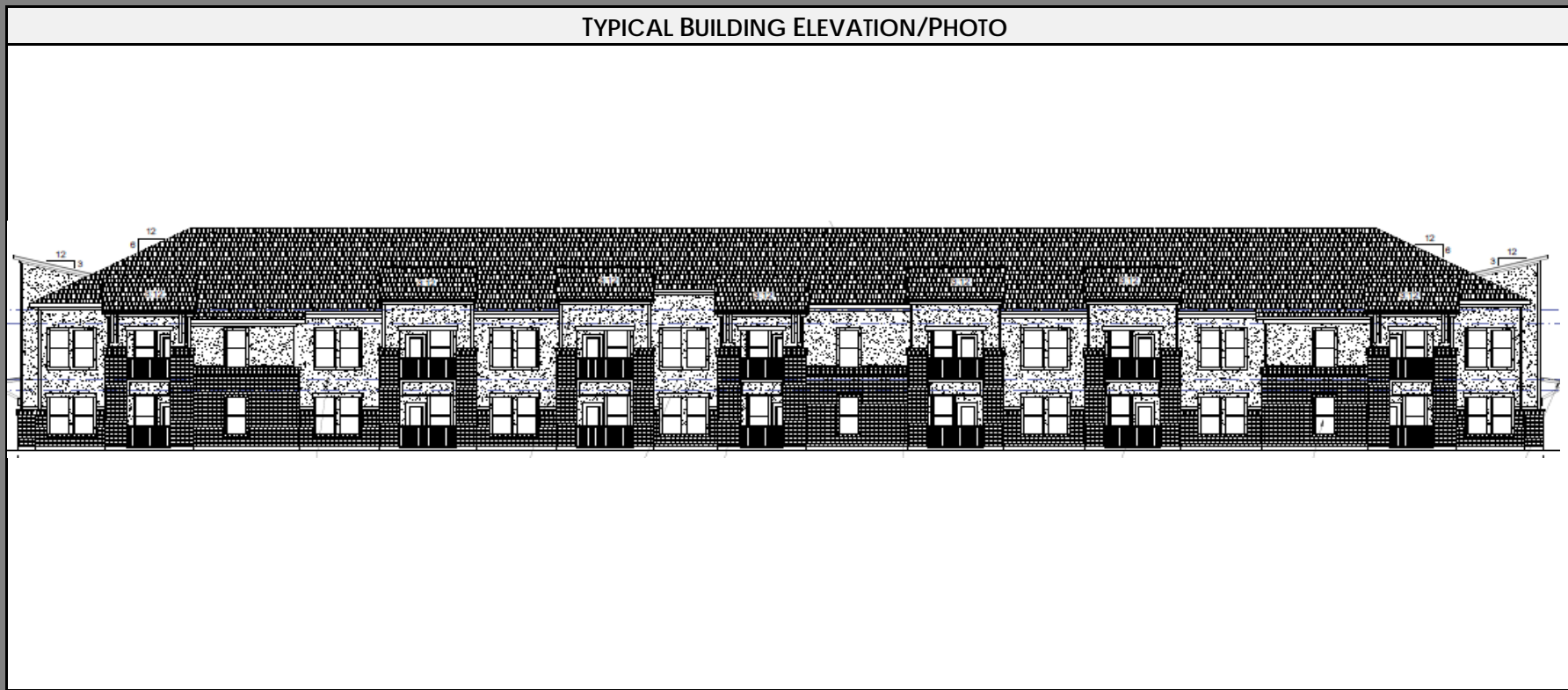
21208 Parmore Jupiter Road - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 16, 2021

PROPERTY IDENTIFICATION	
Application #	21208
Development	Parmore Jupiter Road
City / County	Plano / Collin
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

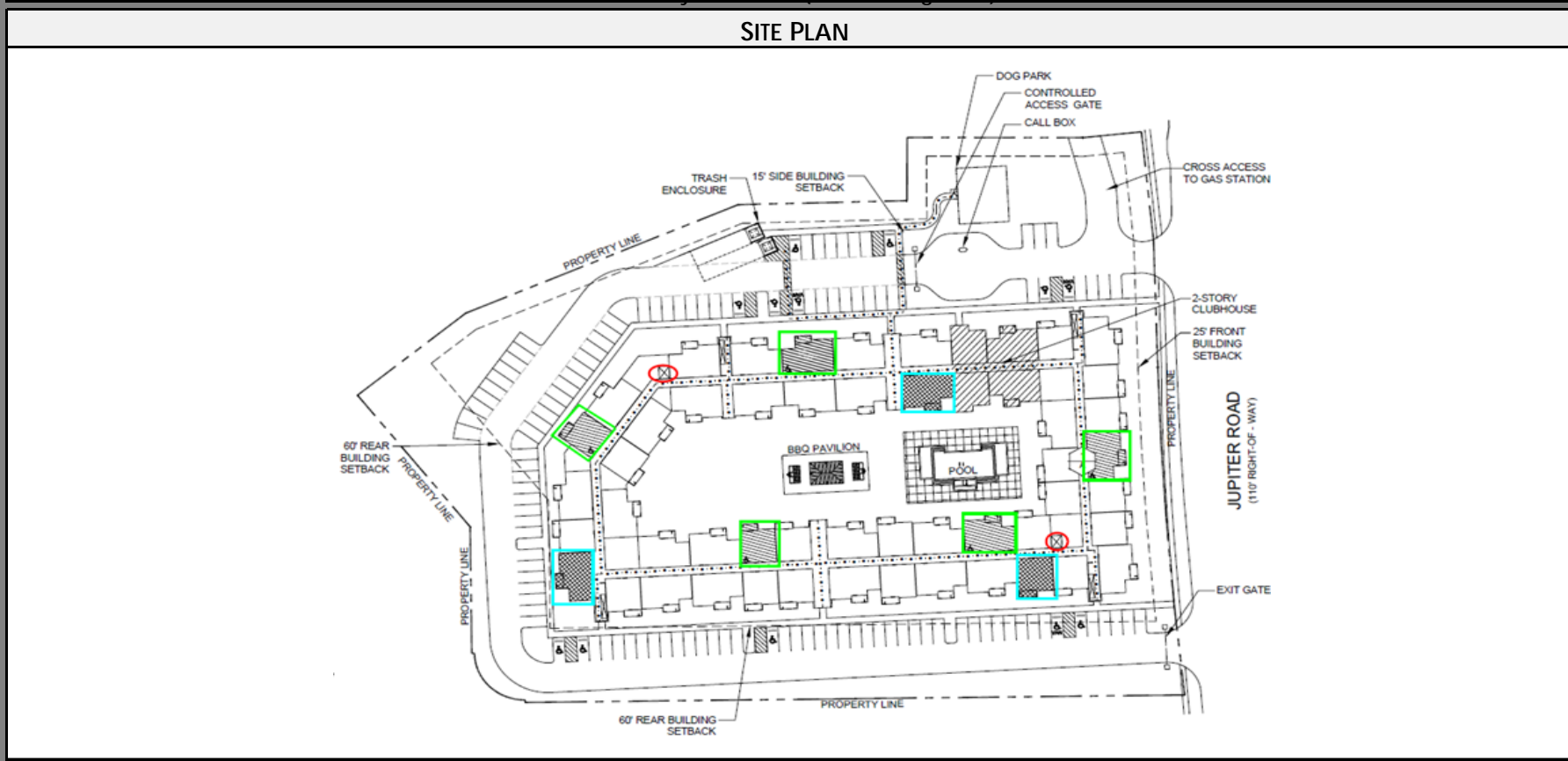
RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,411,815	\$1,411,815	\$14,118/Unit	\$0.93	

KEY PRINCIPALS / SPONSOR			
JPI Construction, LLC Payton Mayes			
Prudentia Development, LLC Ryan Combs			
Related Parties	Contractor -	Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	40	40%	30%	8	8%
2	60	60%	40%	-	0%
3	-	0%	50%	32	32%
4	-	0%	60%	40	40%
			70%	-	0%
			80%	-	0%
			MR	20	20%
TOTAL	100	100%	TOTAL	100	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.17	Expense Ratio	51.5%
Breakeven Occ.	86.0%	Breakeven Rent	\$895
Average Rent	\$964	B/E Rent Margin	\$69
Property Taxes	\$1,202/unit	Exemption/PILOT	0%
Total Expense	\$5,623/unit	Controllable	\$3,099/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	3.8%		
Highest Unit Capture Rate	37%	2 BR/50%	19
Dominant Unit Cap. Rate	6%	2 BR/60%	24
Premiums (↑60% Rents)	Yes	\$144/Avg.	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	820 SF	Density	20.0/acre
Acquisition		\$37K/unit	\$3,718K
Building Cost	\$97.00/SF	\$80K/unit	\$7,954K
Hard Cost		\$108K/unit	\$10,801K
Total Cost		\$218K/unit	\$21,849K
Developer Fee	\$2,139K	(35% Deferred)	Paid Year: 8
Contractor Fee	\$1,512K	30% Boost	Yes

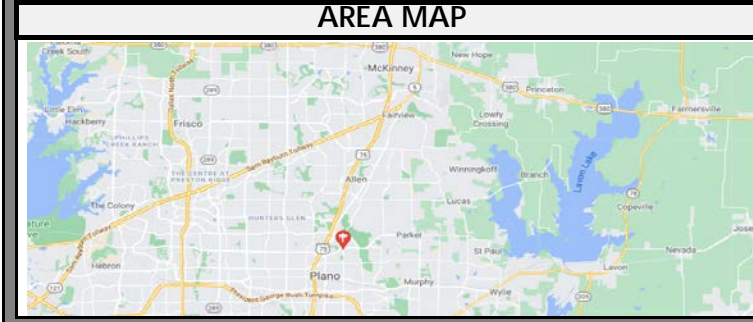
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
Citi	15/35	4.50%	\$7,974,139	1.17	City of Plano	0/0	0.00%	\$500	1.17	Citi	\$13,128,563	
										Parmore Jupiter Road Affordable Deve	\$745,404	
TOTAL DEBT (Must Pay)			\$7,974,139		CASH FLOW DEBT / GRANTS				\$500		TOTAL EQUITY SOURCES	\$13,873,967
										TOTAL DEBT SOURCES	\$7,974,639	
										TOTAL CAPITALIZATION	\$21,848,606	

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that Tier II Vapor Encroachment Screen was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
<input type="checkbox"/>	Experienced Developer
<input type="checkbox"/>	Overall Feasibility Indicators
<input type="checkbox"/>	Attractive Design
WEAKNESSES/RISKS	
<input type="checkbox"/>	60% of units are 2 BR
<input type="checkbox"/>	Market rate exposure on 20% of the units





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21208 Program(s): 9% HTC

Parmore Jupiter Road

Address/Location: SWQ of E Parker Rd and Jupiter Rd

City: Plano County: Collin Zip: 75074

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Elevator Served Region: 3

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,411,815				\$1,411,815				

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that Tier II Vapor Encroachment Screen was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	40

DEVELOPMENT SUMMARY

New construction of 100 units, targeting the elderly population aged 55+. One 2-story elevator-served building, and 4,525 s.f. of community space. The unit mix is 40% one bedroom units with the other 60% being 2-bedrooms. Twenty (20% of the total) units will be market rate.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Experienced Developer
▫	Overall Feasibility Indicators
▫	Attractive Design

WEAKNESSES/RISKS	
▫	60% of units are 2 BR
▫	Market rate exposure on 20% of the units
▫	

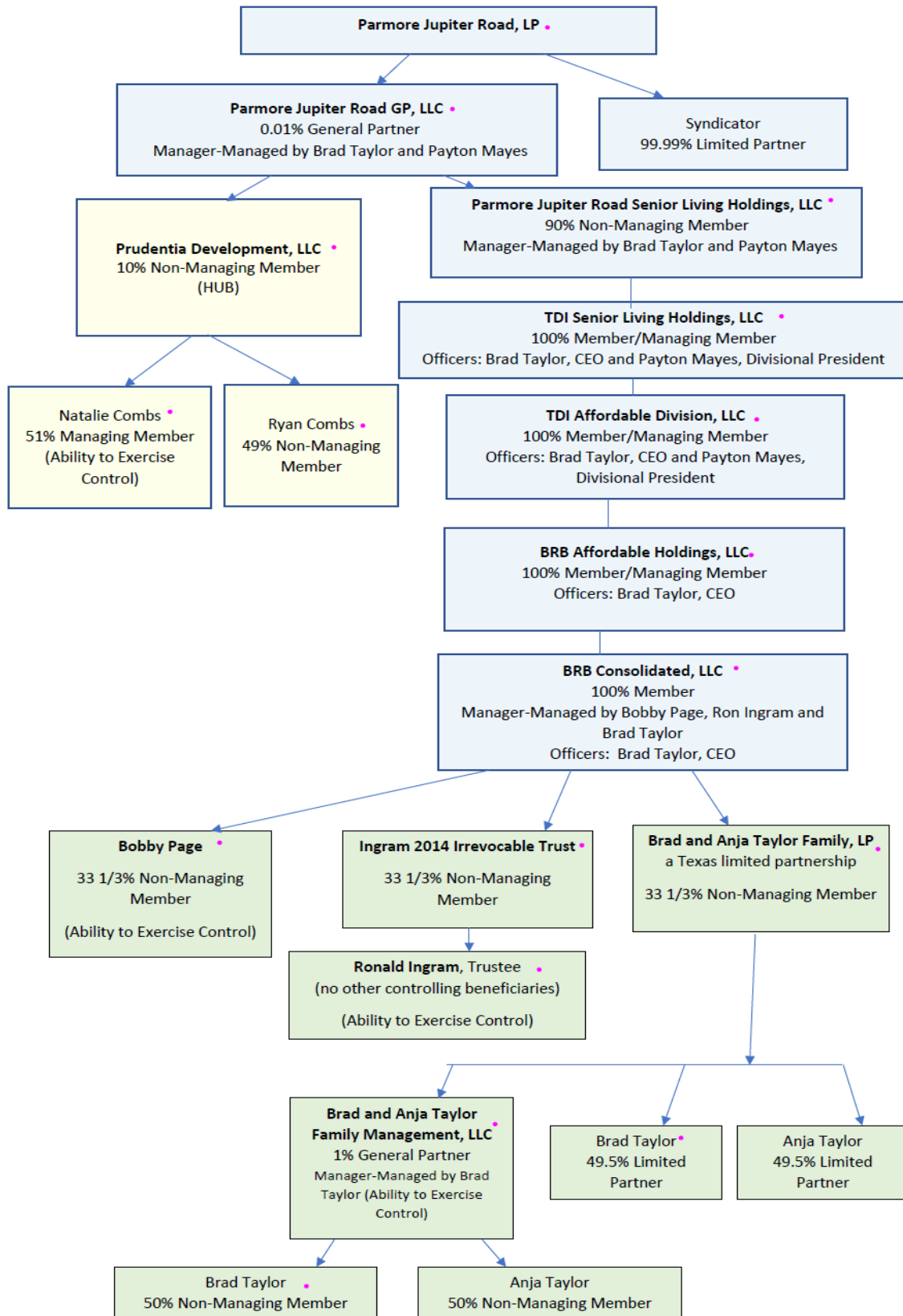
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Payton Mayes
Phone: (214) 451-5903
Relationship: GP/Developer

Name: Ryan Combs
Phone: (512) 983-0422
Relationship: GP

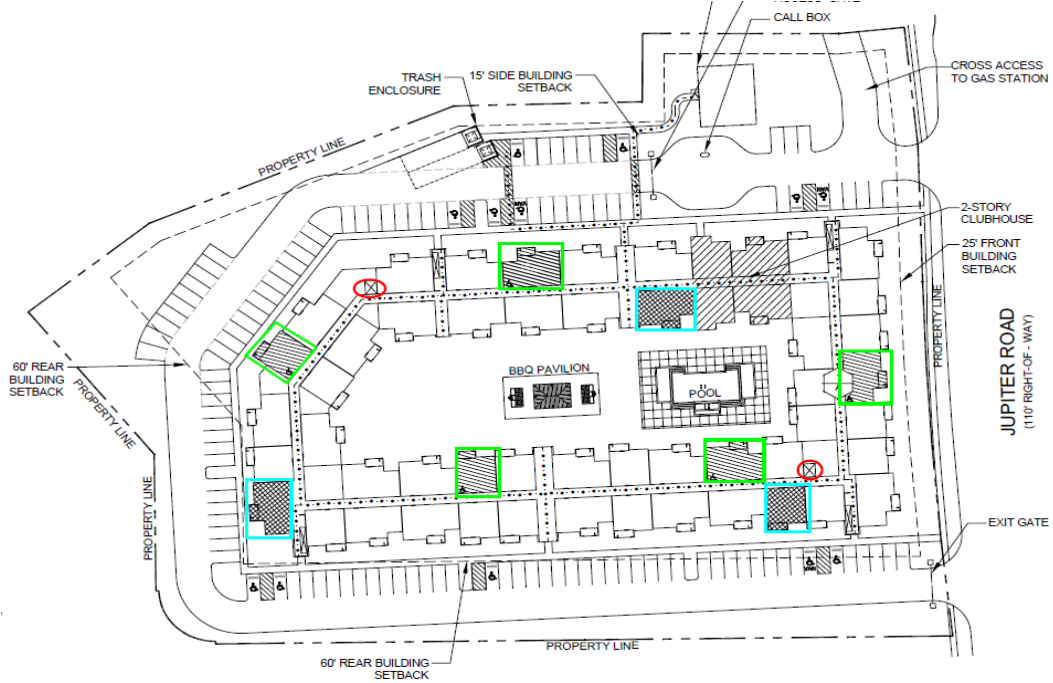
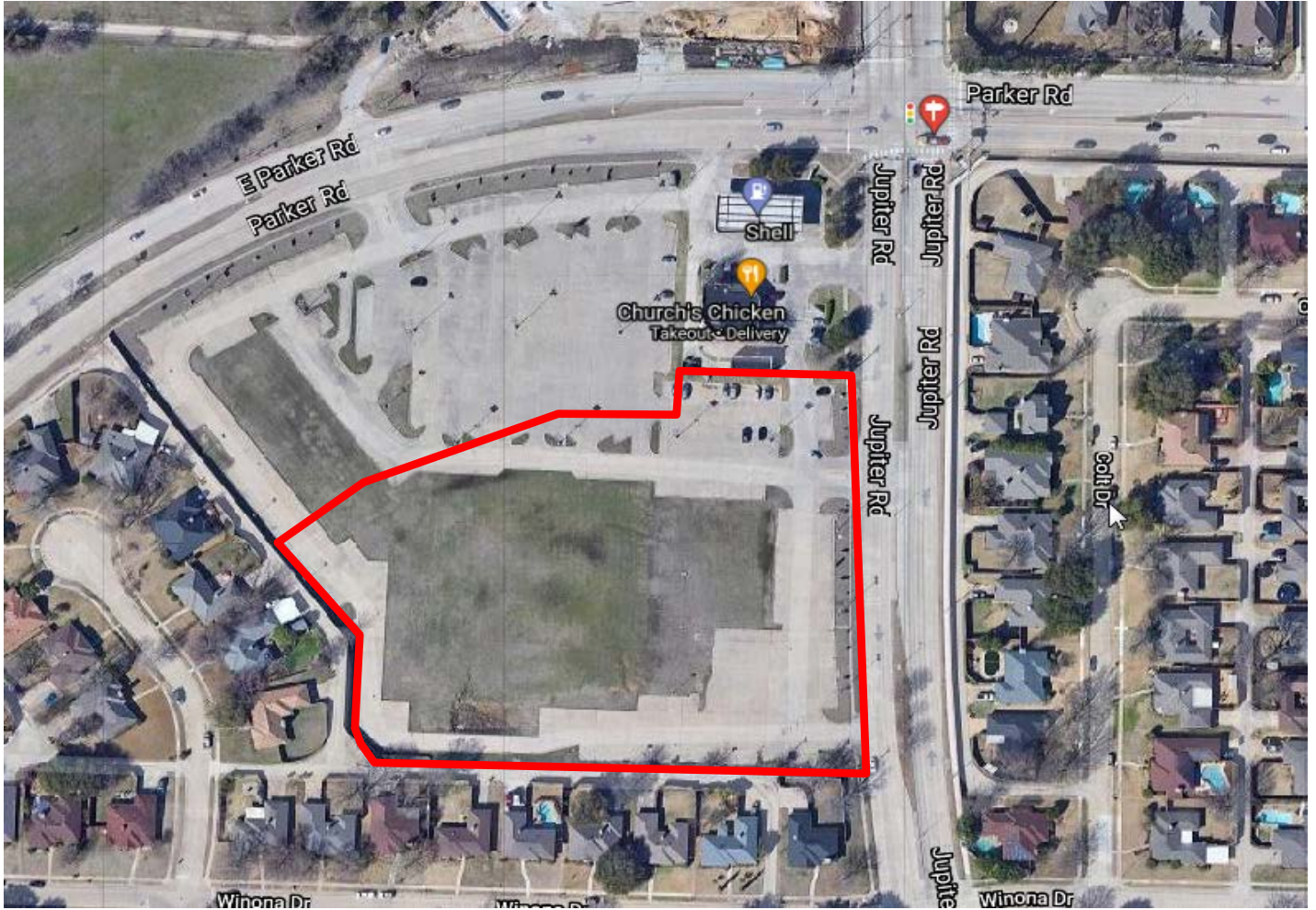
OWNERSHIP STRUCTURE



- Experienced Developer with 5 other LIHTC projects in Texas in the last 2 years. Applicant has an in-house General Contracting and Cost Estimator.

DEVELOPMENT SUMMARY

SITE PLAN



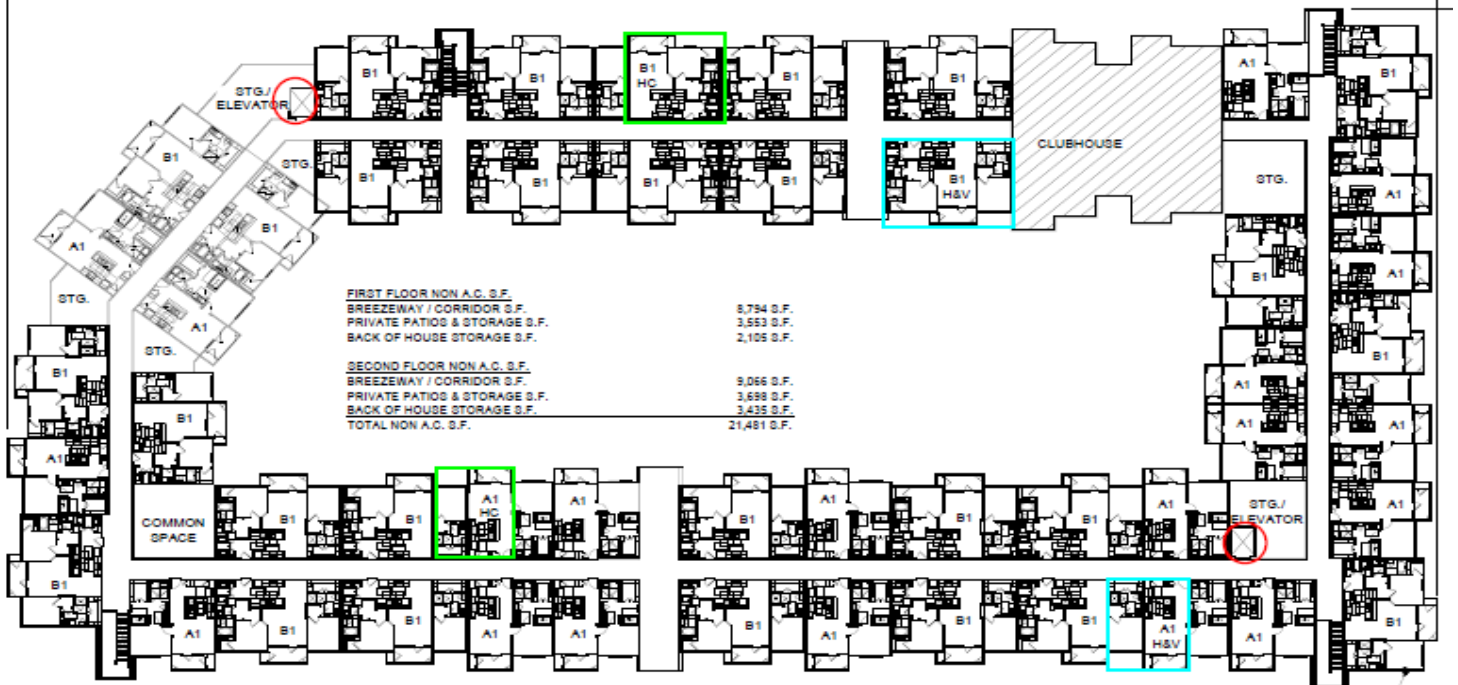
Comments:

Ingress/Egress will be provided by 2 points of access from Jupiter Road.

The property has existing paving, drainage, and utility improvements that will need to be removed and disposed of, including fire lanes and parking, subgrade, storm drain pipes and inlets, sanitary sewer pipes and manholes, water pipes and fittings, pipe embedment, and potentially unknown existing improvements.

One hundred parking spaces required, 120 uncovered spaces will be provided free for tenant use.

BUILDING PLAN (Typical)



Comments:

Standard rectangular units with some articulation, multiple plumbing runs throughout the building, 9 foot ceilings, and wet island kitchens in all 1 bedroom units (40% of the total).

BUILDING ELEVATION



Comments:

A single 2-story, elevator-served building with 9ft ceilings, 6:12 roof pitches, conditioned corridors, above average articulation and 100% masonry exteriors.

BUILDING CONFIGURATION

Building Type	A																		Total Buildings
Floors/Stories	2																		1
Number of Bldgs	1																		1
Units per Bldg	100																		
Total Units	100																		100
Avg. Unit Size (SF)		820 sf	Total NRA (SF)		82,000	Common Area (SF)*			5,258										

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 5.00 acres Density: 20.0 units/acre
Site Control: 5 **Site Plan:** 5 **Appraisal:** NA **ESA:** 8.68
Feasibility Report Survey: 5 **Feasibility Report Engineer's Plan:** 5

Control Type: Contract of Sale

Development Site: 5.00 acres Cost: \$3,702,600 \$37,026 per unit

Seller: SWC Parker/Jupiter, LTD.

Buyer: TDI Affordable Acquisition, LLC

Assignee: TDI Affordable Division, LLC

Related-Party Seller/Identity of Interest: No

Comments:
 The ESA covers the whole parent tract.

SITE INFORMATION

Flood Zone: X Scattered Site? No
 Zoning: Retail Within 100-yr floodplain? No
 Re-Zoning Required? No Utilities at Site? Yes
 Year Constructed: N/A Title Issues? No

Current Uses of Subject Site:
 A concrete paved parking lot and undeveloped land.

Surrounding Uses:
North: Parker Rd, Race Trac gas station and undeveloped land
East: Jupiter Rd, Convenience store / gasoline station and single family residential properties
South: Winona Dr, Single family residential properties
West: Single family residential properties

Other Observations:
 The Retail zoning district permits the use of Independent Living Facility.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Phase Engineering, Inc. Date: 2/10/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- Tier II Vapor Encroachment Screen as part of Phase II ESA, due to the likely impact to the subject property from undocumented petroleum product releases from the current USTs at the east adjoining property (Shell Food Mart).
- Noise mitigation will be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

MARKET ANALYSIS

Provider: Apartment MarketData Date: 3/22/2021
 Contact: Darrell Jack Phone: (210) 530-0040

Primary Market Area (PMA): 27 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Collin County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,640	\$11,640	\$13,968	\$13,968	---	---	---
	Max	\$18,120	\$20,700	\$23,280	\$25,860	---	---	---
50% AMGI	Min	\$19,392	\$19,392	\$23,280	\$23,280	---	---	---
	Max	\$30,200	\$34,500	\$38,800	\$43,100	---	---	---
60% AMGI	Min	\$23,280	\$23,280	\$27,936	\$27,936	---	---	---
	Max	\$36,240	\$41,400	\$46,560	\$51,720	---	---	---

AFFORDABLE HOUSING INVENTORY								
Competitive Supply (Proposed, Under Construction, and Unstabilized)								
File #	Development			In PMA?	Type	Target Population	Comp Units	Total Units
20155	Gala at Premier			Yes	New	Elderly	77	97
Other Affordable Developments in PMA since 2016								
18096	Patriot Park Family				New	General	n/a	139
Stabilized Affordable Developments in PMA							Total Units	623
							Total Developments	3
							Average Occupancy	100%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Gala at Premier (#20155) is an awarded 9% property in the PMA with 77 units that will directly compete with Subject. Market Analyst has included these units in their demand calculation.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	36,639			
Senior Households in the Primary Market Area	13,605			
Potential Demand from the Primary Market Area	3,755			
10% External Demand	376			
Potential Demand from Other Sources				
GROSS DEMAND	4,131			
Subject Affordable Units	80			
Unstabilized Competitive Units	77			
RELEVANT SUPPLY	157			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.8%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
--------------------	---------------------------	---------------------	--------------	------------------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst					Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	381	38	8	8	4%					
50% AMGI	1,498	150	32	31	4%					
60% AMGI	1,876	188	40	38	4%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst					Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	380	38	3	3	1%					
1 BR/50%	196	20	13	10	11%					
1 BR/60%	835	84	16	12	3%					
2 BR/30%	211	21	5	5	4%					
2 BR/50%	97	10	19	21	37%					
2 BR/60%	741	74	24	26	6%					

Market Analyst Comments:

There was a 10.6% increase in population in the Primary Market Area from 2000 to 2010. Between 2000 and 2010, the number of households increased by 11.8% as households relocated out of older units. The population is projected to increase through the year 2025. At that time, the population is expected to be 108,992. This represents an overall growth of 37.2% between 2010 and 2025. (p. 6)

Based on straight-line delineation of the household growth alone between the years of 2022 to 2026, the HISTA data estimates that the primary market area will require an additional 1,414 rental dwelling units overall, including 911 senior rental units. This reflects the aging of the population within the Primary Market Area.(p. 9)

The overall occupancy reported in the market is 96.2%. (p. 12)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$529,844	Avg. Rent:	\$964	Expense Ratio:	51.5%
Debt Service:	\$452,858	B/E Rent:	\$895	Controllable Expenses:	\$3,099
Net Cash Flow:	\$76,986	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,202
Aggregate DCR:	1.17	B/E Occupancy:	86.0%	Program Rent Year:	2020

All restricted units underwritten at full HTC Program rent.

Twenty (20% of total units) are market rate units with premiums on average of \$144 above 60% net HTC rents.

Average rent with 1 month concession on 60% & Market rate units is \$15 over break-even, but concessions are likely unnecessary with subject's market units offering on average a 12% discount to market rents.

Breakeven occupancy occurs with 14 units vacant (underwritten at 7).

Pro Forma exhibits feasibility throughout the 35-year term. NOI can support a 13 basis point increase in the permanent loan rate (up to 4.63% vs. projected rate of 4.50%) before going below 1.15 DCR threshold.

As presented, 15 year residual cash flow is \$955K with a deferral of 35% of the developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$740,520/ac	\$37,177/unit	\$3,717,700	Contractor Fee	\$1,512,081
Off-site + Site Work		\$21,400/unit	\$2,140,000	Soft Cost + Financing	\$2,897,163
Building Cost	\$97.00/sf	\$79,540/unit	\$7,954,000	Developer Fee	\$2,138,505
Contingency	7.00%	\$7,066/unit	\$706,580	Reserves	\$782,577
Total Development Cost	\$218,486/unit		\$21,848,606	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Site Work:

Certified \$1.49M (\$14.9K/unit) for grading, paving, concrete and utility costs. Amenity cost of \$650K (\$6.5K/unit) was not included in certification, but is comprised of \$283K for landscaping, \$170K pool and decking, \$28K playgrounds, \$142K for fencing, \$27K for equipment and furniture.

Building Cost:

TDHCA's typical cost methodology using Marshal & Swift's ("M&S") average quality construction values adjusted for increasing lumber costs results in a total building cost estimate of \$8.99M (\$90K/unit - \$109.73/sf), which is \$1M (11.6%) higher than the Applicant's budget.

Applicant limited eligible basis by \$1,066,000 for scoring purposes.

Comments:

Applicant's total development costs are 3.4% (\$760K) lower than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule. Should the Underwriter's higher total cost estimate be realized, the development would remain feasible with additional deferred fee.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$21,848,606	\$15,083,489	\$1,411,815

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citi	Conventional Loan	\$15,775,000	4.00%	72%
Citi	HTC	\$5,256,141	\$0.93	24%
City of Plano	\$11.9(d)(2)LPS Contribution	\$500	0.00%	0%
Parmore Jupiter Road Affordable Development, LLC	Deferred Fee	\$817,465	0.00%	4%
		\$21,849,106	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi	\$7,974,139	4.50%	35	15	\$7,974,139	4.50%	35	15	36%
City of Plano	\$500	Fee Waivers			\$500	Fee Waivers			0%
Total	\$7,974,639				\$7,974,639				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Citi	\$13,128,567	\$0.93		\$13,128,563	\$0.93	60%	
Parmore Jupiter Road Affordable Development, LLC	\$745,400		35%	\$745,404		3%	35%
Total	\$13,873,967			\$13,873,967			
				\$21,848,606	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.983	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.862	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$21,848,606
Permanent Sources (debt + non-HTC equity)	\$7,974,639
Gap in Permanent Financing	\$13,873,967

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,128,563	\$1,411,815
Needed to Balance Sources & Uses	\$13,873,967	\$1,491,974
Requested by Applicant	\$13,128,563	\$1,411,815

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,128,563	\$1,411,815

Deferred Developer Fee	\$745,404	(35% deferred)
Repayable in	8 years	

Comments:

Recommended credit allocation is \$1,411,815 as requested by the Applicant.

Underwriter: Diamond Unique Thompson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Parmore Jupiter Road, Plano, 9% HTC #21208

LOCATION DATA	
CITY:	Plano
COUNTY:	Collin
Area Median Income	\$86,200
PROGRAM REGION:	3
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	40	40.0%	0	0
2	60	60.0%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	100	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	80.00%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	820 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	32	40	-	-	20	100
Income	% Total	0.0%	8.0%	0.0%	32.0%	40.0%	0.0%	0.0%	20.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$485	3	1	1	700	\$485	\$43	\$442	\$0	\$0.63	\$442	\$1,326	\$1,326	\$442	\$1	\$0	\$1,056	\$1.51	\$1,184
TC 50%	\$808	13	1	1	700	\$808	\$43	\$765	\$0	\$1.09	\$765	\$9,945	\$9,945	\$765	\$1	\$0	\$1,056	\$1.51	\$1,184
TC 60%	\$970	16	1	1	700	\$970	\$43	\$927	\$0	\$1.32	\$927	\$14,832	\$14,832	\$927	\$1	\$0	\$1,056	\$1.51	\$1,184
MR		8	1	1	700	\$0	\$43		NA	\$1.51	\$1,056	\$8,448	\$8,448	\$1,056	\$2	NA	\$1,056	\$1.51	\$1,184
TC 30%	\$582	5	2	2	900	\$582	\$55	\$527	\$0	\$0.59	\$527	\$2,635	\$2,635	\$527	\$1	\$0	\$1,267	\$1.41	\$1,415
TC 50%	\$970	19	2	2	900	\$970	\$55	\$915	\$0	\$1.02	\$915	\$17,385	\$17,385	\$915	\$1	\$0	\$1,267	\$1.41	\$1,415
TC 60%	\$1,164	24	2	2	900	\$1,164	\$55	\$1,109	\$0	\$1.23	\$1,109	\$26,616	\$26,616	\$1,109	\$1	\$0	\$1,267	\$1.41	\$1,415
MR		12	2	2	900	\$0	\$55		NA	\$1.41	\$1,267	\$15,204	\$15,204	\$1,267	\$1	NA	\$1,267	\$1.41	\$1,415
TOTALS/AVERAGES:		100			82,000				\$0	\$1.18	\$964	\$96,391	\$96,391	\$964	\$1.18	\$0	\$1,183	\$1.44	\$1,323

ANNUAL POTENTIAL GROSS RENT:	\$1,156,692	\$1,156,692
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STABILIZED PRO FORMA

Parmore Jupiter Road, Plano, 9% HTC #21208

STABILIZED FIRST YEAR PRO FORMA												
	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Senior Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.18	\$964	\$1,156,692	\$1,156,692	\$964	\$1.18		0.0%	\$0
Late Fees, App Fees, Pet Fees					\$20.00	\$24,000						
Total Secondary Income					\$20.00		\$24,000	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,180,692	\$1,180,692				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(88,552)	(88,552)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$1,092,140	\$1,092,140				0.0%	\$0

General & Administrative	\$54,071	\$541/Unit	\$48,364	\$484	3.49%	\$0.46	\$381	\$38,100	\$48,364	\$484	\$0.59	4.43%	-21.2%	(10,264)
Management	\$46,143	3.5% EGI	\$50,453	\$505	4.50%	\$0.60	\$491	\$49,146	\$49,146	\$491	\$0.60	4.50%	0.0%	(0)
Payroll & Payroll Tax	\$134,915	\$1,349/Unit	\$140,902	\$1,409	11.66%	\$1.55	\$1,273	\$127,300	\$127,300	\$1,273	\$1.55	11.66%	0.0%	-
Repairs & Maintenance	\$70,049	\$700/Unit	\$81,838	\$818	5.72%	\$0.76	\$625	\$62,500	\$65,000	\$650	\$0.79	5.95%	-3.8%	(2,500)
Electric/Gas	\$24,539	\$245/Unit	\$16,231	\$162	1.55%	\$0.21	\$170	\$16,955	\$16,231	\$162	\$0.20	1.49%	4.5%	724
Water, Sewer, & Trash	\$72,700	\$727/Unit	\$46,101	\$461	5.96%	\$0.79	\$650	\$65,045	\$46,101	\$461	\$0.56	4.22%	41.1%	18,944
Property Insurance	\$36,391	\$0.44 /sf	\$42,918	\$429	5.02%	\$0.67	\$549	\$54,851	\$54,851	\$549	\$0.67	5.02%	0.0%	-
Property Tax (@ 100%) 2.0257	\$112,096	\$1,121/Unit	\$44,374	\$444	11.01%	\$1.47	\$1,202	\$120,199	\$110,661	\$1,107	\$1.35	10.13%	8.6%	9,538
Reserve for Replacements					2.29%	\$0.30	\$250	\$25,000	\$25,000	\$250	\$0.30	2.29%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.29%	\$0.04	\$32	\$3,200	\$3,200	\$32	\$0.04	0.29%	0.0%	-
TOTAL EXPENSES					51.49%	\$6.86	\$5,623	\$562,296	\$545,854	\$5,459	\$6.66	49.98%	3.0%	\$ 16,442
NET OPERATING INCOME ("NOI")					48.51%	\$6.46	\$5,298	\$529,844	\$546,286	\$5,463	\$6.66	50.02%	-3.0%	\$ (16,442)

CONTROLLABLE EXPENSES	\$3,099/Unit	\$3,030/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Parmore Jupiter Road, Plano, 9% HTC #21208

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE							
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Citi		1.21	1.17	452,858	4.50%	35	15	\$7,974,139	\$7,974,139	15	35	4.50%	\$452,858	1.17	36.5%
CASH FLOW DEBT / GRANTS															
City of Plano		1.21	1.17		0.00%	0	0	\$500	\$500	0	0	0.00%		1.17	0.0%
				\$452,858	TOTAL DEBT / GRANT SOURCES			\$7,974,639	\$7,974,639	TOTAL DEBT SERVICE			\$452,858	1.17	36.5%
NET CASH FLOW		\$93,428	\$76,986				APPLICANT	NET OPERATING INCOME			\$529,844	\$76,986	NET CASH FLOW		

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Parmore Jupiter Road Affordable Development	Deferred Developer Fees	3.4%	(35% Deferred)		\$745,400	\$745,404	(35% Deferred)		3.4%	Total Developer Fee: \$2,138,505	
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%		
TOTAL EQUITY SOURCES		63.5%			\$13,873,967	\$13,873,967			63.5%		
TOTAL CAPITALIZATION						\$21,848,606	\$21,848,606				15-Yr Cash Flow after Deferred Fee: \$954,628

DEVELOPMENT COST / ITEMIZED BASIS											
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS				COST VARIANCE	
	Eligible Basis		Total Costs			Eligible Basis		Total Costs		%	\$
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition				
Land Acquisition			\$37,026 / Unit	\$3,702,600	\$3,702,600	\$37,026 / Unit			0.0%	\$0	
Closing costs & acq. legal fees				\$15,100	\$15,100				0.0%	\$0	
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0	
Site Work		\$1,490,000	\$14,900 / Unit	\$1,490,000	\$1,490,000	\$14,900 / Unit	\$1,490,000		0.0%	\$0	
Site Amenities		\$650,000	\$6,500 / Unit	\$650,000	\$650,000	\$6,500 / Unit	\$650,000		0.0%	\$0	
Building Cost		\$6,888,000	\$97.00 /sf	\$79,540/Unit	\$7,954,000	\$8,997,683	\$89,977/Unit	\$109.73 /sf	\$6,888,000	-11.6%	(\$1,043,683)
Contingency		\$631,960	7.00%	7.00%	\$706,580	\$706,580	6.34%	7.00%	\$631,960	0.0%	\$0
Contractor Fees		\$1,352,394	14.00%	14.00%	\$1,512,081	\$1,512,081	12.77%	14.00%	\$1,352,394	0.0%	\$0
Soft Costs	\$0	\$1,080,450	\$10,805 / Unit	\$1,080,450	\$1,080,450	\$10,805 / Unit	\$1,080,450	\$0	0.0%	\$0	
Financing	\$0	\$1,023,272	\$18,167 / Unit	\$1,816,713	\$1,816,713	\$18,167 / Unit	\$1,023,272	\$0	0.0%	\$0	
Developer Fee	\$0	\$1,967,412	15.00%	15.00%	\$2,138,505	\$2,138,505	13.98%	15.00%	\$1,967,412	0.0%	\$0
Reserves			9 Months	\$782,577	\$499,356	6 Months			56.7%	\$283,221	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$15,083,489	\$218,486 / Unit	\$21,848,606	\$22,609,068	\$226,091 / Unit	\$15,083,488	\$0	-3.4%	(\$760,462)
Acquisition Cost	\$0			\$0							
Contingency		\$0		\$0							
Contractor's Fee		\$0		\$0							
Financing Cost		\$0		\$0							
Developer Fee	\$0	\$0	15.00%	\$0							
Reserves				\$0							
ADJUSTED BASIS / COST		\$0	\$15,083,489	\$218,486/unit	\$21,848,606	\$22,609,068	\$226,091/unit	\$15,083,488	\$0	-3.4%	(\$760,462)
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$21,848,606					

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Parmore Jupiter Road, Plano, 9% HTC #21208

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$15,083,489	\$0	$15,083,488
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$15,083,489	\$0	\$15,083,488
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$19,608,535	\$0	\$19,608,535
Applicable Fraction	80.00%	80.00%	80%	80%
TOTAL QUALIFIED BASIS	\$0	\$15,686,828	\$0	\$15,686,828
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,411,815	\$0	\$1,411,814
CREDITS ON QUALIFIED BASIS	\$1,411,815		\$1,411,814	

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.9299	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,411,815	\$13,128,563	----	----	----
Needed to Fill Gap	\$1,491,974	\$13,873,967	----	----	----
Applicant Request	\$1,411,815	\$13,128,563	\$1,411,815	\$0	\$0

BUILDING COST ESTIMATE

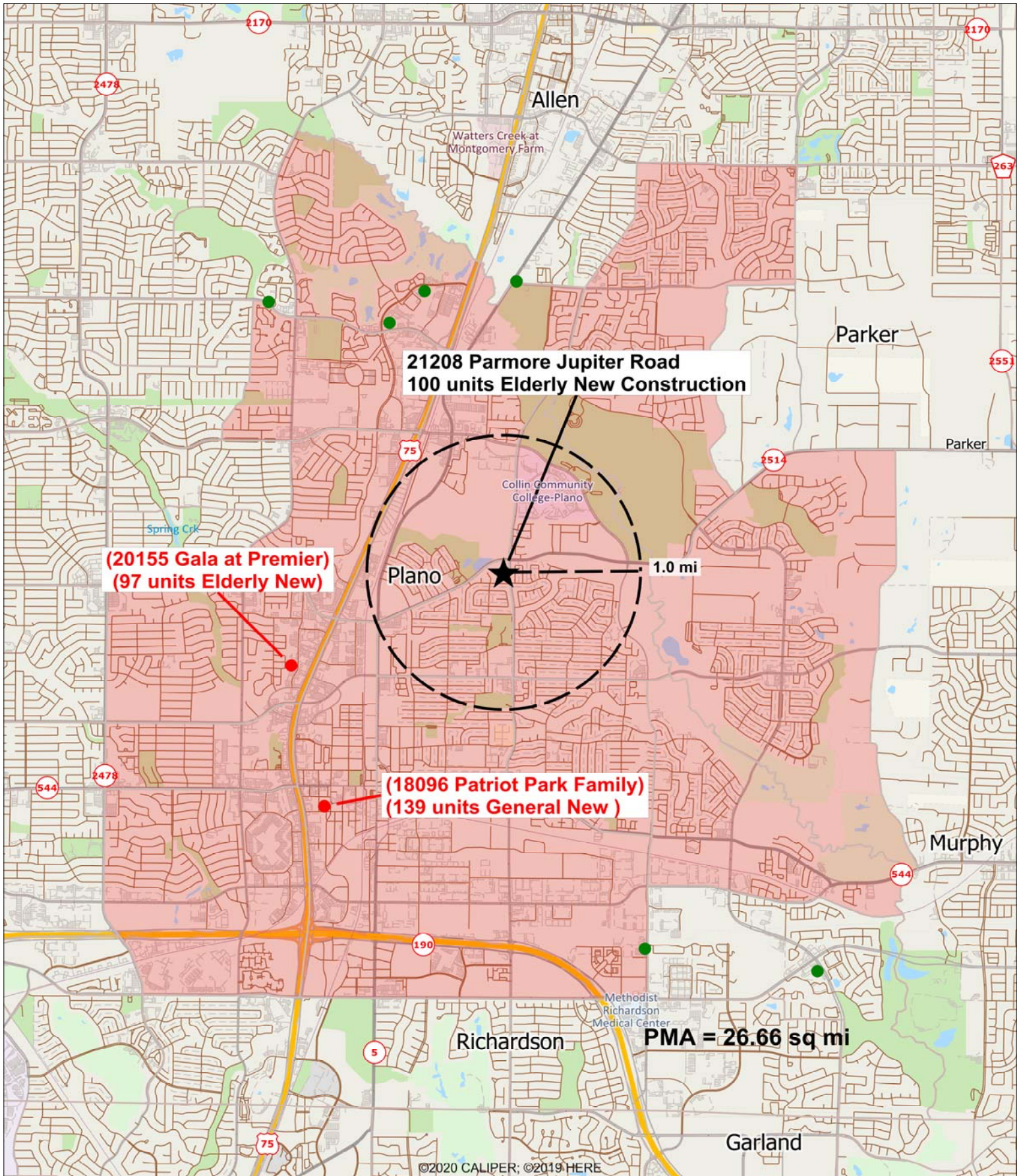
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Elevator Served	82,000 SF	\$77.22	6,332,040
Adjustments				
Exterior Wall Finish	8.00%		6.18	\$506,563
Elderly	3.00%		2.32	189,961
9-Ft. Ceilings	4.00%		3.09	253,282
Roof Adjustment(s)			1.22	100,000
Subfloor			(0.93)	(75,850)
Floor Cover			2.56	209,920
Enclosed Corridors	\$68.77	17,860	14.98	1,228,232
Balconies	\$29.26	7,433	2.65	217,524
Plumbing Fixtures	\$1,080	180	2.37	194,400
Rough-ins	\$530	200	1.29	106,000
Built-In Appliances	\$1,830	100	2.23	183,000
Exterior Stairs	\$2,460	4	0.12	9,840
Heating/Cooling			2.34	191,880
Storage Space	\$68.77	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$95.74	4,525	5.28	433,239
Elevators	\$90,000	2	2.20	180,000
Other:			0.00	0
Fire Sprinklers	\$2.88	104,385	3.67	300,629
SUBTOTAL			128.79	10,560,661
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			128.79	\$10,560,661
Plans, specs, survey, bldg permits	3.30%		(4.25)	(\$348,502)
Contractor's OH & Profit	11.50%		(14.81)	(1,214,476)
NET BUILDING COSTS		\$89,977/unit	\$109.73/sf	\$8,997,683

Long-Term Pro Forma

Parmore Jupiter Road, Plano, 9% HTC #21208

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,092,140	\$1,113,983	\$1,136,263	\$1,158,988	\$1,182,168	\$1,305,209	\$1,441,056	\$1,591,042	\$1,756,639	\$1,939,471	\$2,141,333
TOTAL EXPENSES	3.00%	\$562,296	\$578,673	\$595,532	\$612,887	\$630,752	\$728,278	\$841,033	\$971,408	\$1,122,177	\$1,296,547	\$1,498,237
NET OPERATING INCOME ("NOI")		\$529,844	\$535,309	\$540,730	\$546,101	\$551,416	\$576,930	\$600,023	\$619,634	\$634,462	\$642,924	\$643,096
EXPENSE/INCOME RATIO		51.5%	51.9%	52.4%	52.9%	53.4%	55.8%	58.4%	61.1%	63.9%	66.9%	70.0%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858	\$452,858
DEBT COVERAGE RATIO		1.17	1.18	1.19	1.21	1.22	1.27	1.32	1.37	1.40	1.42	1.42
ANNUAL CASH FLOW												
ANNUAL CASH FLOW		\$76,986	\$82,452	\$87,872	\$93,243	\$98,558	\$124,072	\$147,165	\$166,776	\$181,604	\$190,066	\$190,239
Deferred Developer Fee Balance		\$668,418	\$585,966	\$498,094	\$404,851	\$306,293	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$263,822	\$954,628	\$1,750,920	\$2,631,493	\$3,567,804	\$4,522,401

21208 Parmore Jupiter Road PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21228 El Jardin - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21228	TDHCA Program	Request	Recommended	
Development	El Jardin	LIHTC (9% Credit)	\$1,180,840	\$1,180,840	\$26,837/Unit \$0.88
City / County	Brownsville / Cameron				
Region/Area	11 / Urban				
Population	General				
Set-Aside	General				
Activity	Adaptive Re-Use				

KEY PRINCIPALS / SPONSOR		
The Housing Authority of the City of Brownsville Carla Mancha Miguel Herrera		
Related Parties	Contractor - TBD	Seller - Yes

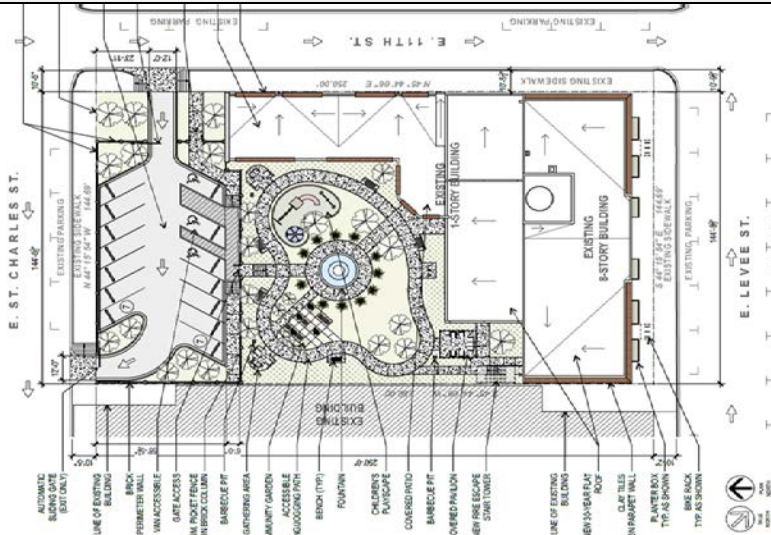
TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	36%	30%	5	11%
2	19	43%	40%	-	0%
3	9	20%	50%	9	20%
4	-	0%	60%	30	68%
			70%	-	0%
			80%	-	0%
			MR	-	✓
TOTAL	44	100%	TOTAL	44	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.31	Expense Ratio	✗ 69.3%
Breakeven Occ.	✓ 85.8%	Breakeven Rent	\$673
Average Rent	\$726	B/E Rent Margin	✗ \$53
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$5,624/unit	Controllable	\$3,476/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓		3.3%
Highest Unit Capture Rate	✓ 9%	3 BR/60%	4
Dominant Unit Cap. Rate	✓ 6%	2 BR/60%	14
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	44		100% Total Units

DEVELOPMENT COST SUMMARY			
Costs Underwritten		TDHCA's Costs - Based on PCA	
Avg. Unit Size	977 SF	Density	53.0/acre
Acquisition		\$18K/unit	\$780K
Building Cost	\$197.05/SF	\$193K/unit	\$8,472K
Hard Cost		\$232K/unit	\$10,225K
Total Cost		\$422K/unit	\$18,549K
Developer Fee	\$2,760K	(10% Deferred)	Paid Year: 12
Contractor Fee	\$1,437K	30% Boost	Yes

REHABILITATION COSTS / UNIT			
Site Work	\$14K 6%	Finishes/Fixtures	\$73K 31%
Building Shell	\$89K 38%	Amenities	\$5K 2%
HVAC	\$28K 12%	Total Exterior	### 51%
Appliances	\$3K 1%	Total Interior	### 49%

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
International Bank of Commerce	15/30	5.00%	\$1,300,000	1.31	City of Brownsville	0/0	0.00%	\$1,000	1.31	42 Equity Partners	\$10,391,392	
Brownsville Housing Opportunity C	50/	3.00%	\$450,000	1.31						42 Equity Partners-Federal Historic	\$2,728,616	
										42 Equity Partners- State Historic	\$3,410,792	
TOTAL DEBT (Must Pay)			\$1,750,000		CASH FLOW DEBT / GRANTS			\$1,000		TOTAL EQUITY SOURCES	\$16,797,820	
											TOTAL DEBT SOURCES	\$1,751,000
											TOTAL CAPITALIZATION	\$18,548,820

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a. Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b. Provide an Accountant's Report identifying all cost that should be allocated to the commercial space and excluded from eligible basis.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

	AERIAL PHOTOGRAPH(S)																
<table border="1"> <thead> <tr> <th align="center" colspan="2">RISK PROFILE</th> </tr> <tr> <th align="center" colspan="2">STRENGTHS/MITIGATING FACTORS</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td>All units have rental assistance</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Low gross capture rate</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Developer experience</td> </tr> <tr> <th align="center" colspan="2">WEAKNESSES/RISKS</th> </tr> <tr> <td><input type="checkbox"/></td> <td>Low parking ratio</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Low long term cash flow</td> </tr> </tbody> </table>	RISK PROFILE		STRENGTHS/MITIGATING FACTORS		<input type="checkbox"/>	All units have rental assistance	<input type="checkbox"/>	Low gross capture rate	<input type="checkbox"/>	Developer experience	WEAKNESSES/RISKS		<input type="checkbox"/>	Low parking ratio	<input type="checkbox"/>	Low long term cash flow	
RISK PROFILE																	
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AREA MAP																	



DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21228 Program(s): 9% HTC

El Jardin

Address/Location: 1114 E Levee St

City: Brownsville County: Cameron Zip: 78520

Population: General Program Set-Aside: General Area: Urban

Activity: Adaptive Re-Use Building Type: Elevator Served Region: 11

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,180,840				\$1,180,840				

CONDITIONS

- Receipt and acceptance by Cost Certification:
 - a. Architect certification that a noise assessment was completed, and that all recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b. Provide an Accountant's Report identifying all cost that should be allocated to the commercial space and excluded from eligible basis.
- Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	9
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

El Jardin is an adaptive re-use of a historic hotel into general residential housing in Brownsville. The eight-story reinforced concrete structure dating back to 1926, will be reconstructed inside while maintaining the historic exterior, elevator lobby and as many windows as possible. It is owned by the Housing Authority of the City of Brownsville (HACB), which has a Rental Assistance Demonstration Program (RAD) award letter that covers all 44 units being proposed. The proposed unit mix will be 16 one- bedroom units, 19 two-bedroom units and 9 three- bedroom units.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	All units have rental assistance
▫	Low gross capture rate
▫	Developer experience
▫	

WEAKNESSES/RISKS	
▫	Low parking ratio
▫	Low long term cash flow
▫	
▫	

DEVELOPMENT TEAM

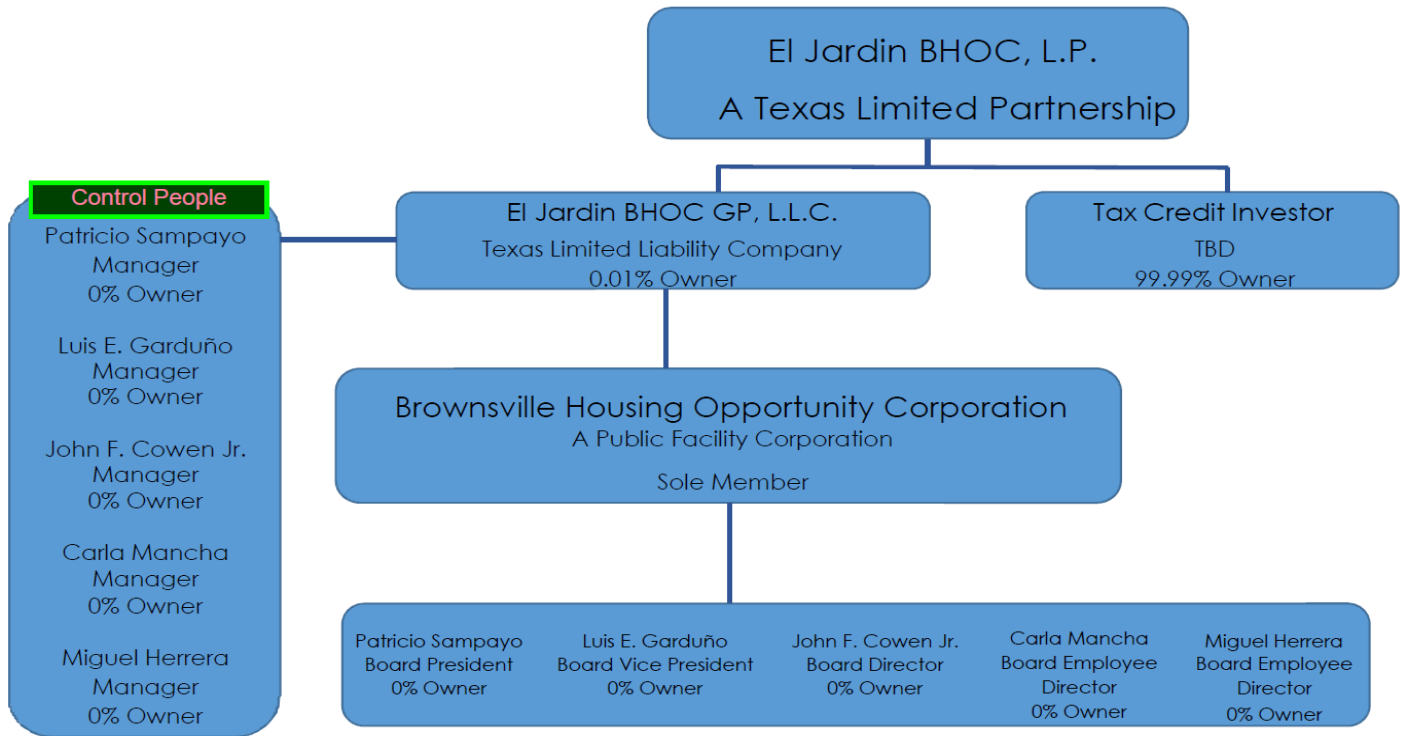
PRIMARY CONTACTS

Name: Carla Mancha
 Phone: (956) 214-1530
 Relationship: Developer - Board Employee

Name: Miguel Herrera
 Phone: (956) 214-1535
 Relationship: Developer - Board Employee

OWNERSHIP STRUCTURE

OWNERSHIP ORGANIZATIONAL CHART



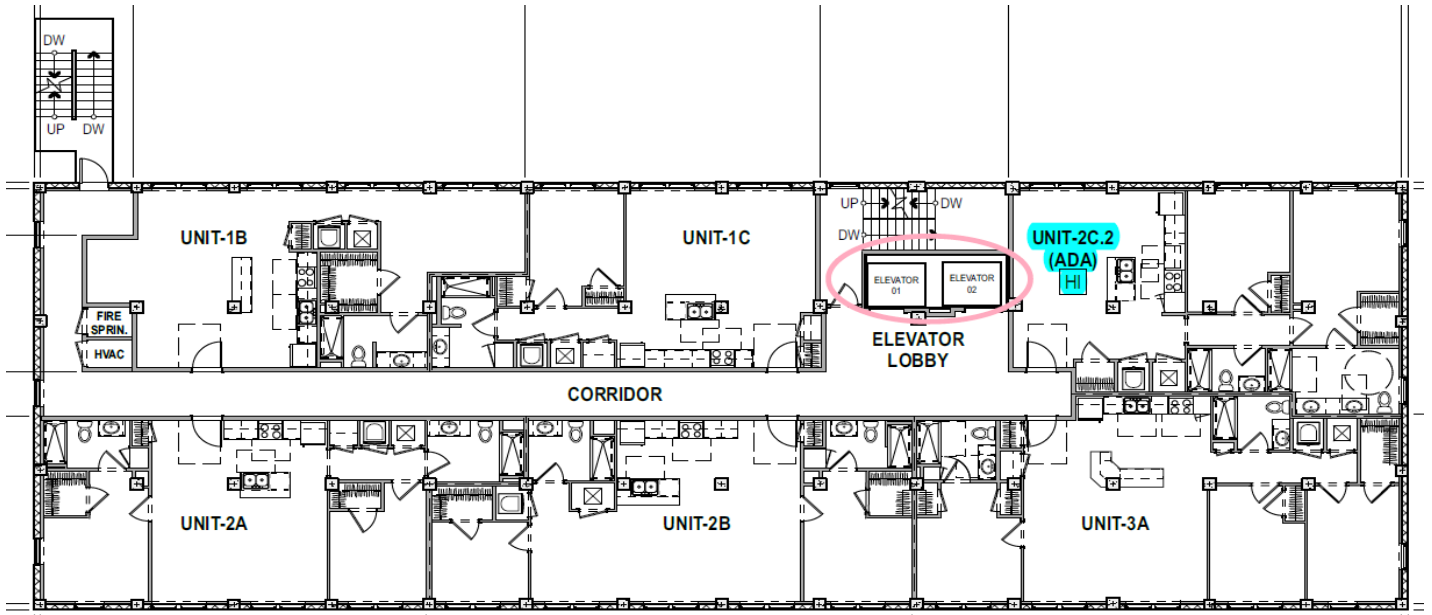
- Brownsville Housing Authority serves more than 1,000 low-income families, including over 2,163 families housed through the Housing Choice Voucher Program and another 500 living in 6 public housing and tax credit developments around the city. HACB administers the largest Lower Rio Grande Valley public housing and voucher programs. The Brownsville Housing Opportunity Corporation (BHOC) is the nonprofit and an instrumentality of the Housing Authority of the City of Brownsville (HACB). BHOC is the sole member of the El Jardin's General Partner and Developer. <http://www.hacb.us/>

Comments:

Levee Street and E. 11th Street provide ingress and egress to the site. The topography is flat and drains to public streets and drainage structures. Site amenities include a fountain, covered pavilion, barbeque pit, community garden, children's playscape, bike racks, furnished fitness center, business center with internet access, community kitchen, and conditioned remote storage units in the basement, at no cost, to the residents.

14 total parking spaces will be provided and 3 parking spaces will be ADA spaces. There is no minimum parking requirement in the "O11 Historic Overlay District".

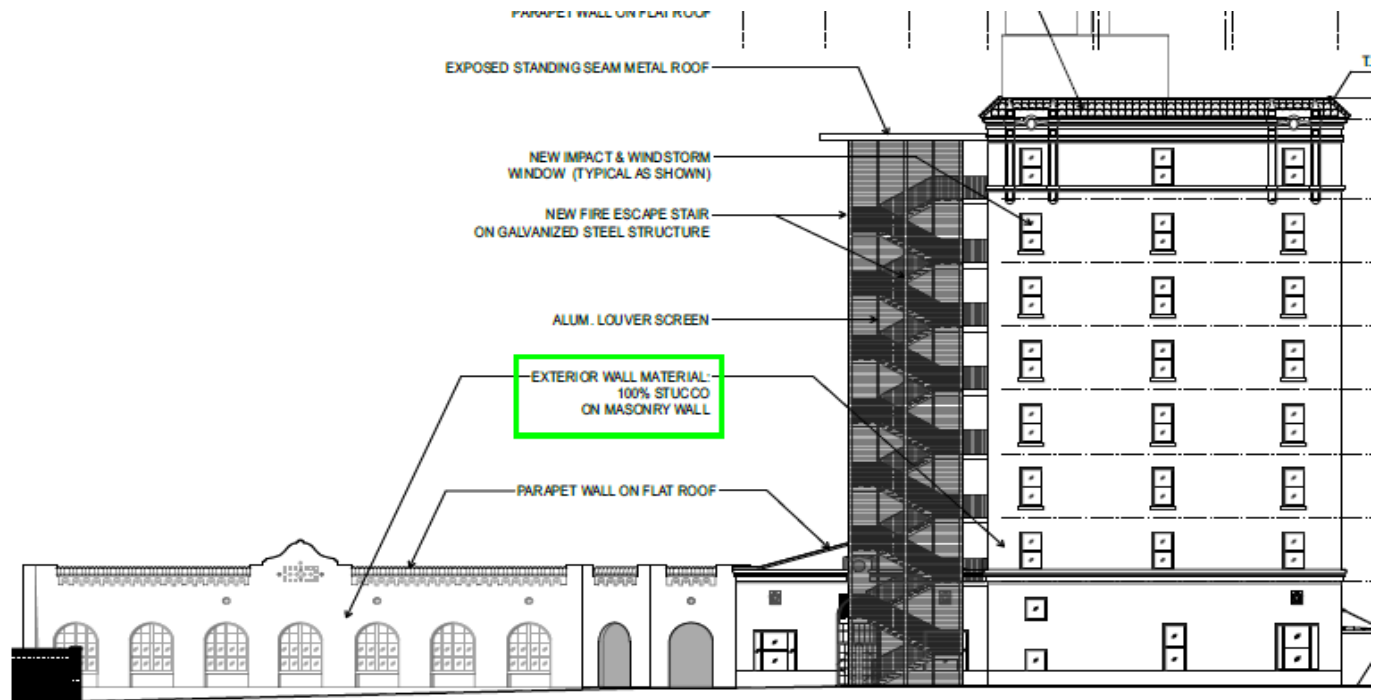
BUILDING PLAN (Typical)



Comments:

General unit features: single vanities and double vanities in some units, wet kitchen islands, walk-in closets in the master bedroom, in-unit washer and dryers, conditioned corridors. The plumbing run is efficient and there are two elevators serving the floors.

BUILDING ELEVATION



Comments:

There is standard articulation, 100% stucco on masonry on the exterior walls with a flat roof that has parapets. There are no balconies for the units, but there large windows on the first floor. The first floor will contain a leasable space estimated to cost about \$38K in which the use has not been determined. The exterior part of the leasable space will include: masonry (2,235 sq.ft. of wall), 2 windstorm/impact door and transom storefront systems, and 3 windstorm/impact window system. There will be no interior improvements for the leasable space.

Comments:

There is a ground lease with a maturity date of September 30, 2072 between the non-profit GP or affiliates as landlord and the LIHTC partnership.

APPRAISED VALUE

Appraiser: Scroggin Appraisal Services Date: 1/28/2021

Land as Vacant: 0.9 acres	\$392,000	Per Unit:	\$8,909
Existing Buildings: (as-is)	\$533,000	Per Unit:	\$12,114
Total Development: (as-is)	\$925,000	Per Unit:	\$21,023

Comments:

The Appraisal indicates the value of the land as if vacant at \$392,000.
The Appraisal indicates the value of the total development as-is, as-restricted at \$925,000.

SITE INFORMATION

Flood Zone: Zone X	Scattered Site? No
Zoning: Downtown Core (DC)	Within 100-yr floodplain? No
Re-Zoning Required? No	Utilities at Site? Yes
Year Constructed: 0	Title Issues? No

Current Uses of Subject Site:

Unused former hotel building

Surrounding Uses:

North: commercial
South: commercial
West: commercial
East: commercial

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: GIBCO Environmental, LLC Date: 2/3/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- No on-site RECs were identified.
- A noise study is required for the property since the site is less than 3000 feet from an active railroad.

Comments:

Testing for lead in the drinking water is not necessary because all water piping will be replaced during the renovation.

MARKET ANALYSIS

Provider: Gibson Consulting, LLC

Date: 3/20/2021

Contact: Jim Howell

Phone: (901) 409-3415

Primary Market Area (PMA): 28 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Cameron County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	\$19,110	\$20,520	---
50% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	---
60% AMGI	Min	\$1	\$1	\$1	\$1	\$1	\$1	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	\$38,220	\$41,040	---

Market Analyst calculates a Gross Capture Rate of 3.3%, which is below the 10% maximum. Underwriter reviewed the market study for compliance.

Capture rate limits do not apply to existing affordable housing that is at least 50% occupied and that provides a leasing preference to existing tenants. The Subject property will be covered by a Housing Assistance Program contract that is being transferred from the current public housing it is replacing. All households below the maximum income level are eligible. This is an adaptive reuse, but 1:1 replacement of current public housing.

Victoria Gardens is currently 98% occupied.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$109,476	Avg. Rent:	\$726	Expense Ratio:	69.3%
Debt Service:	\$83,744	B/E Rent:	\$673	Controllable Expenses:	\$3,476
Net Cash Flow:	\$25,732	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.31	B/E Occupancy:	85.8%	Program Rent Year:	2020

The ultimate tenant for the leasable commercial space has not been secured. Underwriter's pro forma does not assume any income from the retail; the Applicant's pro forma is used for analysis.

The Housing Authority of the City of Brownsville (HACB) has a Rental Assistance Demonstration Program (RAD) award letter will allow 44 units to have Project Based Vouchers (PBV). The remaining affordable units will be restricted at 30%, 50%, 60% AMI levels.

The Applicant provided the RAD CHAP dated February 23, 2021.

The expense ratio exceeds 65%, which meets TDHCA's rule since they are receiving HUD Rental Assistance Demonstration Program for at least 50% of the Units.

Average rent is \$53 above breakeven rent. Project is underwritten at 3 units vacant; Break even vacancy is 6 units.

Applicant's operating expenses of \$5,624/unit are within 5% of Underwriter's estimate of \$5,541/unit. Deferred fee pays off in year 12 with a 15 year cumulative net cash flow of \$70k.

Applicant assumes \$1073/unit R&M expense, which is quite high. Underwriter assumes \$700/unit.

It is expected the Development will be exempt from property tax due to HACB's participation in the ownership structure. Without the exemption, the DCR would drop to 1.22.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (TDHCA's Costs- Based on SCR)

Acquisition	\$472,289/ac	\$17,727/unit	\$780,000	Contractor Fee	\$1,436,820
Off-site + Site Work		\$18,636/unit	\$820,000	Soft Cost + Financing	\$3,159,000
Building Cost	\$197.05/sf	\$192,547/unit	\$8,472,060	Developer Fee	\$2,760,000
Contingency	10.00%	\$21,205/unit	\$933,000	Reserves	\$150,000
Total Development Cost	\$421,564/unit		\$18,548,820	Rehabilitation Cost	\$211,183/unit
Qualified for 30% Basis Boost?	Located in OCT with < 20% HTC units/HH				

Acquisition:

El Jardin was acquired by the Brownsville Housing Opportunity Corporation (BHOOC) for \$780,000. The Partnership is not claiming any acquisition credits.

Site Work:

Site work costs of \$13k per unit cost includes: water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement for the site. Site amenities of \$5k per unit include a covered pavilion, children's playscape, a fitness room, laundry room, and business center.

Building Cost:

Applicant's building cost is estimated at \$197/sf or \$193k/unit. Underwriter utilized the costing provided in the Scope and Cost Review (shown in the rehabilitation cost table below).

Applicant's Cost Schedule indicates \$9.3M combined cost for site work, site amenities, and building cost. This is consistent with the Third Party Scope and Cost Review (SCR) Supplement Schedule. Consultant fees, reports, air monitoring, and closeout documentation are also included in this projection. The proposed use will require a gut rehabilitation with only the superstructure to be re-used.

Overall the building structures are considered in good physical condition. Exterior work includes: New striping and new signage designating handicap accessible parking spots, repair sidewalks, update landscaping with new weed barrier, mulch, native plantings and edging, replacing the roof, repairing and repainting stucco (as needed), replacing all windows with energy efficient impact resistant windows and replacing all doors, build a rated enclosure for stairs at the first floor to connect a rated stair tower directly to the exterior with handrails, install new building lighting, add dumpster enclosures, add new mailboxes, and new signage.

Interior work includes: installing new elevator equipment and cab, install HVAC systems for each floor and common areas, install new forced air furnaces and energy efficient air conditioning units with separate individual thermostatic controls to provide heating and cooling for the units, install individual water heaters located in the utility closets of these units, remove and replace existing water and waste lines with PEX water piping and PVC sanitary sewer piping with sizes meeting current codes, replace entire electrical system. For the units resilient flooring will be installed in all common areas and common living areas; vinyl plank flooring in the living room, kitchen, bedrooms and hallways and sheet vinyl in the bathrooms and mechanical rooms. New cabinets, and countertops will be installed. New appliances include electric stove, refrigerator, dishwasher, microwave oven and range hood in each unit.

The project will have its final plans reviewed and approved by the Texas State Historic Preservation Office (SHPO) and the National Park Service (NPS) to maintain the eligibility as a historic structure. The age of the structure is evidence of its eligibility for a historic listing and the El Jardin is located within the boundary (foot print) of the approved Brownsville Downtown Historic District. The historic components are the lobby and common areas on the ground floor, corridors on the upper floors, windows and some exterior architectural elements.

The 44 dwelling units will be completely new and include a kitchen island with breakfast bar, hard floor surfaces, and washers and dryers in each unit.

There is 3,259 sf of commercial space set aside on the ground floor, but the Applicant does not have a defined use in mind at this time. The space will be provided to a tenant as cold/grey shell. The future tenant will be responsible for all improvements and finish out costs (HVAC, plumbing, electrical, flooring, ceiling, partitions, drywall, fixtures, finishes, etc.). The applicant will not incur any improvement costs for this space. Applicant has indicated that \$37,940 is attributable to exterior costs associated with the commercial space. The Underwriter has excluded this cost from eligible basis. At Cost Certification the Applicant must provide an Accountant's Report identifying all cost that should be allocated to the commercial space and excluded from eligible basis.

REHABILITATION COSTS / UNIT / % HARD COST							
Site Work	\$600,000	\$13,636/unit	6%	Finishes/Fixtures	\$3,194,500	\$72,602/unit	31%
Building Shell	\$3,935,000	\$89,432/unit	38%	HVAC	\$1,242,500	\$28,239/unit	12%
Amenities	\$220,000	\$5,000/unit	2%	Appliances	\$138,000	\$3,136/unit	1%
Total Exterior	\$4,755,000	\$108,068/unit	51%	Total Interior	\$4,575,000	\$103,977/unit	49%

SCOPE & COST REVIEW

Provider: GIBCO Environmental, LLC Date: 1/15/2021

Contingency:

Contingency is 10% in the pro forma which is allowed for adaptive re-use.

Developer Fee:

The developer fee within the 20% limit for having less than 49 Units.

Reserves:

Capitalized reserves represent approximately 5 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$18,548,820	\$10,092,650	\$1,180,840

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
International Bank of Commerce	Conventional Loan	\$14,000,000	5.00%	75%
Brownsville Housing Opportunity Corporation	Seller Note	\$450,000	0.00%	2%
42 Equity Partners	HTC	\$1,558,709	\$0.88	8%
42 Equity Partners-Federal Historic	Credit	\$409,292	\$0.88	2%
42 Equity Partners- State Historic	State Historic Tax Credit	\$511,619	\$0.88	3%
City of Brownsville	\$11.9(d)(2)LPS Contribution	\$1,000		0%
El Jardin BHOC Dev, L.L.C.	Deferred Developer Fee	\$1,618,200		9%
		\$18,548,820	Total Sources	

Comments:

International Bank of Commerce will provide a \$14 million construction loan with a 35 year term, with a 5.0% interest rate. At conversion, the interim lender is providing a permanent loan for a 15 year term using a 30 year amortization. The City of Brownsville will provide a \$1,000 contribution.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
International Bank of Commerce	\$1,300,000	5.00%	30	15	\$1,300,000	5.00%	30	15	7%
Brownsville Housing Opportunity Corporation	\$450,000	3.00%	0	50	\$450,000	3.00%	0	50	2%
City of Brownsville	\$1,000				\$1,000				0%
Total	\$1,751,000				\$1,751,000				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
42 Equity Partners	\$10,391,392	\$0.88		\$10,391,392	\$0.88	56%	
42 Equity Partners-Federal Historic	\$2,728,616			\$2,728,616	\$0.88	15%	
42 Equity Partners- State Historic	\$3,410,792			\$3,410,792	\$0.88	18%	
El Jardin BHOC Dev, L.L.C.	\$268,020		10%	\$267,020		1%	10%
Total	\$16,798,820			\$16,797,820			
				\$18,548,820	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.903	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.874	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

The Applicant limited LIHTC-eligible Building Cost for scoring purposes by an amount greater than the capital contribution from Federal Historic Tax Credits, so the historic credits do not affect the LIHTC recommendation.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$18,548,820
Permanent Sources (debt + non-HTC equity)	\$7,890,408
Gap in Permanent Financing	\$10,658,412

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$10,391,392	\$1,180,840
Needed to Balance Sources & Uses	\$10,658,412	\$1,211,183
Requested by Applicant	\$10,391,392	\$1,180,840

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$10,391,392	\$1,180,840
Deferred Developer Fee	\$267,020	(10% deferred)
Repayable in	12 years	

Comments:

Credit recommendation is \$1,180,840 as requested by applicant.

Underwriter:	<i>Deborah Willson</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
El Jardin, Brownsville, 9% HTC #21228

LOCATION DATA	
CITY:	Brownsville
COUNTY:	Cameron
Area Median Income	\$47,800
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	36.4%	16	0
2	19	43.2%	19	0
3	9	20.5%	9	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	44	100.0%	44	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	977 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	5	-	9	30	-	-	-	44
Income	% Total	0.0%	11.4%	0.0%	20.5%	68.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																					
HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$331	RAD	\$577	1	1	1	788	\$624	\$47	\$577	\$0	\$0.73	\$577	\$577	\$577	\$577	\$1	\$0	\$850	\$1.08	\$850
TC 50%	\$553	RAD	\$577	1	1	1	757	\$624	\$47	\$577	\$0	\$0.76	\$577	\$577	\$577	\$577	\$1	\$0	\$850	\$1.12	\$850
TC 50%	\$553	RAD	\$577	1	1	1	788	\$624	\$47	\$577	\$0	\$0.73	\$577	\$577	\$577	\$577	\$1	\$0	\$850	\$1.08	\$850
TC 50%	\$553	RAD	\$577	1	1	1	882	\$624	\$47	\$577	\$0	\$0.65	\$577	\$577	\$577	\$577	\$1	\$0	\$850	\$0.96	\$850
TC 60%	\$663	RAD	\$577	5	1	1	788	\$624	\$47	\$577	\$0	\$0.73	\$577	\$2,885	\$2,885	\$577	\$1	\$0	\$850	\$1.08	\$850
TC 60%	\$663	RAD	\$577	7	1	1	821	\$624	\$47	\$577	\$0	\$0.70	\$577	\$4,039	\$4,039	\$577	\$1	\$0	\$850	\$1.04	\$850
TC 30%	\$398	RAD	\$737	2	2	2	1,005	\$799	\$62	\$737	\$0	\$0.73	\$737	\$1,474	\$1,474	\$737	\$1	\$0	\$1,050	\$1.04	\$1,050
TC 50%	\$663	RAD	\$737	1	2	2	976	\$799	\$62	\$737	\$0	\$0.76	\$737	\$737	\$737	\$737	\$1	\$0	\$1,050	\$1.08	\$1,050
TC 50%	\$663	RAD	\$737	1	2	2	1,005	\$799	\$62	\$737	\$0	\$0.73	\$737	\$737	\$737	\$737	\$1	\$0	\$1,050	\$1.04	\$1,050
TC 50%	\$663	RAD	\$737	1	2	2	1,035	\$799	\$62	\$737	\$0	\$0.71	\$737	\$737	\$737	\$737	\$1	\$0	\$1,050	\$1.01	\$1,050
TC 60%	\$796	RAD	\$737	5	2	2	976	\$799	\$62	\$737	\$0	\$0.76	\$737	\$3,685	\$3,685	\$737	\$1	\$0	\$1,050	\$1.08	\$1,050
TC 60%	\$796	RAD	\$737	4	2	2	1,005	\$799	\$62	\$737	\$0	\$0.73	\$737	\$2,948	\$2,948	\$737	\$1	\$0	\$1,050	\$1.04	\$1,050
TC 60%	\$796	RAD	\$737	5	2	2	1,035	\$799	\$62	\$737	\$0	\$0.71	\$737	\$3,685	\$3,685	\$737	\$1	\$0	\$1,050	\$1.01	\$1,050
TC 30%	\$459	RAD	\$968	2	3	2	1,177	\$1,043	\$75	\$968	\$0	\$0.82	\$968	\$1,936	\$1,936	\$968	\$1	\$0	\$1,250	\$1.06	\$1,250
TC 50%	\$766	RAD	\$968	2	3	2	1,177	\$1,043	\$75	\$968	\$0	\$0.82	\$968	\$1,936	\$1,936	\$968	\$1	\$0	\$1,250	\$1.06	\$1,250
TC 50%	\$766	RAD	\$968	1	3	2	1,254	\$1,043	\$75	\$968	\$0	\$0.77	\$968	\$968	\$968	\$968	\$1	\$0	\$1,250	\$1.00	\$1,250
TC 60%	\$919	RAD	\$968	3	3	2	1,177	\$1,043	\$75	\$968	\$0	\$0.82	\$968	\$2,904	\$2,904	\$968	\$1	\$0	\$1,250	\$1.06	\$1,250
TC 60%	\$919	RAD	\$968	1	3	2	1,498	\$1,043	\$75	\$968	\$0	\$0.65	\$968	\$968	\$968	\$968	\$1	\$0	\$1,250	\$0.83	\$1,250
TOTALS/AVERAGES:				44			42,994				\$0	\$0.74	\$726	\$31,947	\$31,947	\$726	\$0.74	\$0	\$1,018	\$1.04	\$1,018

ANNUAL POTENTIAL GROSS RENT:	\$383,364	\$383,364
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STABILIZED PRO FORMA
El Jardin, Brownsville, 9% HTC #21228

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database		Local Comps		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.74		\$726	\$383,364	\$383,364	\$726	\$0.74		0.0%	\$0
Cable Income							\$600						
Late Fees, Cleaning/Damages, NSF, Int. In							\$1,900						
Total Secondary Income							\$4.73	\$2,640	\$5.00			-5.3%	(\$140)
POTENTIAL GROSS INCOME							\$385,864	\$386,004				0.0%	(\$140)
Vacancy & Collection Loss						7.5% PGI	(28,940)	(28,950)	7.5% PGI			0.0%	11
Rental Concessions							-	-				0.0%	-
EFFECTIVE GROSS INCOME							\$356,924	\$357,054				0.0%	(\$130)

General & Administrative	\$28,385	\$645/Unit	\$13,759	\$313	5.92%	\$0.49	\$480	\$21,120	\$21,120	\$480	\$0.49	5.92%	0.0%	-
Management	\$16,711	4.5% EGI	\$18,255	\$415	5.00%	\$0.42	\$406	\$17,864	\$17,853	\$406	\$0.42	5.00%	0.1%	11
Payroll & Payroll Tax	\$50,930	\$1,158/Unit	\$56,986	\$1,295	15.53%	\$1.29	\$1,260	\$55,440	\$56,986	\$1,295	\$1.33	15.96%	-2.7%	(1,546)
Repairs & Maintenance	\$29,047	\$660/Unit	\$23,948	\$544	13.22%	\$1.10	\$1,073	\$47,200	\$30,800	\$700	\$0.72	8.63%	53.2%	16,400
Electric/Gas	\$11,195	\$254/Unit	\$6,516	\$148	2.58%	\$0.21	\$209	\$9,200	\$11,195	\$254	\$0.26	3.14%	-17.8%	(1,995)
Water, Sewer, & Trash	\$22,637	\$514/Unit	\$28,367	\$645	5.60%	\$0.47	\$455	\$20,000	\$28,367	\$645	\$0.66	7.94%	-29.5%	(8,367)
Property Insurance	\$21,083	\$0.49 /sf	\$28,244	\$642	15.30%	\$1.27	\$1,241	\$54,624	\$54,624	\$1,241	\$1.27	15.30%	0.0%	-
Property Tax (@ 0%) 1.1375	\$24,391	\$554/Unit			0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
Reserve for Replacements					3.70%	\$0.31	\$300	\$13,200	\$13,200	\$300	\$0.31	3.70%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0.00	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.49%	\$0.04	\$40	\$1,760	\$1,760	\$40	\$0.04	0.49%	0.0%	-
Security					1.23%	\$0.10	\$100	\$4,400	\$4,400	\$100	\$0.10	1.23%	0.0%	-
Compliance fee from Mgmt Co (hard fee)(\$					0.74%	\$0.06	\$60	\$2,640	\$2,640	\$60	\$0.06	0.74%	0.0%	-
TOTAL EXPENSES					69.33%	\$5.76	\$5,624	\$ 247,448	\$242,945	\$5,521	\$5.65	68.04%	1.9%	\$ 4,503
NET OPERATING INCOME ("NOI")					30.67%	\$2.55	\$2,488	\$109,476	\$114,109	\$2,593	\$2.65	31.96%	-4.1%	\$ (4,632)

CONTROLLABLE EXPENSES	\$3,476/Unit	\$3,374/Unit
-----------------------	--------------	--------------

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

El Jardin, Brownsville, 9% HTC #21228

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE										AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
International Bank of Commerce		1.36	1.31	83,744	5.00%	30	15	\$1,300,000	\$1,300,000	15	30	5.00%	\$83,744	1.31	7.0%	
Adjustment to Debt Per §11.302(c)(2)	0.00%									15	30	5.00%		1.31	0.0%	
Brownsville Housing Opportunity Corporation		1.36	1.31		3.00%	0	50	\$450,000	\$450,000	50		3.00%		1.31	2.4%	
CASH FLOW DEBT / GRANTS																
City of Brownsville		1.36	1.31		0.00%	0	0	\$1,000	\$1,000	0	0	0.00%		1.31	0.0%	
				\$83,744	TOTAL DEBT / GRANT SOURCES			\$1,751,000	\$1,751,000	TOTAL DEBT SERVICE			\$83,744	1.31	9.4%	
NET CASH FLOW		\$30,365	\$25,732							APPLICANT NET OPERATING INCOME	\$109,476	\$25,732	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
												42 Equity Partners	LIHTC Equity	56.0%	$1,180,840	0.88	$10,391,392	$10,391,392	$0.88	$1,180,840	56.0%	$26,837	Applicant Request
42 Equity Partners-Federal Historic		14.7%			\$2,728,616	\$2,728,616	\$0.88		14.7%			
42 Equity Partners- State Historic		18.4%			\$3,410,792	\$3,410,792	\$0.88		18.4%			
El Jardin BHOC Dev, L.L.C.	Deferred Developer Fees	1.4%	(10% Deferred)		\$268,020	\$267,020	(10% Deferred)		1.4%	Total Developer Fee:	\$2,760,000	
BHOC, Sole Member		0.0%			\$0				0.0%			
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		90.6%			\$16,798,820	\$16,797,820			90.6%			
TOTAL CAPITALIZATION						\$18,549,820	\$18,548,820				15-Yr Cash Flow after Deferred Fee:	\$70,314

DEVELOPMENT COST / ITEMIZED BASIS																
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE				
	Eligible Basis		Total Costs		Total Costs	Eligible Basis		Total Costs		Total Costs	%	\$				
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition									
Land Acquisition			\$8,909 / Unit	\$392,000	\$392,000	\$8,909 / Unit					0.0%	\$0				
Building Acquisition	\$0		\$8,818 / Unit	\$388,000	\$388,000	\$8,818 / Unit			\$0		0.0%	\$0				
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit					0.0%	\$0				
Site Work		\$575,000	\$13,636 / Unit	\$600,000	\$600,000	\$13,636 / Unit	\$575,000				0.0%	\$0				
Site Amenities		\$220,000	\$5,000 / Unit	\$220,000	\$220,000	\$5,000 / Unit	\$220,000				0.0%	\$0				
Commercial Space (3,259 sf)			\$862 / Unit	\$37,940	\$37,940	\$862 / Unit		\$0			0.0%	\$0				
Building Cost		\$3,626,500	\$197.05 /sf	\$192,547/Unit	\$8,472,060	\$8,472,060	\$192.547/Unit	\$197.05 /sf	\$3,626,500		0.0%	\$0				
Contingency		\$442,150	10.00%	10.00%	\$933,000	\$933,000	10.00%	10.00%	\$442,150		0.0%	\$0				
Contractor Fees		\$680,000	13.98%	14.00%	\$1,436,820	\$1,436,820	14.00%	13.98%	\$680,000		0.0%	\$0				
Soft Costs	0	\$1,699,000		\$38,955 / Unit	\$1,714,000	\$1,714,000	\$38,955 / Unit		\$1,699,000	\$0	0.0%	\$0				
Financing	0	\$1,170,000		\$32,841 / Unit	\$1,445,000	\$1,445,000	\$32,841 / Unit		\$1,170,000	\$0	0.0%	\$0				
Developer Fee	\$0	\$1,680,000	19.97%	19.98%	\$2,760,000	\$2,760,000	19.98%	19.97%	\$1,680,000	\$0	0.0%	\$0				
Reserves				5 Months	\$150,000	\$150,000	6 Months				0.0%	\$0				
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)						\$0	\$10,092,650		\$421,564 / Unit	\$18,548,820	\$18,548,820	\$421,564 / Unit	\$10,092,650	\$0	0.0%	\$0
Acquisition Cost	\$0				\$0											
Contingency		\$0			\$0											
Contractor's Fee		\$0			\$0											
Financing Cost		\$0			\$0											
Developer Fee	0.00	\$0	\$0		\$0				\$0							
Reserves					\$0				\$0							
ADJUSTED BASIS / COST						\$0	\$10,092,650		\$421,564/unit	\$18,548,820	\$18,548,820	\$421,564/unit	\$10,092,650	\$0	0.0%	\$0
TOTAL HOUSING DEVELOPMENT COSTS BASED ON 3RD PARTY SCRCNA						\$18,548,820										

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

El Jardin, Brownsville, 9% HTC #21228

CREDIT CALCULATION ON QUALIFIED BASIS				
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$10,092,650	\$0	\$10,092,650
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$10,092,650	\$0	\$10,092,650
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$13,120,445	\$0	\$13,120,445
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$13,120,445	\$0	\$13,120,445
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,180,840	\$0	\$1,180,840
CREDITS ON QUALIFIED BASIS	\$1,180,840		\$1,180,840	

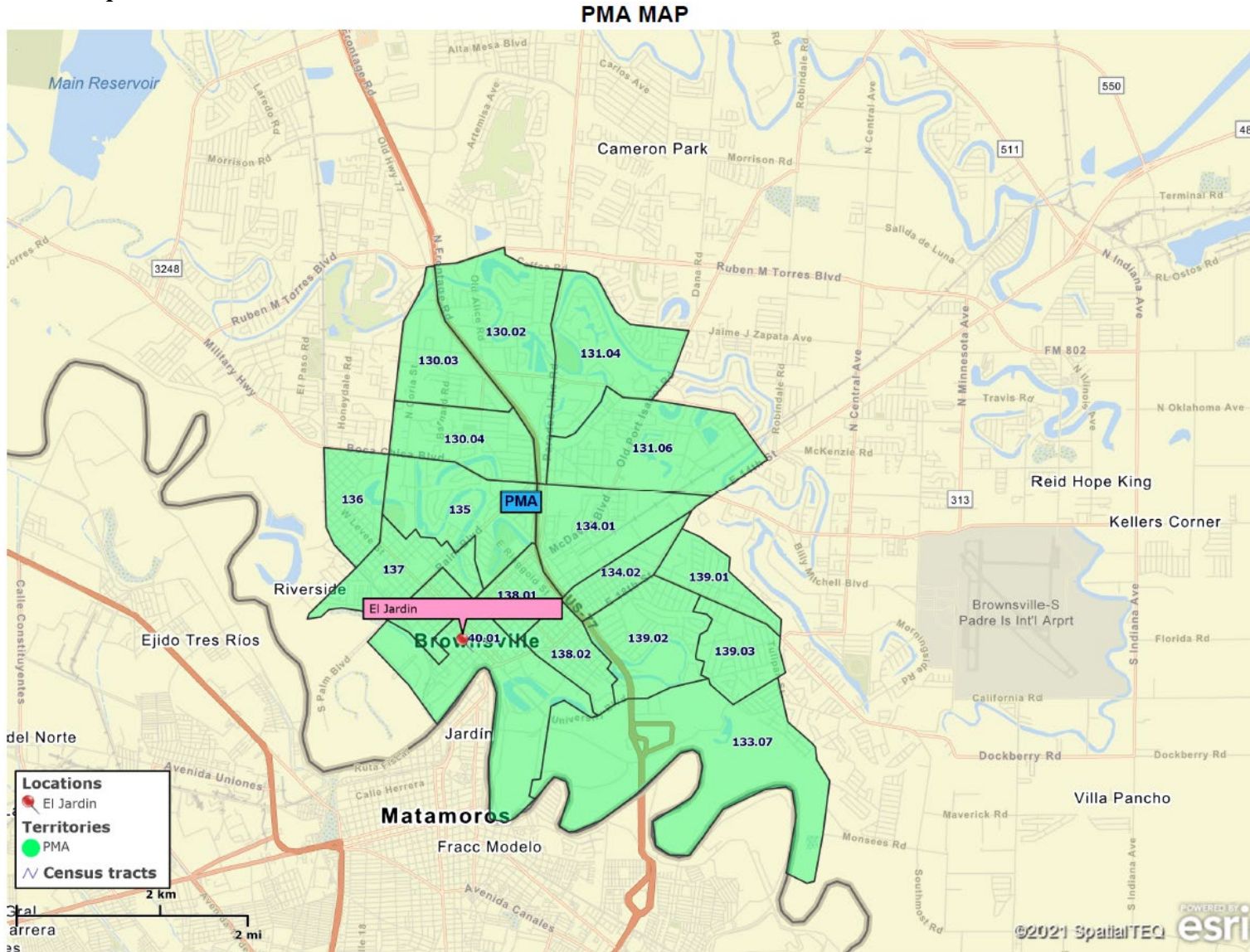
Method	ANNUAL CREDIT CALCULATION BASED ON TDHCA BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price \$0.8800	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,180,840	\$10,391,392	----	----	----
Needed to Fill Gap	\$1,211,183	\$10,658,412	----	----	----
Applicant Request	\$1,180,840	\$10,391,392	\$1,180,840	\$0	\$0

Long-Term Pro Forma

El Jardin, Brownsville, 9% HTC #21228

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
EFFECTIVE GROSS INCOME	2.00%	\$356,924	\$364,063	\$371,344	\$378,771	\$386,346	\$426,557	\$470,954	\$519,971	\$574,090	\$633,842
TOTAL EXPENSES	3.00%	\$247,448	\$254,693	\$262,151	\$269,830	\$277,735	\$320,904	\$370,838	\$428,601	\$495,430	\$572,753
NET OPERATING INCOME ("NOI")		\$109,476	\$109,370	\$109,193	\$108,941	\$108,611	\$105,653	\$100,116	\$91,370	\$78,660	\$61,089
EXPENSE/INCOME RATIO		69.3%	70.0%	70.6%	71.2%	71.9%	75.2%	78.7%	82.4%	86.3%	90.4%
MUST -PAY DEBT SERVICE											
TOTAL DEBT SERVICE		\$83,744	\$83,744	\$83,744	\$83,744	\$83,744	\$83,744	\$83,744	\$83,744	\$83,744	\$83,744
DEBT COVERAGE RATIO		1.31	1.31	1.30	1.30	1.30	1.26	1.20	1.09	0.94	0.73
ANNUAL CASH FLOW		\$25,732	\$25,626	\$25,448	\$25,197	\$24,867	\$21,909	\$16,372	\$7,626	(\$5,084)	(\$22,656)
Deferred Developer Fee Balance		\$241,288	\$215,662	\$190,214	\$165,017	\$140,151	\$23,770	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$70,314	\$127,359	\$129,112	\$53,121

Primary Market Area Map-Exhibit 5



The PMA contains approximately 28 square miles and the farthest boundary is approximately 4 miles from the site.

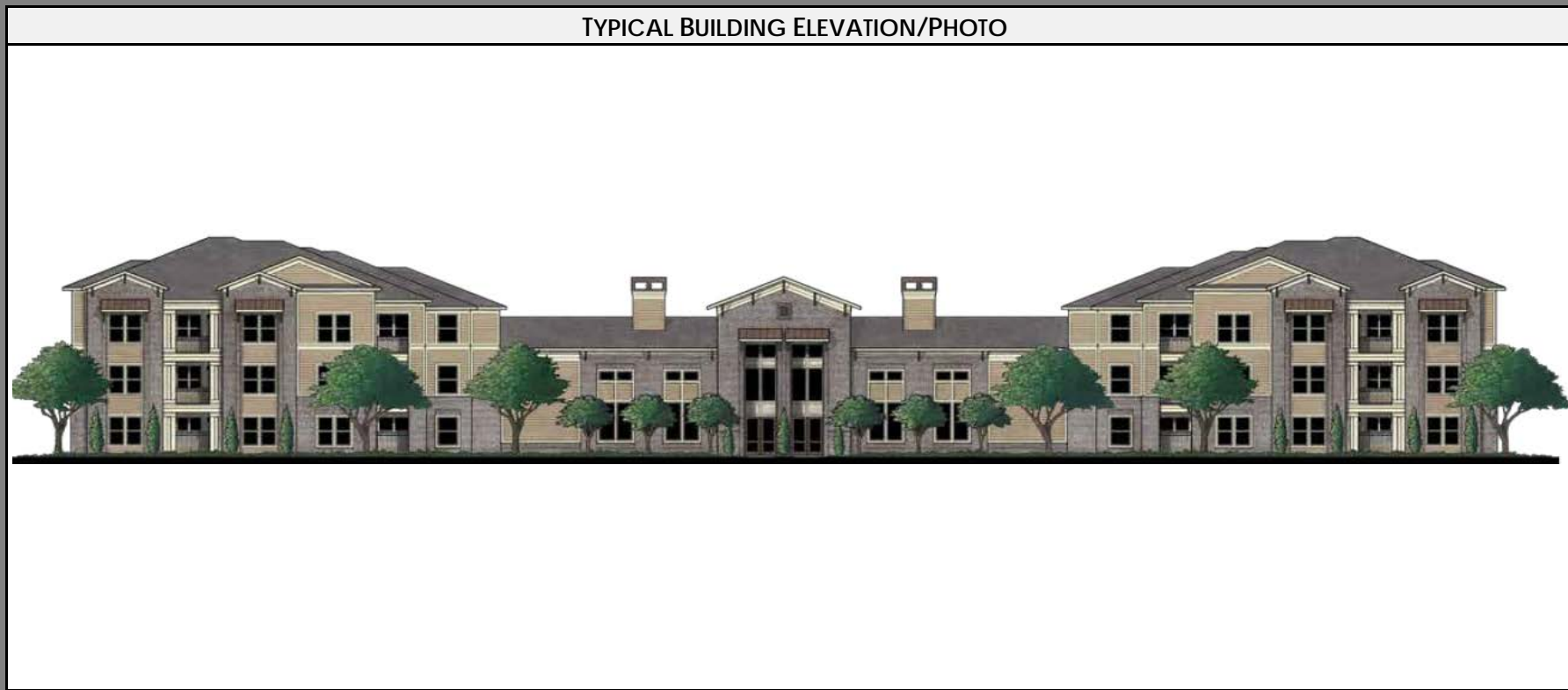
21264 Acadia Terrace - Application Summary

REAL ESTATE ANALYSIS DIVISION
June 18, 2021

PROPERTY IDENTIFICATION	
Application #	21264
Development	Acadia Terrace
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$12,500/Unit \$0.94

KEY PRINCIPALS / SPONSOR		
J. Steve Ford / Manager Enore Residential		
Jeremy Bartholomew JFB Properties		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	48	40%	30%	8	7%
2	48	40%	40%	-	0%
3	24	20%	50%	32	27%
4	-	0%	60%	39	33%
			70%	-	0%
			80%	-	0%
			MR	41	34%
TOTAL	120	100%	TOTAL	120	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.18	Expense Ratio	48.6%
Breakeven Occ.	85.1%	Breakeven Rent	\$889
Average Rent	\$967	B/E Rent Margin	\$78
Property Taxes	\$1,000/unit	Exemption/PILOT	0%
Total Expense	\$5,294/unit	Controllable	\$2,948/unit



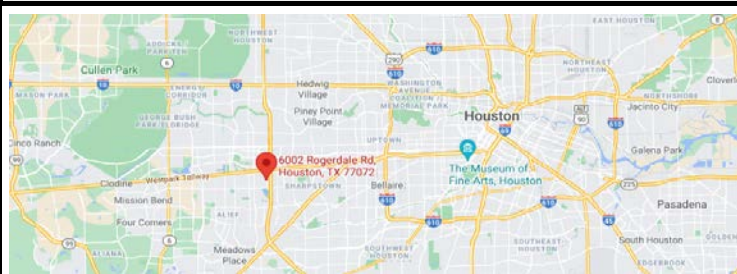
MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			0.6%
Highest Unit Capture Rate	2%	2 BR/60%	16
Dominant Unit Cap. Rate	2%	2 BR/60%	16
Premiums (↑60% Rents)	Yes		\$390/Avg.
Rent Assisted Units	N/A		

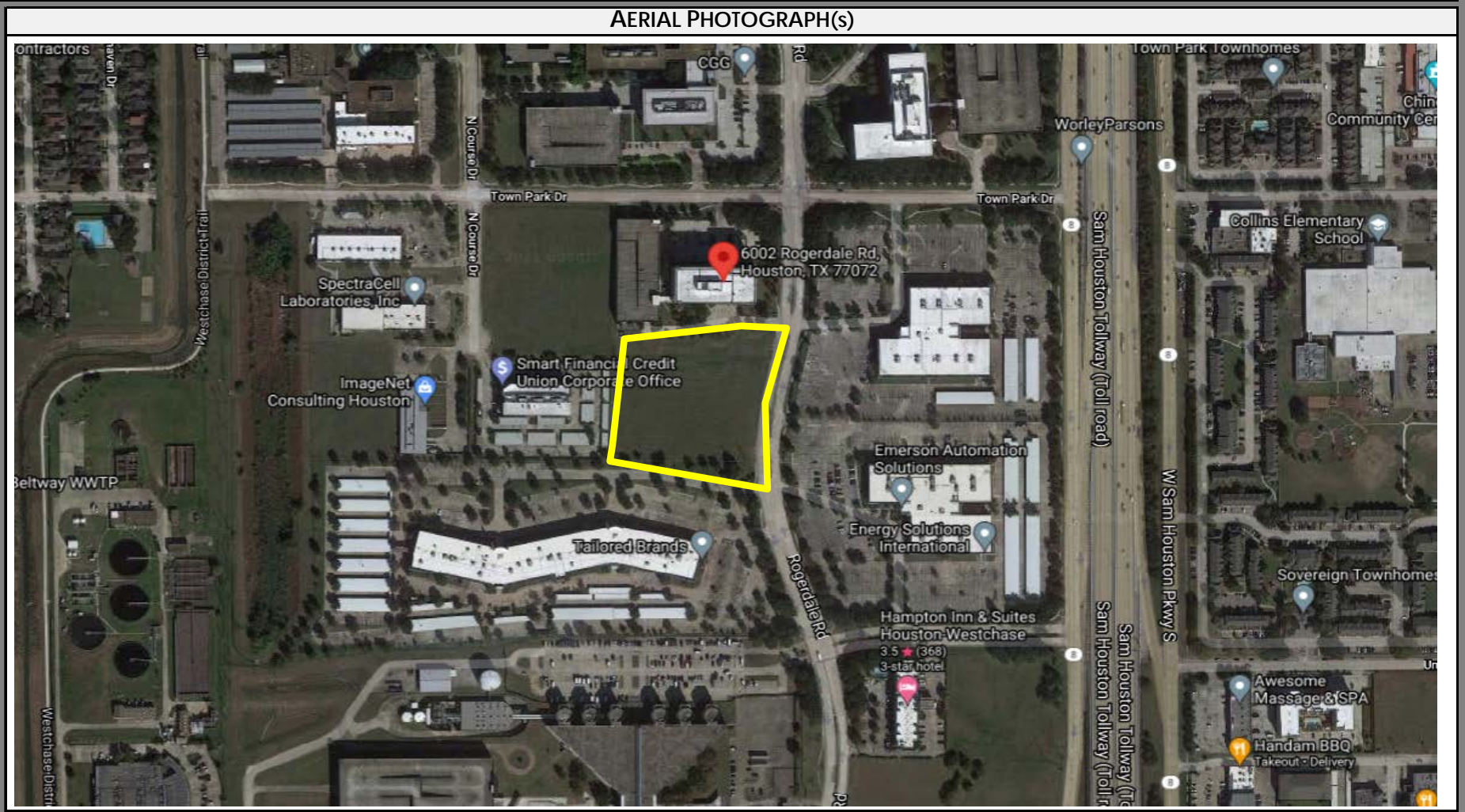
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	942 SF	Density	28.4/acre
Acquisition		\$40K/unit	\$4,800K
Building Cost	\$78.68/SF	\$74K/unit	\$8,898K
Hard Cost		\$109K/unit	\$13,044K
Total Cost		\$208K/unit	\$24,955K
Developer Fee	\$2,544K	(28% Deferred)	Paid Year: 6
Contractor Fee	\$1,714K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Citi Bank, NA	15/35	4.40%	\$10,150,000	1.18	City of Houston	0/0	0.00%	\$500	1.18	Hudson Housing	\$14,098,590
										Acadia Terrace Developers, LLC	\$705,812
TOTAL DEBT (Must Pay)			\$10,150,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,804,402
										TOTAL DEBT SOURCES	\$10,150,500
										TOTAL CAPITALIZATION	\$24,954,902

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Good visibility
▫	Overall Feasibility Indicators
▫	Attractive Design
WEAKNESSES/RISKS	
▫	Market rate exposure on 34% of the units.
AREA MAP	
	





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21264 Program(s): 9% HTC

Acadia Terrace

Address/Location: 6002 Rogerdale

City: Houston County: Harris Zip: 77072

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 6

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	32
60% of AMI	60% of AMI	39

DEVELOPMENT SUMMARY

New construction of 120 units, targeting the general population. Four 3-story residential buildings (2 larger buildings each defined as 2 buildings for a total of 6), with 6,377 s.f. of community area attached. The unit mix is 40% one bedroom units, 40% being 2-bedrooms and 20% 3-bedrooms. Forty-one units (34% of the total) are market rate.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Good visibility
▫	Overall Feasibility Indicators
▫	Attractive Design
▫	Experienced Developer

WEAKNESSES/RISKS	
▫	Market rate exposure on 34% of the units.
▫	
▫	
▫	

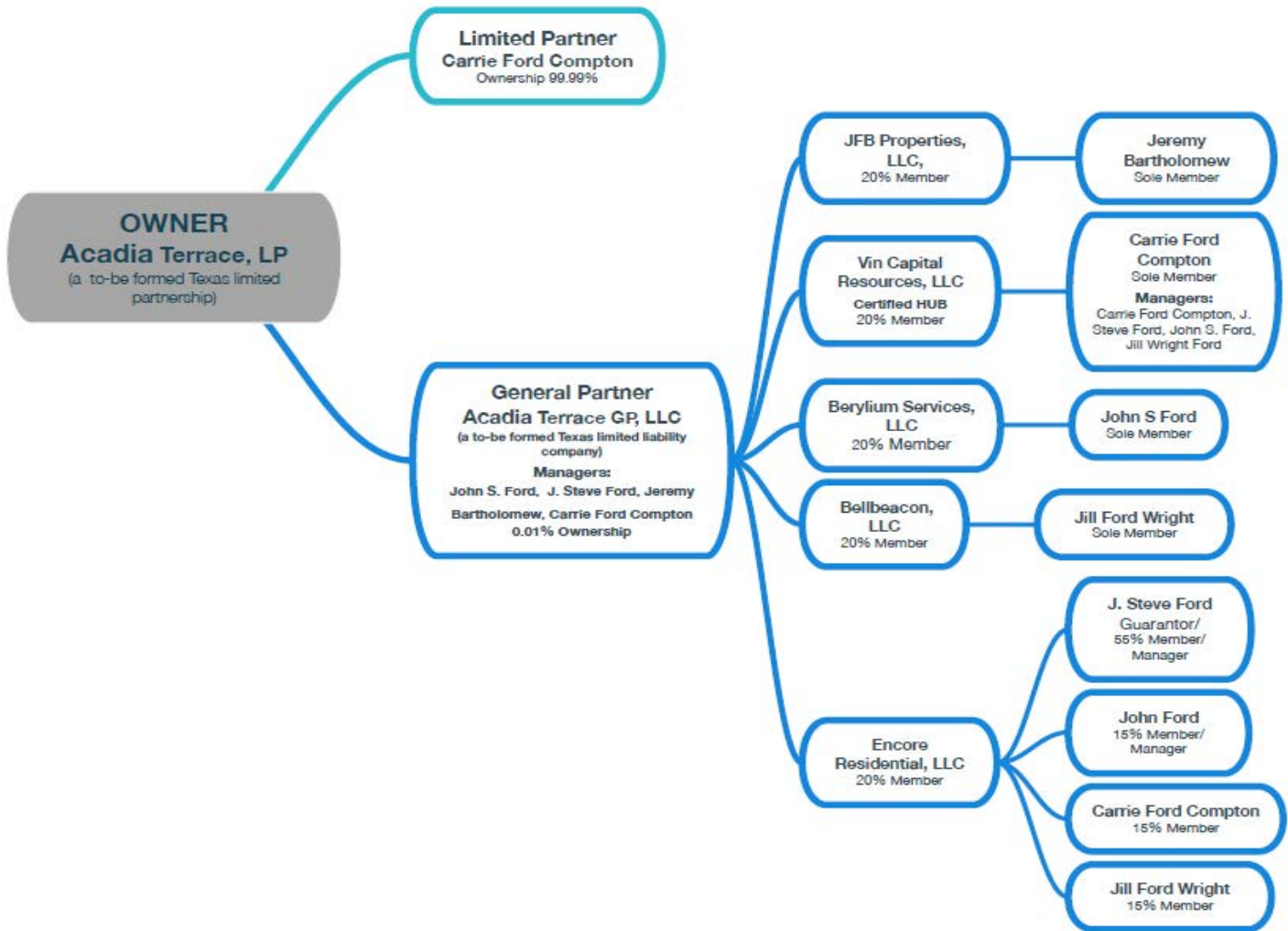
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: J. Steve Ford
 Phone: (713) 334-5514
 Relationship: GP/Developer

Name: Jeremy Bartholomew
 Phone: (713) 334-5514
 Relationship: GP/Developer

OWNERSHIP STRUCTURE

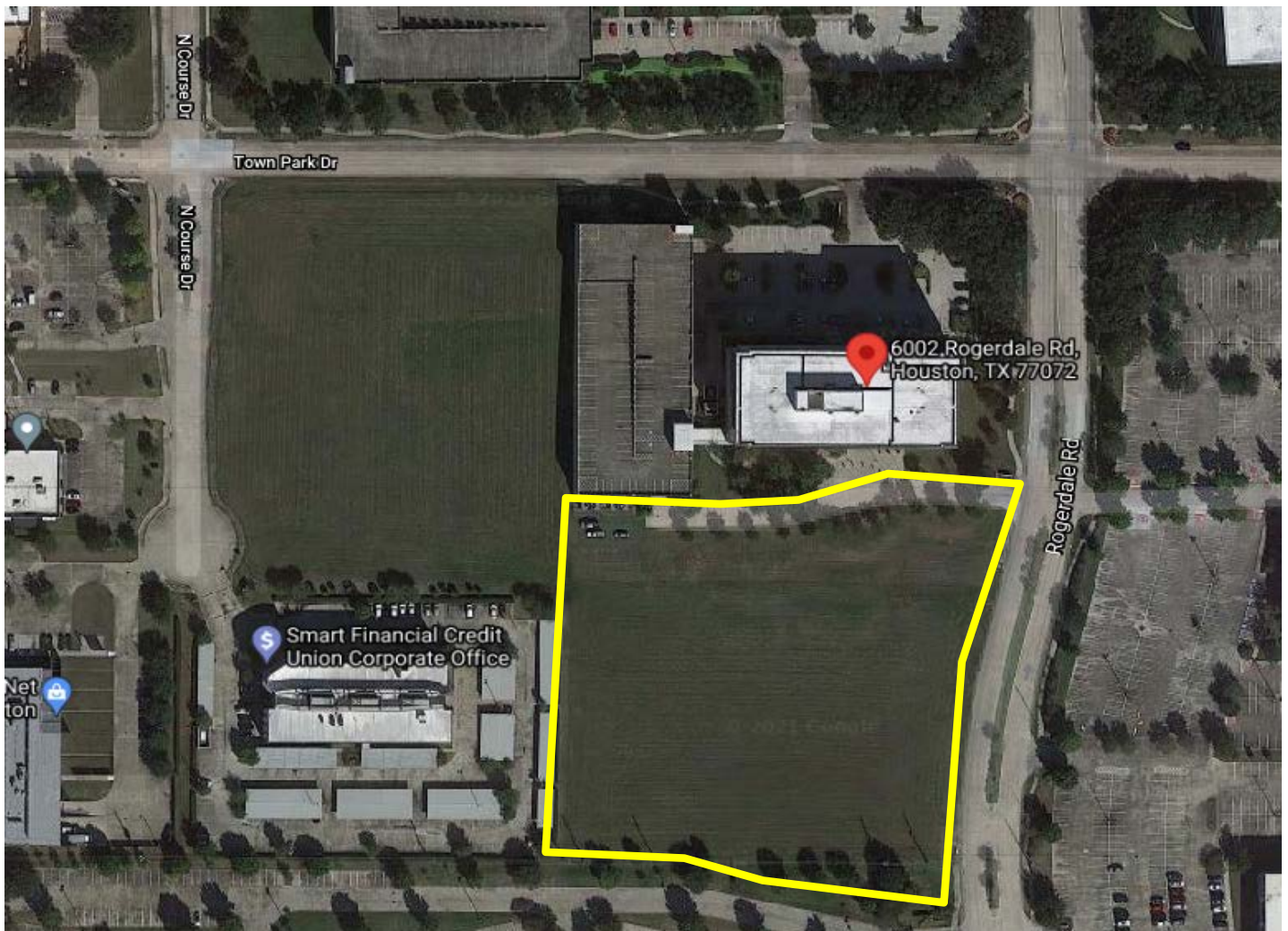


- The principals of Encore Residential Inc. have over 37 years of experience directly related to Construction, Development, Financing and Compliance in the housing industry, having developed over 600 low income tax credit units in Texas. J. Steve Ford (Manager) and their affiliated companies have developed and/or financed approximately 30,000 units with current ownership of over 8,700 units in the state of Texas.

DEVELOPMENT SUMMARY

SITE PLAN



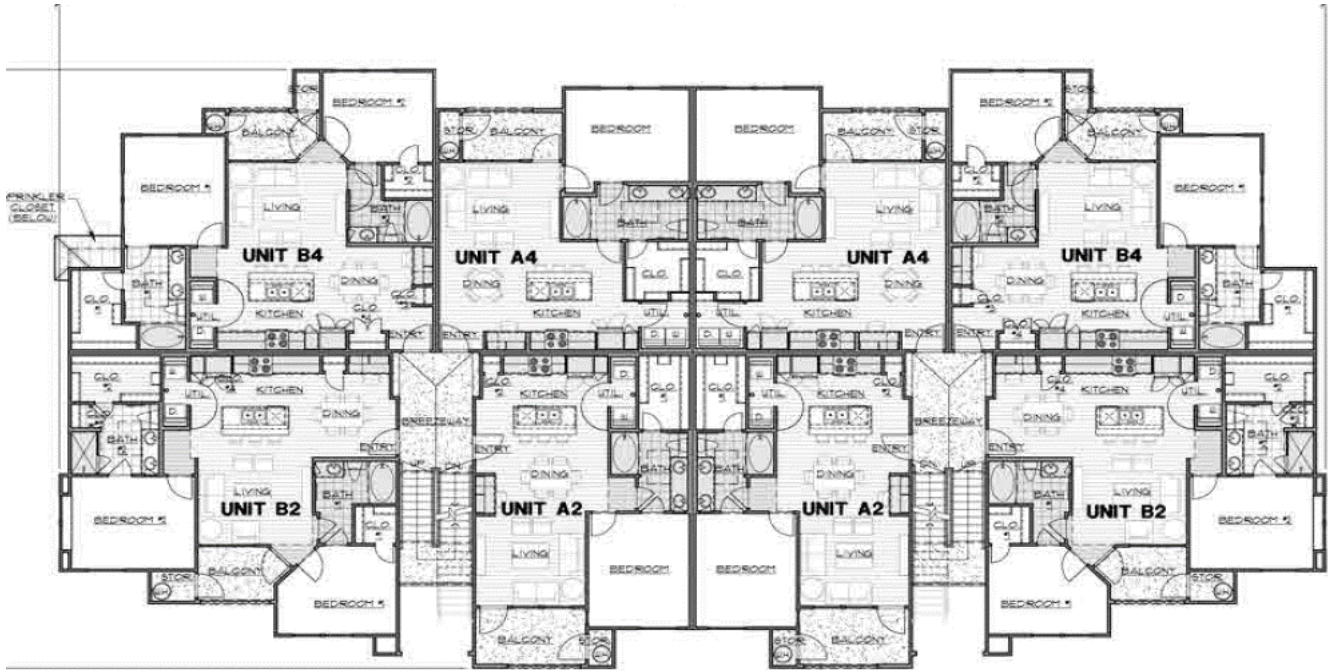


Comments:

Access to the Property will be obtained via a future driveway along the frontage of Rogerdale Road, which is a boulevard section roadway with two 25-foot pavement roadways with a 13-foot wide esplanade in the center of the 80-foot road right of way. The main driveway will connect to Rogerdale Road near the middle of the Property frontage and the south driveway will connect to Rogerdale Road at a point centered on the esplanade opening near the southeast corner of the Property.

The City of Houston parking requirements dictate a minimum of 192 parking spaces for the 120 apartment units and supporting facilities. A total of 192 parking spaces will be provided for tenant use.

BUILDING PLAN (Typical)



Comments:

Some non-rectangular units, double vanities in all units (3 bedroom units have double vanities in both bathrooms), island kitchens in 117 units (98% of total units), built-in desks and shelving in all units.

BUILDING ELEVATION



Comments:

Four 3-story multifamily residential buildings (2 larger buildings each defined as 2 buildings for a total of 6), multiple plumbing runs throughout, typical exterior composition (30% brick), some differentiating exterior features and 5/12 roof pitch.

BUILDING CONFIGURATION

Building Type	1a	2b	2c	3a	3b								Total Buildings
Floors/Stories	3	3	3	3	3								6
Number of Bldgs	2	1	1	1	1								6
Units per Bldg	24	12	12	24	24								
Total Units	48	12	12	24	24								120
Avg. Unit Size (SF)	942 sf		Total NRA (SF)		113,087	Common Area (SF)*		7,191					

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 4.23 acres Density: 28.4 units/acre
Site Control: 4.226 **Site Plan:** 4.226 **Appraisal:** 0 **ESA:** 4.226
Feasibility Report Survey: 4.226 **Feasibility Report Engineer's Plan:** 4.226

Control Type: Option Agreement

Development Site: 4.23 acres Cost: \$4,750,000 \$39,583 per unit

Seller: Regency Phase II Oak Park, LLC

Buyer: J. Steve Ford

Assignee: Acadia Terrace, LP

Related-Party Seller/Identity of Interest: No

SITE INFORMATION

Flood Zone:	<u>X</u>	Scattered Site?	<u>No</u>
Zoning:	<u>N/A</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
vacant land

Surrounding Uses:
North: Town Park Dr, Commercial and Vacant Land
East: Rogerdale Road and Commercial
South: Commercial
West: N. Course Dr, Commercial

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: The Murillo Company Date: 2/25/2021

Recognized Environmental Conditions (RECs) and Other Concerns:
 • None

MARKET ANALYSIS

Provider: Affordable Housing Analysts

Date: 3/24/2021

Contact: Bob Coe

Phone: 281-387-7552

Primary Market Area (PMA): 9 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Harris County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$13,290	\$13,290	\$15,960	\$15,960	\$18,450	\$18,450	---
	Max	\$16,560	\$18,930	\$21,300	\$23,640	\$25,560	\$27,450	---
50% AMGI	Min	\$22,170	\$22,170	\$26,610	\$26,610	\$30,750	\$30,750	---
	Max	\$27,600	\$31,550	\$35,500	\$39,400	\$42,600	\$45,750	---
60% AMGI	Min	\$26,610	\$26,610	\$31,950	\$31,950	\$36,900	\$36,900	---
	Max	\$33,120	\$37,860	\$42,600	\$47,280	\$51,120	\$54,900	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
	None					
Other Affordable Developments in PMA since 2016						
	None					
Stabilized Affordable Developments in PMA					Total Units	1,725
					Total Developments	7
					Average Occupancy	97%

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	28,192			
Potential Demand from the Primary Market Area	11,899			
10% External Demand	1,190			
Potential Demand from Other Sources				
GROSS DEMAND	13,089			
Subject Affordable Units	79			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	79			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	0.6%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
-------------	----------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
AMGI Band	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	3,324	332	8	0	0%					
50% AMGI	3,903	390	32	0	1%					
60% AMGI	4,673	467	39	0	1%					

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
Unit Type	Market Analyst									
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	774	77	4	0	0%					
1 BR/50%	642	64	14	0	2%					
1 BR/60%	725	73	13	0	2%					
2 BR/30%	656	66	3	0	0%					
2 BR/50%	893	89	12	0	1%					
2 BR/60%	693	69	16	0	2%					
3 BR/30%	1,602	160	1	0	0%					
3 BR/50%	1,442	144	6	0	0%					
3 BR/60%	928	93	10	0	1%					

Market Analyst Comments:

The primary market area for the subject property had an estimated 28,192 households in 2021 and is projected to have 29,637 households by 2026. Approximately 71.16% of these families were renter households in 2021. The population growth in the primary market area between 2000 and 2010 was 1.51%, between 2010 and 2021 was 7.49% and between 2021 and 2026 is projected to be 5.43%. The population is growing within the primary market area. (p.13)

Occupancies of the affordable housing projects are high, with some maintaining waiting lists. Therefore, the subject property need only achieve moderate penetration to be feasible. This is a realistic scenario considering the limited supply of quality affordable General Population housing in the subject's primary market area. (p.14)

Based on the high occupancy levels of the existing properties in the market, the subject's stabilized occupancy, and the lack of good quality affordable housing, along with the recent strong absorption history, I project that the subject property will have minimal sustained negative impact upon the existing apartment market. Any negative impact from the subject property should be of reasonable scope and limited duration (p.15)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$672,998	Avg. Rent:	\$967	Expense Ratio:	48.6%
Debt Service:	\$568,907	B/E Rent:	\$889	Controllable Expenses:	\$2,948
Net Cash Flow:	\$104,091	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,000
Aggregate DCR:	1.18	B/E Occupancy:	85.1%	Program Rent Year:	2020

All restricted units underwritten at full HTC Program rent.

Forty-one (34% of total units) are market rate units, with premiums on average of \$390 above 60% net HTC rents.

Average rent with 1 month concession on 60% & Market rate units is \$16 over break-even, but concessions are likely unnecessary with subject's market units offering on average a 5% discount to market rents.

Breakeven occupancy occurs with 17 units vacant (underwritten at 9).

Pro Forma exhibits feasibility throughout the 35-year term. NOI can support a 20 basis point increase in the permanent loan rate (up to 4.60% vs. projected rate of 4.40%) before going below 1.15 DCR threshold.

As presented, 15 year residual cash flow is \$1.6M with a deferral of 29% of the developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$1,124,048/ac	\$40,000/unit	\$4,800,000	Contractor Fee	\$1,713,600
Off-site + Site Work		\$27,850/unit	\$3,342,000	Soft Cost + Financing	\$2,547,600
Building Cost	\$78.68/sf	\$74,150/unit	\$8,898,000	Developer Fee	\$2,543,948
Contingency	6.56%	\$6,696/unit	\$803,555	Reserves	\$306,199
Total Development Cost		\$207,958/unit	\$24,954,902	Rehabilitation Cost	
				N/A	
Qualified for 30% Basis Boost?		Non-Qualified Elderly not in OCT covered by Revitalization Plan [9% only]			

Site Work:

CPA certified cost of \$2.52M (\$21K/unit), includes \$1M for underground detention, \$680K for grading & paving, \$696K for on-site utilities, and \$144K in striping and signage.

Building Cost:

TDHCA's typical cost methodology using Marshal & Swift's ("M&S") average quality construction values adjusted for increasing lumber costs results in a total building cost estimate of \$10.16M (\$85K/unit - \$89.84/sf), which is \$1.26M (12%) higher than the Applicant's budget.

Contingency:

Underwriter re-classified \$106K soft cost contingency and combined with total contingency, which remains understated at less than 7%. \$1.65M of repayable developer fee is available for deferral as additional contingency for any cost overruns.

Ineligible Costs:

Applicant included a \$50K land broker fee with eligible soft costs. Underwriter re-classified as acquisition cost.

Developer Fee:

Total and eligible developer fee is slightly overstated by \$7.5K.

Reserves:

Applicant's total capital reserves represent approximately 3 months of operating expenses and debt service.

Comments:

Applicant's total development costs are 4.8% (\$1.26M) lower than the Underwriter's estimate. The recommended capital structure is being determined by Applicant's cost schedule. Should the Underwriter's higher total cost estimate be realized, the development would remain feasible with additional deferred fee.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$24,954,902	\$19,503,599	\$1,502,265

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Citi Bank, NA	Conventional Loan	\$20,050,645	4.00%	80%
Hudson Housing	HTC	\$2,819,718	\$0.94	11%
City of Houston	§11.9(d)(2)LPS Contribution	\$500		0%
Acadia Terrace Developers, LLC	Deferred Fee	\$2,091,539		8%
		\$24,962,402	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Citi Bank, NA	\$10,150,000	4.40%	35	15	\$10,150,000	4.40%	35	15	41%
City of Houston	\$500	Grant			\$500	Grant			0%
Total	\$10,150,500				\$10,150,500				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing	\$14,098,590	\$0.94		\$14,098,590	\$0.94	56%	
Acadia Terrace Developers, LLC	\$713,812		28%	\$705,812		3%	28%
Total	\$14,812,402			\$14,804,402			
				\$24,954,902	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.987	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.830	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$24,954,902
Permanent Sources (debt + non-HTC equity)	\$10,150,500
Gap in Permanent Financing	\$14,804,402

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$14,119,876	\$1,502,265
Needed to Balance Sources & Uses	\$14,804,402	\$1,575,094
Requested by Applicant	\$14,098,590	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$14,098,590	\$1,500,000

Deferred Developer Fee	\$705,812	(28% deferred)
Repayable in	6 years	

Comments:

Recommended credit allocation is \$1,500,000 as requested by the Applicant.

Underwriter: Diamond Unique Thompson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
Acadia Terrace, Houston, 9% HTC #21264

LOCATION DATA	
CITY:	Houston
COUNTY:	Harris
Area Median Income	\$78,800
PROGRAM REGION:	6
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	48	40.0%	0	0
2	48	40.0%	0	0
3	24	20.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	120	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	65.83%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	942 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	32	39	-	-	41	120
Income	% Total	0.0%	6.7%	0.0%	26.7%	32.5%	0.0%	0.0%	34.2%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$443	3	1	1	751	\$443	\$91	\$352	\$0	\$0.47	\$352	\$1,056	\$1,056	\$352	\$0	\$0	\$1,200	\$1.60	\$1,200
TC 50%	\$739	13	1	1	751	\$739	\$91	\$648	\$0	\$0.86	\$648	\$8,424	\$8,424	\$648	\$1	\$0	\$1,200	\$1.60	\$1,200
TC 60%	\$887	8	1	1	751	\$887	\$91	\$796	\$0	\$1.06	\$796	\$6,368	\$6,368	\$796	\$1	\$0	\$1,200	\$1.60	\$1,200
TC 60%	\$887	4	1	1	760	\$887	\$91	\$796	\$0	\$1.05	\$796	\$3,184	\$3,184	\$796	\$1	\$0	\$1,200	\$1.58	\$1,200
MR		17	1	1	760	\$0	\$91		NA	\$1.51	\$1,150	\$19,550	\$19,550	\$1,150	\$2	NA	\$1,150	\$1.51	\$1,200
TC 30%	\$443	1	1	1	767	\$443	\$91	\$352	\$0	\$0.46	\$352	\$352	\$352	\$352	\$0	\$0	\$1,200	\$1.56	\$1,200
TC 50%	\$739	1	1	1	767	\$739	\$91	\$648	\$0	\$0.84	\$648	\$648	\$648	\$648	\$1	\$0	\$1,200	\$1.56	\$1,200
TC 60%	\$887	1	1	1	767	\$887	\$91	\$796	\$0	\$1.04	\$796	\$796	\$796	\$796	\$1	\$0	\$1,200	\$1.56	\$1,200
TC 30%	\$532	2	2	2	1,009	\$532	\$118	\$414	\$0	\$0.41	\$414	\$828	\$828	\$414	\$0	\$0	\$1,420	\$1.41	\$1,420
TC 50%	\$887	11	2	2	1,009	\$887	\$118	\$769	\$0	\$0.76	\$769	\$8,459	\$8,459	\$769	\$1	\$0	\$1,420	\$1.41	\$1,420
TC 60%	\$1,065	11	2	2	1,009	\$1,065	\$118	\$947	\$0	\$0.94	\$947	\$10,417	\$10,417	\$947	\$1	\$0	\$1,420	\$1.41	\$1,420
TC 60%	\$1,065	4	2	2	1,016	\$1,065	\$118	\$947	\$0	\$0.93	\$947	\$3,788	\$3,788	\$947	\$1	\$0	\$1,420	\$1.40	\$1,420
MR		17	2	2	1,016	\$0	\$118		NA	\$1.33	\$1,350	\$22,950	\$22,950	\$1,350	\$1	NA	\$1,350	\$1.33	\$1,420
TC 30%	\$532	1	2	2	1,042	\$532	\$118	\$414	\$0	\$0.40	\$414	\$414	\$414	\$414	\$0	\$0	\$1,450	\$1.39	\$1,450
TC 50%	\$887	1	2	2	1,042	\$887	\$118	\$769	\$0	\$0.74	\$769	\$769	\$769	\$769	\$1	\$0	\$1,450	\$1.39	\$1,450
TC 60%	\$1,065	1	2	2	1,042	\$1,065	\$118	\$947	\$0	\$0.91	\$947	\$947	\$947	\$947	\$1	\$0	\$1,450	\$1.39	\$1,450
TC 30%	\$615	1	3	2	1,168	\$615	\$144	\$471	\$0	\$0.40	\$471	\$471	\$471	\$471	\$0	\$0	\$1,600	\$1.37	\$1,600
TC 50%	\$1,025	5	3	2	1,168	\$1,025	\$144	\$881	\$0	\$0.75	\$881	\$4,405	\$4,405	\$881	\$1	\$0	\$1,600	\$1.37	\$1,600
TC 60%	\$1,230	6	3	2	1,168	\$1,230	\$144	\$1,086	\$0	\$0.93	\$1,086	\$6,516	\$6,516	\$1,086	\$1	\$0	\$1,600	\$1.37	\$1,600
TC 60%	\$1,230	3	3	2	1,175	\$1,230	\$144	\$1,086	\$0	\$0.92	\$1,086	\$3,258	\$3,258	\$1,086	\$1	\$0	\$1,600	\$1.36	\$1,600
MR		7	3	2	1,175	\$0	\$144		NA	\$1.28	\$1,500	\$10,500	\$10,500	\$1,500	\$1.28	NA	\$1,500	\$1.28	\$1,600
TC 50%	\$1,025	1	3	2	1,179	\$1,025	\$144	\$881	\$0	\$0.75	\$881	\$881	\$881	\$881	\$0.75	\$0	\$1,600	\$1.36	\$1,600
TC 60%	\$1,230	1	3	2	1,179	\$1,230	\$144	\$1,086	\$0	\$0.92	\$1,086	\$1,086	\$1,086	\$1,086	\$0.92	\$0	\$1,600	\$1.36	\$1,600
TOTALS/AVERAGES:		120			113,087				\$0	\$1.03	\$967	\$116,067	\$116,067	\$967	\$1.03	\$0	\$1,346	\$1.43	\$1,369

ANNUAL POTENTIAL GROSS RENT:	\$1,392,804	\$1,392,804
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STABILIZED PRO FORMA

Acadia Terrace, Houston, 9% HTC #21264

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	County Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$1.03	\$967	\$1,392,804	\$1,392,804	\$967	\$1.03		0.0%	\$0
Application fee, pet fee					\$10.00	\$14,400						
NSF, vending income					\$5.00	\$7,200						
Total Secondary Income					\$15.00		\$21,600	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$1,414,404	\$1,414,404				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(106,080)	(106,080)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$1,308,324	\$1,308,324				0.0%	\$0

General & Administrative	\$54,976	\$458/Unit	\$57,476	\$479	3.67%	\$0.42	\$400	\$48,000	\$54,976	\$458	\$0.49	4.20%	-12.7%	(6,976)
Management	\$56,189	4.4% EGI	\$53,464	\$446	5.00%	\$0.58	\$545	\$65,416	\$65,416	\$545	\$0.58	5.00%	0.0%	-
Payroll & Payroll Tax	\$166,373	\$1,386/Unit	\$192,139	\$1,601	11.75%	\$1.36	\$1,281	\$153,750	\$153,750	\$1,281	\$1.36	11.75%	0.0%	-
Repairs & Maintenance	\$91,707	\$764/Unit	\$79,868	\$666	5.62%	\$0.65	\$613	\$73,500	\$78,000	\$650	\$0.69	5.96%	-5.8%	(4,500)
Electric/Gas	\$29,316	\$244/Unit	\$15,652	\$130	1.53%	\$0.18	\$167	\$20,000	\$29,316	\$244	\$0.26	2.24%	-31.8%	(9,316)
Water, Sewer, & Trash	\$83,737	\$698/Unit	\$121,859	\$1,015	4.47%	\$0.52	\$488	\$58,500	\$83,737	\$698	\$0.74	6.40%	-30.1%	(25,237)
Property Insurance	\$53,823	\$0.48 /sf	\$55,731	\$464	3.44%	\$0.40	\$375	\$45,000	\$45,000	\$375	\$0.40	3.44%	0.0%	-
Property Tax (@ 100%) 2.4711	\$105,593	\$880/Unit	\$100,721	\$839	9.17%	\$1.06	\$1,000	\$120,000	\$100,721	\$839	\$0.89	7.70%	19.1%	19,279
Reserve for Replacements					2.29%	\$0.27	\$250	\$30,000	\$30,000	\$250	\$0.27	2.29%	0.0%	-
Supportive Services					1.38%	\$0.16	\$150	\$18,000	\$18,000	\$150	\$0.16	1.38%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.24%	\$0.03	\$26	\$3,160	\$3,160	\$26	\$0.03	0.24%	0.0%	-
TOTAL EXPENSES					48.56%	\$5.62	\$5,294	\$ 635,326	\$662,077	\$5,517	\$5.85	50.61%	-4.0%	\$ (26,751)
NET OPERATING INCOME ("NOI")					51.44%	\$5.95	\$5,608	\$672,998	\$646,246	\$5,385	\$5.71	49.39%	4.1%	\$ 26,751

CONTROLLABLE EXPENSES	\$2,948/Unit	\$3,331/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Acadia Terrace, Houston, 9% HTC #21264

DEBT / GRANT SOURCES																
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE								AS UNDERWRITTEN DEBT/GRANT STRUCTURE								
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative		
		UW	App											DCR	LTC	
Citi Bank, NA		1.14	1.18	568,908	4.40%	35	15	\$10,150,000	\$10,150,000	15	35	4.40%	\$568,907	1.18	40.7%	
CASH FLOW DEBT / GRANTS																
City of Houston		1.14	1.18		0.00%	0	0	\$500	\$500	0	0	0.00%		1.18	0.0%	
				\$568,908	TOTAL DEBT / GRANT SOURCES			\$10,150,500	\$10,150,500	TOTAL DEBT SERVICE			\$568,907	1.18	40.7%	
NET CASH FLOW		\$77,339	\$104,090					APPLICANT	NET OPERATING INCOME		\$672,998	\$104,091	NET CASH FLOW			

EQUITY SOURCES												
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE						
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
Hudson Housing	LIHTC Equity	56.5%	\$1,500,000	0.939906	\$14,098,590	\$14,098,590	\$0.9399	\$1,500,000	56.5%	\$12,500	Applicant Request	
Acadia Terrace Developers, LLC	Deferred Developer Fees	2.9%	(28% Deferred)		\$713,812	\$705,812	(28% Deferred)		2.8%	Total Developer Fee: \$2,543,948		
Additional (Excess) Funds Req'd		0.0%			\$0				0.0%			
TOTAL EQUITY SOURCES		59.4%			\$14,812,402	\$14,804,402			59.3%			
TOTAL CAPITALIZATION						\$24,962,902	\$24,954,902				15-Yr Cash Flow after Deferred Fee:	\$1,654,996

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis		Total Costs		Total Costs	Eligible Basis		Total Costs		%	\$	
	Acquisition	New Const. Rehab				New Const. Rehab	Acquisition					
Land Acquisition			\$39,583 / Unit	\$4,750,000	\$4,750,000		\$39,583 / Unit			0.0%	\$0	
Building Acquisition	\$0		\$ / Unit	\$0	\$0		\$ / Unit		\$0	0.0%	\$0	
Land Broker				\$50,000	\$50,000					0.0%	\$0	
Off-Sites			\$ / Unit	\$0	\$0		\$ / Unit			0.0%	\$0	
Site Work		\$2,520,000	\$21,000 / Unit	\$2,520,000	\$2,520,000	\$21,000 / Unit	\$2,520,000			0.0%	\$0	
Site Amenities		\$822,000	\$6,850 / Unit	\$822,000	\$822,000	\$6,850 / Unit	\$822,000			0.0%	\$0	
Building Cost		\$8,898,000	\$78.68 /sf	\$74,150/Unit	\$8,898,000	\$10,159,920	\$84,666/Unit	\$89.84 /sf	\$8,898,000	-12.4%	(\$1,261,920)	
Contingency		\$803,555	6.56%	6.56%	\$803,555	\$803,555	5.95%	6.56%	\$803,555	0.0%	\$0	
Contractor Fees		\$1,713,600	13.14%	13.14%	\$1,713,600	\$1,713,600	11.98%	13.14%	1713600	0.0%	\$0	
Soft Costs	\$0	\$1,237,500	\$10,313 / Unit	\$1,237,500	\$1,237,500	\$10,313 / Unit	\$1,237,500		\$0	0.0%	\$0	
Financing	\$0	\$964,996	\$10,918 / Unit	\$1,310,100	\$1,310,100	\$10,918 / Unit	\$964,996		\$0	0.0%	\$0	
Developer Fee	\$0	\$2,551,448	15.04%	15.04%	\$2,551,448	\$2,543,948	13.96%	15.00%	\$2,543,948	0.3%	\$7,500	
Reserves			3 Months	\$306,199	\$306,199	3 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$19,511,099	\$208,020 / Unit	\$24,962,402	\$26,216,821	\$218,474 / Unit	\$19,503,599	\$0	-4.8%	(\$1,254,419)	
Acquisition Cost	\$0			\$0								
Contingency		\$0		\$0								
Contractor's Fee		\$0		\$0								
Financing Cost		\$0		\$0								
Developer Fee	\$0	(\$7,500)	15.00%	15.00%	(\$7,500)							
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$19,503,599	\$207,958/unit	\$24,954,902	\$26,216,821	\$218,474/unit	\$19,503,599	\$0	-4.8%	(\$1,261,920)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$24,954,902						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Acadia Terrace, Houston, 9% HTC #21264

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$19,503,599	\$0	\$19,503,599
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$19,503,599	\$0	\$19,503,599
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$25,354,678	\$0	\$25,354,678
Applicable Fraction	65.83%	65.83%	66%	66%
TOTAL QUALIFIED BASIS	\$0	\$16,691,830	\$0	\$16,691,830
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,502,265	\$0	\$1,502,265
CREDITS ON QUALIFIED BASIS	\$1,502,265		\$1,502,265	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.9399	Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,502,265	\$14,119,876	----	----	----
Needed to Fill Gap	\$1,575,094	\$14,804,402	----	----	----
Applicant Request	\$1,500,000	\$14,098,590	\$1,500,000	\$0	\$0

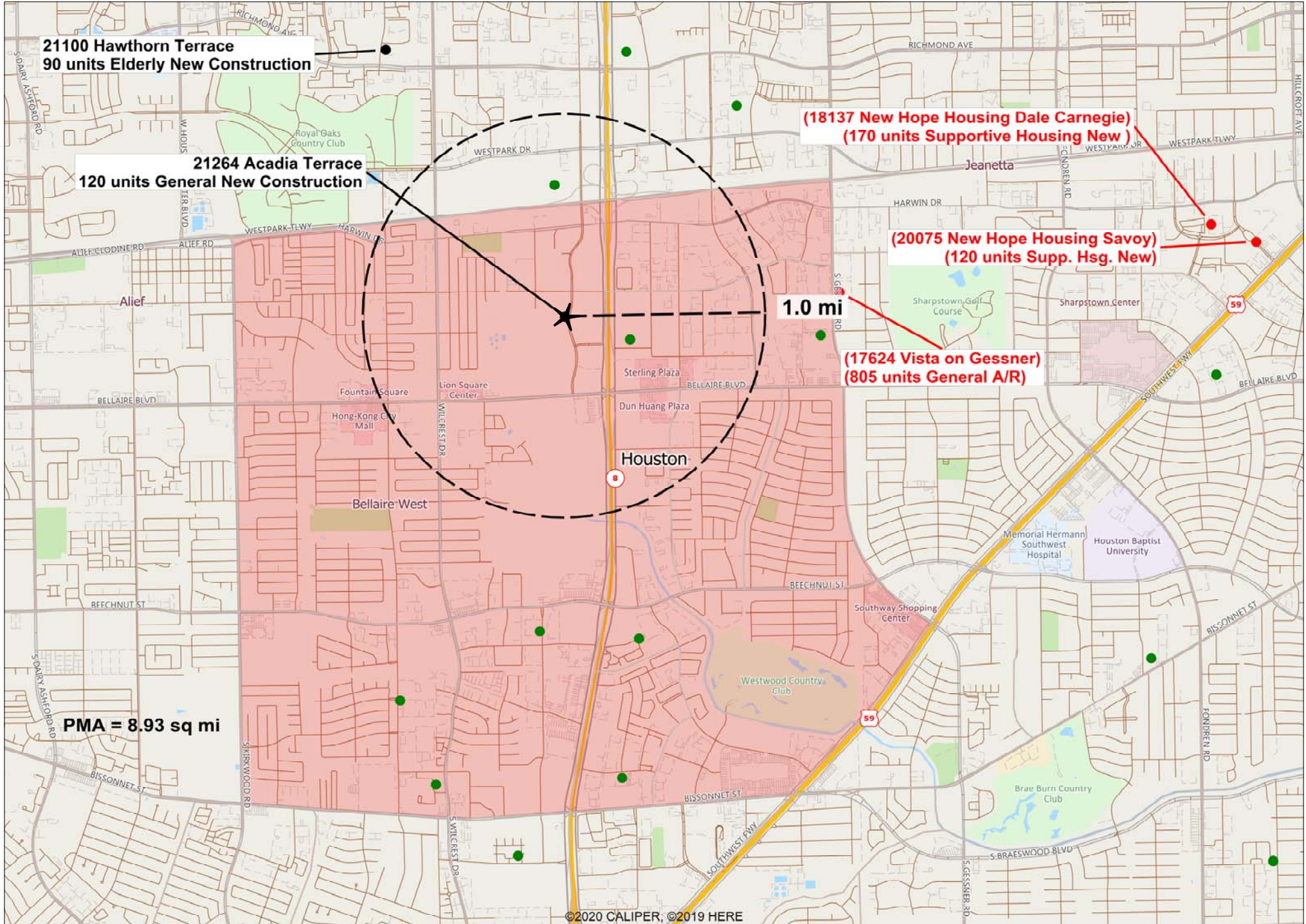
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	113,087 SF	\$77.64	8,779,973
Adjustments				
Exterior Wall Finish	2.40%		1.86	\$210,719
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.30%		2.56	289,739
Roof Adjustment(s)			0.00	0
Subfloor			(0.16)	(18,094)
Floor Cover			3.22	364,140
Breezeways	\$30.22	5,848	1.56	176,746
Balconies	\$30.02	7,888	2.09	236,811
Plumbing Fixtures	\$1,080	360	3.44	388,800
Rough-ins	\$530	240	1.12	127,200
Built-In Appliances	\$1,830	120	1.94	219,600
Exterior Stairs	\$2,460	20	0.44	49,200
Heating/Cooling			2.34	264,624
Storage Space	\$30.22	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$88.92	5,762	4.53	512,364
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.59	124,697	2.86	322,965
SUBTOTAL			105.45	11,924,788
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			105.45	\$11,924,788
Plans, specs, survey, bldg permits	3.30%		(3.48)	(\$393,518)
Contractor's OH & Profit	11.50%		(12.13)	(1,371,351)
NET BUILDING COSTS		\$84,666/unit	\$89.84/sf	\$10,159,920

Long-Term Pro Forma

Acadia Terrace, Houston, 9% HTC #21264

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,308,324	\$1,334,490	\$1,361,180	\$1,388,404	\$1,416,172	\$1,563,568	\$1,726,305	\$1,905,981	\$2,104,357	\$2,323,380	\$2,565,199
TOTAL EXPENSES	3.00%	\$635,326	\$653,732	\$672,677	\$692,176	\$712,247	\$821,782	\$948,355	\$1,094,640	\$1,263,728	\$1,459,199	\$1,685,200
NET OPERATING INCOME ("NOI")		\$672,998	\$680,758	\$688,503	\$696,227	\$703,924	\$741,786	\$777,950	\$811,341	\$840,629	\$864,180	\$879,999
EXPENSE/INCOME RATIO		48.6%	49.0%	49.4%	49.9%	50.3%	52.6%	54.9%	57.4%	60.1%	62.8%	65.7%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907	\$568,907
DEBT COVERAGE RATIO		1.18	1.20	1.21	1.22	1.24	1.30	1.37	1.43	1.48	1.52	1.55
ANNUAL CASH FLOW		\$104,091	\$111,851	\$119,597	\$127,320	\$135,017	\$172,879	\$209,043	\$242,434	\$271,722	\$295,274	\$311,092
Deferred Developer Fee Balance		\$601,721	\$489,870	\$370,273	\$242,952	\$107,935	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$681,231	\$1,654,996	\$2,801,739	\$4,103,718	\$5,535,648	\$7,063,015

21264 Acadia Terrace PMA Map



Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21274 Avanti Legacy Violet Parc - Application Summary

REAL ESTATE ANALYSIS DIVISION

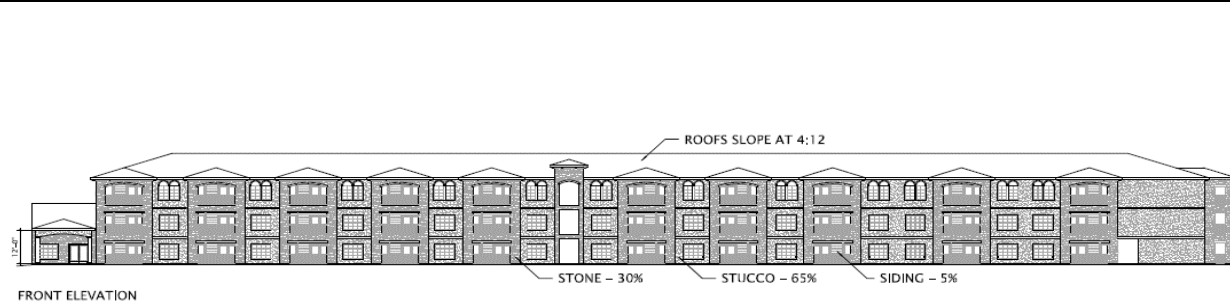
July 9, 2021

PROPERTY IDENTIFICATION	
Application #	21274
Development	Avanti Legacy Violet Parc
City / County	McAllen / Hidalgo
Region/Area	11 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION			
TDHCA Program	Request	Recommended	
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$17,857/Unit \$0.90

KEY PRINCIPALS / SPONSOR		
Madhouse Development Enrique Flores Enrique Flores, IV Michael Tamez Toby Williams Angela Williams		
Related Parties	Contractor - TBD	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

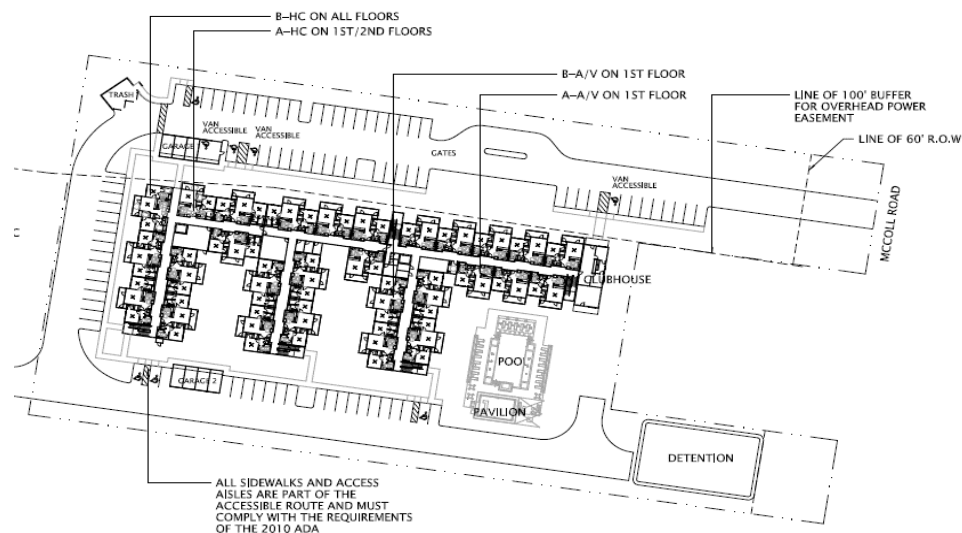


UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	36	43%	30%	8	10%
2	48	57%	40%	-	0%
3	-	0%	50%	16	19%
4	-	0%	60%	56	67%
			70%	-	0%
			80%	-	0%
			MR	4	5%
TOTAL	84	100%	TOTAL	84	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.20	Expense Ratio	58.3%
Breakeven Occ.	86.0%	Breakeven Rent	\$588
Average Rent	\$633	B/E Rent Margin	\$46
Property Taxes	\$624/unit	Exemption/PILOT	0%
Total Expense	\$4,231/unit	Controllable	\$2,487/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	3.3%
Highest Unit Capture Rate	9% 2 BR/50% 8
Dominant Unit Cap. Rate	6% 2 BR/60% 32
Premiums (↑60% Rents)	Yes \$49/Avg.
Rent Assisted Units	N/A

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	801 SF	Density	20.5/acre
Acquisition	\$30K/unit		\$2,509K
Building Cost	\$96.10/SF		\$6,464K
Hard Cost			\$8,867K
Total Cost			\$17,918K
Developer Fee	\$1,906K (37% Deferred)		Paid Year: 14
Contractor Fee	\$1,241K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Community Bank of Texas	15/35	4.50%	\$3,720,000	1.20	City of McAllen	0/0	0.00%	\$500	1.20	RBC Capital Markets	\$13,498,650
										Avanti Legacy Violet Parc	\$698,699
TOTAL DEBT (Must Pay)			\$3,720,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$14,197,349
										TOTAL DEBT SOURCES	\$3,720,500
										TOTAL CAPITALIZATION	\$17,917,849

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Low expense to income ratio
- Low gross capture rate

WEAKNESSES/RISKS

- Low Break-even rent margin

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21274 Program(s): 9% HTC

Avanti Legacy Violet Parc

Address/Location: 4601 N. McColl St.

City: McAllen County: Hidalgo Zip: 78504

Population: Elderly Limitation Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 11

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	8
50% of AMI	50% of AMI	16
60% of AMI	60% of AMI	56

DEVELOPMENT SUMMARY

New construction of 84 elderly population units in the City of McAllen. One three-story garden style with two elevators. The unit mix is 43% one bedroom units with the other 57% being 2-bedrooms.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	Low expense to income ratio
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	Low Break-even rent margin
▫	
▫	

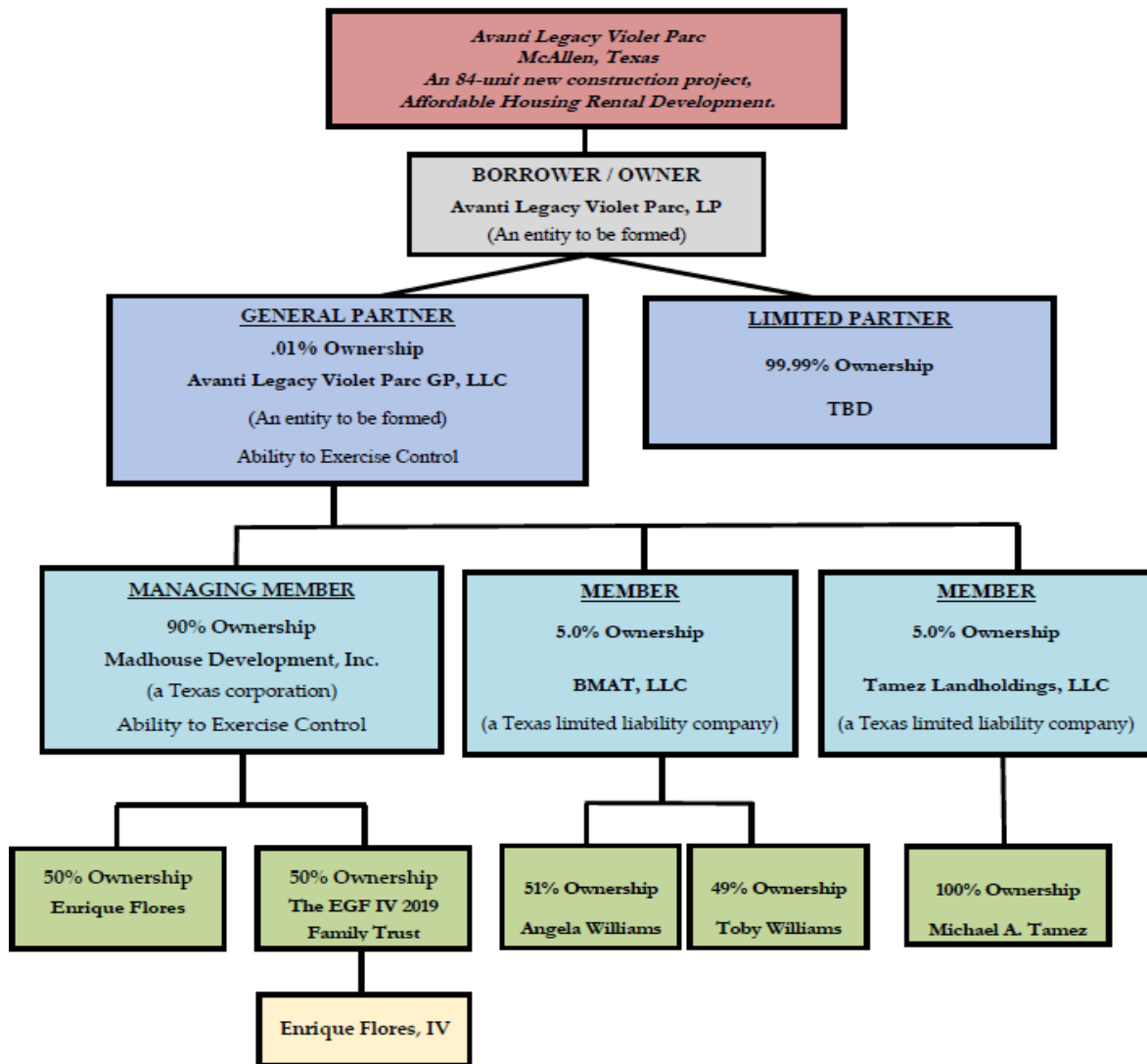
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Enrique Flores, IV
 Phone: (512) 982-1342
 Relationship: Developer

Name: Michael Tamez
 Phone: (512) 982-1359
 Relationship: Developer

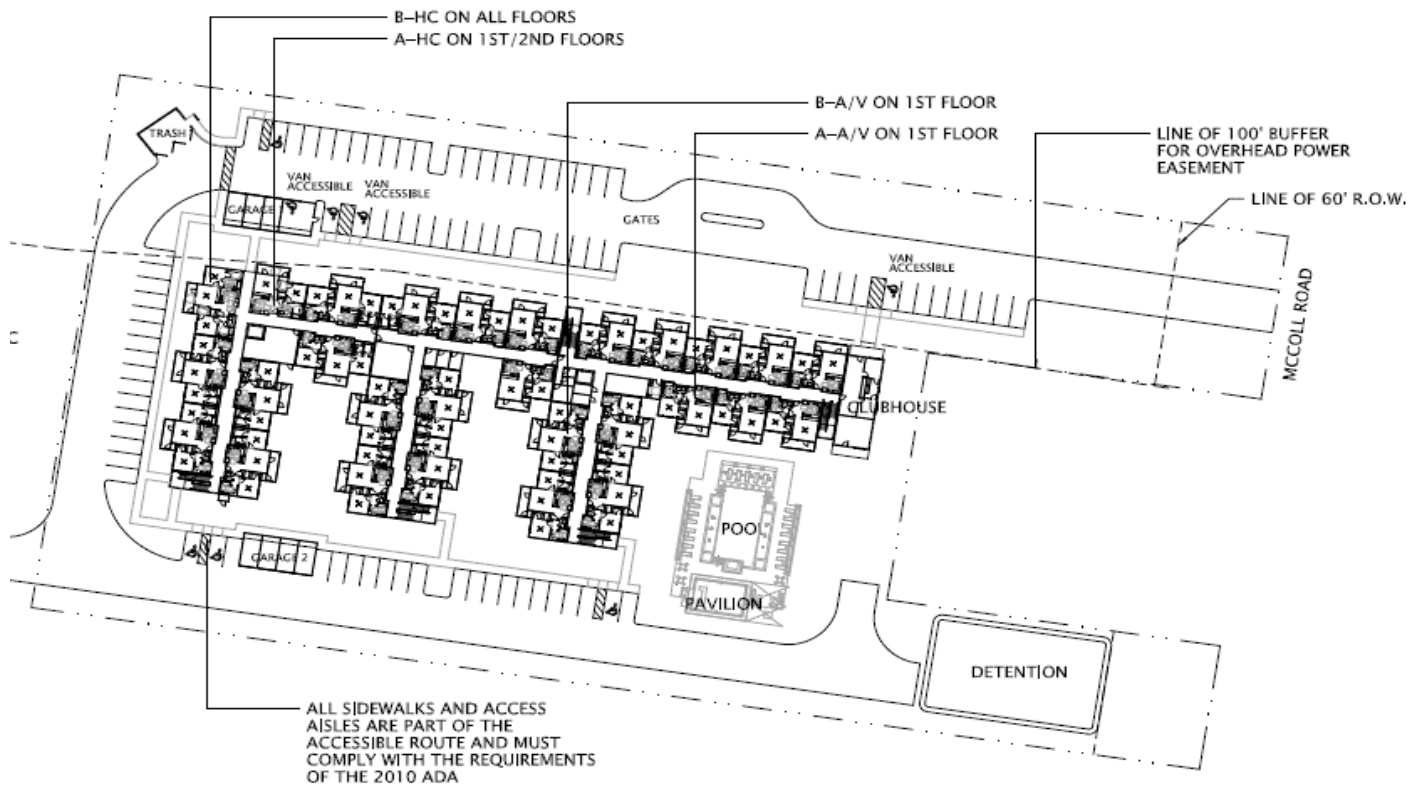
OWNERSHIP STRUCTURE



- Applicant has extensive experience owning and operating LIHTC properties in Texas and has had 10 developments awarded since 2014 and one in 2012.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

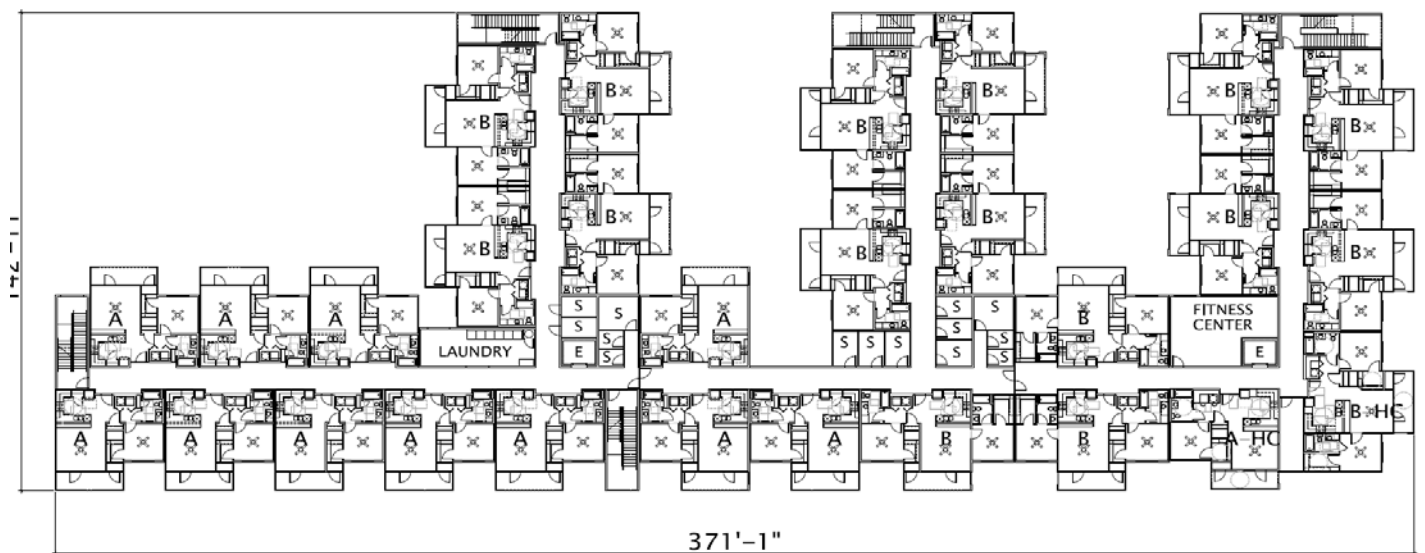
The primary ingress/egress will be off N. McColl with an 80-ft Right-Of-Way. Site amenities include a clubhouse and swimming pool. The property is zoned C-3 (General Business) and will be rezoned to R-3A (multifamily). The Applicant submitted the rezoning application on February 3, 2021 to the City of McAllen.

Parking	No Fee		Tenant-Paid		Total	
	Count	Cost	Count	Cost	Count	Cost
Open Surface	88	1.0/unit	0	--	88	1.0/unit
Carport	0	--	0	--	0	--
Garage	0	--	8	0.1/unit	8	0.1/unit
Total Parking	88	1.0/unit	8	0.1/unit	96	1.1/unit

Comments:

The parking space requirement is 1 space per unit, which requires 84 parking spaces for this development. A total of 96 parking spaces will be provided (88 free open spaces and 8 paid detached garage spaces).

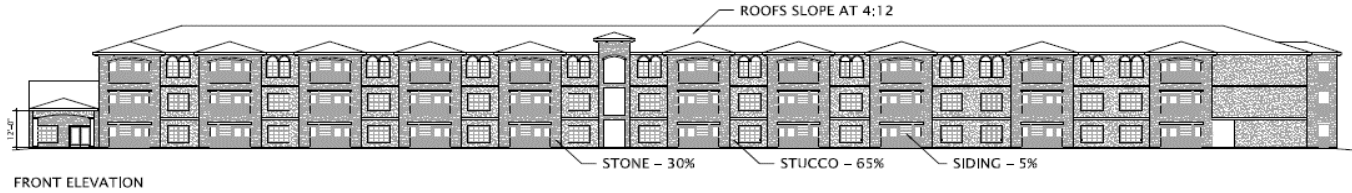
BUILDING PLAN (Typical)



Comments:

General unit features include single vanities, in-unit washer and dryers, walk-in closets and a balcony. Plumbing run is not efficient.

BUILDING ELEVATION



Comments:

The development is a three-story garden-style development with two elevators. The roof is pitched at 4/12 with composition shingles. The building is comprised of 30% stone, 65% stucco, and 5% siding.

BUILDING CONFIGURATION

Building Type	1										Total Buildings
Floors/Stories	3										1
Number of Bldgs	1										
Units per Bldg	84										
Total Units	84										84
Avg. Unit Size (SF)		801 sf	Total NRA (SF)		67,266		Common Area (SF)*		3,607		

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 4.096 acres Density: 20.5 units/acre
Site Control: 4.340 **Site Plan:** 4.096 **Appraisal:** N/A **ESA:** 4.340
Feasibility Report Survey: 4.340 **Feasibility Report Engineer's Plan:** 4.340

Control Type: Purchase and Sales Agreement

Total Acquisition: 4.340 acres Cost: \$2,450,000
 Development Site: 4.096 acres Cost: \$2,450,000 \$29,167 per unit

Seller: Roberto Salazar & Aura Salazar
 Buyer: Madhouse Development

Related-Party Seller/Identity of Interest: No

Comments:
 The purchase price is \$2,450,000. The site plan shows 4.096 acres, which accounts for the 0.244 acres of future ROW dedication required by the City of McAllen.

SITE INFORMATION

Flood Zone:	<u>X500</u>	Scattered Site?	<u>No</u>
Zoning:	<u>C-3 General Business</u>	Within 100-yr floodplain?	<u>No</u>
Re-Zoning Required?	<u>yes</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
Vacant land

Surrounding Uses:
North: Vacant land, zoned for multifamily (R-3) and commercial uses (C-3)
South: Commercial building – zoned for agriculture and open space (A-O)
East: Vacant land zoned for commercial (C-3)
West: Multi-Family (R-3A)

Other Observations:
An overhead electrical transmission line extends east and west along the northern property line. A 100-ft buffer has been incorporated in the site layout to prevent any buildings or designated recreational areas (including pools), excluding parking areas from being built within 100-ft of the nearest overhead line and support structure. The City of McAllen development code does not have setback requirements regarding overhead electrical transmission lines located near apartments.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental, Inc. Date: 2/27/2021

Recognized Environmental Conditions (RECs) and Other Concerns:
▪ None

MARKET ANALYSIS

Provider: Apartment MarketData, LLC

Date: 3/15/2021

Contact: Darrell G Jack

Phone: 210-530-0040

Primary Market Area (PMA): 25 sq. miles 3 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Hidalgo County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$7,944	\$7,944	\$9,552	\$9,552	---	---	---
	Max	\$12,390	\$14,160	\$15,930	\$17,670	---	---	---
50% AMGI	Min	\$13,272	\$13,272	\$15,912	\$15,912	---	---	---
	Max	\$20,650	\$23,600	\$26,550	\$29,450	---	---	---
60% AMGI	Min	\$15,912	\$15,912	\$19,104	\$19,104	---	---	---
	Max	\$24,780	\$28,320	\$31,860	\$35,340	---	---	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19330	Avanti Legacy at Emerald Point	Yes	New	Elderly	0	90
Other Affordable Developments in PMA since 2016						
18235	Memorial Apartments II		New	General	n/a	246
19331	Avanti at Emerald Point		New	General	n/a	72
19273	Nolana Villas		New	General	n/a	124
19064	Jackson Apartments		New	General	n/a	120
21039	Uvalde Villas		New	General	n/a	102
Stabilized Affordable Developments in PMA					Total Units	286
					Total Developments	3
					Average Occupancy	98.6%

Proposed, Under Construction, and Unstabilized Competitive Supply:

The analyst did not include Avanti Legacy Valor Heights (TDHCA # 20177). Avanti Legacy Valor Heights is located outside the PMA 3.1 miles south of the subject and south of Business Highway 83. The subject PMA and Avanti Legacy Valor Heights PMA have three overlapping census tracts. The GCR for Avanti Legacy Valor Heights was 1.5%. Including Avanti Legacy Valor Heights' comparable units would result in a GCR of 5.0% without the additional demand from its PMA.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	29,645			
Senior Households in the Primary Market Area	11,365			
Potential Demand from the Primary Market Area	4,514			
10% External Demand	451			
Potential Demand from Other Sources				
GROSS DEMAND	4,965			
Subject Affordable Units	80			
Unstabilized Competitive Units	84			
RELEVANT SUPPLY	164			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.3%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
-------------	---------------------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	1,089	109	8	9	1%					
50% AMGI	1,790	179	16	19	2%					
60% AMGI	1,635	164	56	56	6%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	577	58	3	6	1%					
1 BR/50%	250	25	8	7	5%					
1 BR/60%	863	86	24	23	5%					
2 BR/30%	557	56	5	3	1%					
2 BR/50%	205	21	8	12	9%					
2 BR/60%	919	92	32	33	6%					

Market Analyst Comments:

There have been no affordable senior projects built in the PMA. Avanti Legacy Emerald Point (TDHCA #19330) was awarded tax credits in 2019 but is still under construction. (p.13)

The subject's "affordable" rents on a Total Rent Basis is between 26% and 68% below market rents currently offered in the marketplace. (p.15).

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$253,775	Avg. Rent:	\$633	Expense Ratio:	58.3%
Debt Service:	\$211,262	B/E Rent:	\$588	Controllable Expenses:	\$2,487
Net Cash Flow:	\$42,513	UW Occupancy:	92.5%	Property Taxes/Unit:	\$624
Aggregate DCR:	1.20	B/E Occupancy:	86.0%	Program Rent Year:	2020

All restricted units underwritten at maximum HTC Net Program Rents. Four market units (5% of total units) are underwritten at HTC 60% Gross Rent per REA Rules.

The project is underwritten with 6 unit vacant and the breakeven vacancy is 11 units. The average rent is \$45 above the break-even rent.

The Lender signed a long-term pro forma that includes \$11,723 annual expense for Supportive Services. Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

The Applicant based the water, sewer trash costs on 2020 operating statements for Avanti East Apartments (16380) and Bella Vista Apartments (14283), which the landlord paid WST. The landlord is paying WST for the subject property.

Underwriter's estimates for operating expenses mainly based on local comparable properties. Applicant's operating expenses of \$4,231/unit are within 5% of Underwriter's estimate of \$4,243/unit. Income and expense variances less than 5% so feasibility is determined by Applicant's pro forma.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$598,145/ac	\$29,869/unit	\$2,509,000	Contractor Fee	\$1,241,402
Off-site + Site Work		\$21,700/unit	\$1,822,800	Soft Cost + Financing	\$3,110,620
Building Cost	\$96.10/sf	\$76,956/unit	\$6,464,263	Developer Fee	\$1,906,337
Contingency	7.00%	\$6,906/unit	\$580,094	Reserves	\$283,333
Total Development Cost	\$213,308/unit		\$17,917,849	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?	High Opportunity Index [9% only]				

Site Work:

Certified total sitework of \$1.1M (\$13K/unit) for grading, concrete, paving and utility costs. \$45K is for detention costs.

Building Cost:

Applicant's Building Cost is \$6.4M (\$96.10/sf, \$77K/unit). The small number of units (84) makes the cost to build higher than the average development, The underwriter's estimate is based on Marshall and Swift's average base building costs adjusted for small number of units. With only 84 units, much of the total cost is for the masonry and non-rentable area (corridors, community area, office/leasing space, etc). In this case the net rentable area is only 64% of gross building area.

Ineligible Costs:

Tenants are required to pay for storage units, which is excluded from eligible basis. The 8 garages have been excluded from eligible basis.

Reserves:

Total capital reserves represent approximately 6 months of operating expenses and debt service.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$17,917,849	\$13,619,533	\$1,513,463

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
Community Bank of Texas	Conventional Loan	\$14,429,000	4.00%	88%
RBC Capital Markets	HTC	\$2,024,798	\$0.90	12%
City of McAllen	\$11.9(d)(2)LPS Contribution	\$500		0%
		\$16,454,298	Total Sources	

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Community Bank of Texas	\$3,720,000	4.50%	35	15	\$3,720,000	4.50%	35	15	21%
City of McAllen	\$500				\$500				0%
Total	\$3,720,500				\$3,720,500				

Comments:

Community Bank of Texas is providing a \$14,429,000 construction loan that will convert to \$3,720,000 for permanent financing for this project with an interest rate of 4.50%.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
RBC Capital Markets	\$13,498,650	\$0.90		\$13,498,650	\$0.90	75%	
Avanti Legacy Violet Parc	\$698,699		37%	\$698,699		4%	37%
Total	\$14,197,349			\$14,197,349			
				\$17,917,849	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$0.946	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.893	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

Total Capital Contribution of \$13,498,650 from RBC Capital Markets is being provided at a \$0.90 credit price.

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$17,917,849
Permanent Sources (debt + non-HTC equity)	\$3,720,500
Gap in Permanent Financing	\$14,197,349

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$13,619,804	\$1,513,463
Needed to Balance Sources & Uses	\$14,197,349	\$1,577,641
Requested by Applicant	\$13,498,650	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,498,650	\$1,500,000
Deferred Developer Fee	\$698,699	(37% deferred)
Repayable in	14 years	

Comments:

Recommended tax credit allocation is limited to \$1,500,000 as requested by the Applicant.

Underwriter:	<i>Deborah Willson</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Avanti Legacy Violet Parc, McAllen, 9% HTC #21274

LOCATION DATA	
CITY:	McAllen
COUNTY:	Hidalgo
Area Median Income	\$45,100
PROGRAM REGION:	11
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	36	42.9%	0	0
2	48	57.1%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	84	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	94.98%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	801 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	8	-	16	56	-	-	4	84
Income	% Total	0.0%	9.5%	0.0%	19.0%	66.7%	0.0%	0.0%	4.8%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$331	3	1	1	657	\$331	\$42	\$289	\$0	\$0.44	\$289	\$867	\$867	\$289	\$0	\$0	\$663	\$1.01	\$840
TC 50%	\$553	8	1	1	657	\$553	\$42	\$511	\$0	\$0.78	\$511	\$4,088	\$4,088	\$511	\$1	\$0	\$663	\$1.01	\$840
TC 60%	\$663	22	1	1	657	\$663	\$42	\$621	\$0	\$0.95	\$621	\$13,662	\$13,662	\$621	\$1	\$0	\$663	\$1.01	\$840
TC 60%	\$663	2	1	1	663	\$663	\$42	\$621	\$0	\$0.94	\$621	\$1,242	\$1,242	\$621	\$1	\$0	\$663	\$1.00	\$845
MR		1	1	1	657	\$0	\$42		NA	\$1.01	\$663	\$663	\$663	\$663	\$1	NA	\$663	\$1.01	\$840
TC 30%	\$398	5	2	2	907	\$398	\$55	\$343	\$0	\$0.38	\$343	\$1,715	\$1,715	\$343	\$0	\$0	\$796	\$0.88	\$1,069
TC 50%	\$663	8	2	2	907	\$663	\$55	\$608	\$0	\$0.67	\$608	\$4,864	\$4,864	\$608	\$1	\$0	\$796	\$0.88	\$1,069
TC 60%	\$796	29	2	2	907	\$796	\$55	\$741	\$0	\$0.82	\$741	\$21,489	\$21,489	\$741	\$1	\$0	\$796	\$0.88	\$1,069
TC 60%	\$796	3	2	2	929	\$796	\$55	\$741	\$0	\$0.80	\$741	\$2,223	\$2,223	\$741	\$1	\$0	\$796	\$0.86	\$1,088
MR		3	2	2	907	\$0	\$55		NA	\$0.88	\$796	\$2,388	\$2,388	\$796	\$1	NA	\$796	\$0.88	\$1,069
TOTALS/AVERAGES:		84			67,266				\$0	\$0.79	\$633	\$53,201	\$53,201	\$633	\$0.79	\$0	\$739	\$0.92	\$972

ANNUAL POTENTIAL GROSS RENT:	\$638,412	\$638,412
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STABILIZED PRO FORMA

Avanti Legacy Violet Parc, McAllen, 9% HTC #21274

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.79	\$633	\$638,412	\$638,412	\$633	\$0.79			0.0%	\$0
App Fees, Deposit Forfeitures, Cable					\$10.00	\$10,080						
Garages, Laundry, Vending, Pet Fees.					\$10.00	\$10,080						
Total Secondary Income					\$20.00		\$20,160	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$658,572	\$658,572				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(49,393)	(49,393)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME						\$609,179	\$609,179				0.0%	\$0

General & Administrative	\$26,562	\$316/Unit	\$33,210	\$395	4.83%	\$0.44	\$351	\$29,450	\$26,562	\$316	\$0.39	4.36%	10.9%	2,888
Management	\$25,288	4.1% EGI	\$35,312	\$420	5.00%	\$0.45	\$363	\$30,459	\$30,459	\$363	\$0.45	5.00%	0.0%	0
Payroll & Payroll Tax	\$92,469	\$1,101/Unit	\$90,695	\$1,080	14.00%	\$1.27	\$1,015	\$85,287	\$85,287	\$1,015	\$1.27	14.00%	0.0%	-
Repairs & Maintenance	\$42,550	\$507/Unit	\$41,341	\$492	8.29%	\$0.75	\$601	\$50,500	\$54,600	\$650	\$0.81	8.96%	-7.5%	(4,100)
Electric/Gas	\$16,195	\$193/Unit	\$10,336	\$123	1.81%	\$0.16	\$131	\$11,000	\$10,336	\$123	\$0.15	1.70%	6.4%	664
Water, Sewer, & Trash	\$45,854	\$546/Unit	\$38,829	\$462	5.36%	\$0.49	\$389	\$32,680	\$33,936	\$404	\$0.50	5.57%	-3.7%	(1,256)
Property Insurance	\$35,319	\$0.53 /sf	\$39,009	\$464	4.55%	\$0.41	\$330	\$27,720	\$27,720	\$330	\$0.41	4.55%	0.0%	-
Property Tax (@ 100%) 2.5328	\$50,737	\$604/Unit	\$72,046	\$858	8.60%	\$0.78	\$624	\$52,385	\$52,385	\$624	\$0.78	8.60%	0.0%	-
Reserve for Replacements					3.45%	\$0.31	\$250	\$21,000	\$21,000	\$250	\$0.31	3.45%	0.0%	-
Supportive Services					1.92%	\$0.17	\$140	\$11,723	\$11,723	\$140	\$0.17	1.92%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.53%	\$0.05	\$38	\$3,200	\$3,200	\$38	\$0.05	0.53%	0.0%	-
TOTAL EXPENSES					58.34%	\$5.28	\$4,231	\$ 355,404	\$357,208	\$4,252	\$5.31	58.64%	-0.5%	\$ (1,804)
NET OPERATING INCOME ("NOI")					41.66%	\$3.77	\$3,021	\$253,775	\$251,971	\$3,000	\$3.75	41.36%	0.7%	\$ 1,804

CONTROLLABLE EXPENSES							\$2,487/Unit				\$2,509/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Avanti Legacy Violet Parc, McAllen, 9% HTC #21274

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Community Bank of Texas		1.19	1.20	211,262	4.50%	35	15	\$3,720,000	\$3,720,000	15	35	4.50%	\$211,262	1.20	20.8%
CASH FLOW DEBT / GRANTS															
City of McAllen		1.19	1.20		0.00%	0	0	\$500	\$500	0	0	0.00%		1.20	0.0%
				\$211,262	TOTAL DEBT / GRANT SOURCES			\$3,720,500	\$3,720,500	TOTAL DEBT SERVICE			\$211,262	1.20	20.8%
NET CASH FLOW		\$40,709	\$42,513					APPLICANT	NET OPERATING INCOME	\$253,775	\$42,513	NET CASH FLOW			

EQUITY SOURCES													
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE							
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method		
												RBC Capital Markets	LIHTC Equity	75.3%	$1,500,000	0.89991	$13,498,650	$13,498,650	$0.89999	$1,500,000	75.3%	$17,857	Applicant Request
Avanti Legacy Violet Parc	Deferred Developer Fees	3.9%	(37% Deferred)		\$698,699	\$698,699	(37% Deferred)		3.9%	Total Developer Fee: \$1,906,337			
Additional (Excess) Funds Req'd		0.0%			\$0	\$0			0.0%				
TOTAL EQUITY SOURCES		79.2%			\$14,197,349	\$14,197,349			79.2%				
TOTAL CAPITALIZATION						\$17,917,849	\$17,917,849					15-Yr Cash Flow after Deferred Fee:	\$96,798

DEVELOPMENT COST / ITEMIZED BASIS													
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS						COST VARIANCE	
	Eligible Basis		Total Costs	Total Costs	Eligible Basis		Total Costs	Total Costs	%	\$			
	Acquisition	New Const. Rehab			New Const. Rehab	Acquisition							
Land Acquisition			\$29,167 / Unit	\$2,450,000	\$2,450,000	\$29,167 / Unit			0.0%	\$0			
Closing costs & acq. legal fees				\$59,000	\$59,000				0.0%	\$0			
Off-Sites			\$ / Unit	\$0	\$0	\$ / Unit			0.0%	\$0			
Site Work		\$1,093,489	\$13,204 / Unit	\$1,109,174	\$1,109,174	\$13,204 / Unit	\$1,093,489		0.0%	\$0			
Site Amenities		\$703,145	\$8,496 / Unit	\$713,626	\$713,626	\$8,496 / Unit	\$703,145		0.0%	\$0			
Building Cost		\$5,673,887	\$96.10 /sf	\$76,956/Unit	\$6,464,263	\$6,870,198	\$81,788/Unit	\$102.13 /sf	\$5,673,887	-5.9%	(\$405,936)		
Contingency		\$522,936	7.00%	7.00%	\$580,094	\$580,094	6.67%	7.00%	\$522,936	0.0%	\$0		
Contractor Fees		\$1,119,084	14.00%	14.00%	\$1,241,402	\$1,241,402	13.39%	14.00%	1119084.017	0.0%	\$0		
Soft Costs	\$0	\$1,750,960	\$22.052 / Unit	\$1,852,402	\$1,852,402	\$22.052 / Unit	\$1,750,960	\$0	0.0%	\$0			
Financing	\$0	\$980,032	\$14,979 / Unit	\$1,258,218	\$1,258,218	\$14,979 / Unit	\$980,032	\$0	0.0%	\$0			
Developer Fee	\$0	\$1,776,000	15.00%	14.99%	\$1,906,337	\$1,906,337	14.53%	15.00%	\$1,776,000	0.0%	\$0		
Reserves			6 Months	\$283,333	\$283,333	6 Months			0.0%	\$0			
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$13,619,533	\$213,308 / Unit	\$17,917,849	\$18,323,784	\$218,140 / Unit	\$13,619,533	\$0	-2.2%	(\$405,936)		
Acquisition Cost	\$0			\$0									
Contingency		\$0		\$0									
Contractor's Fee		\$0		\$0									
Financing Cost		\$0		\$0									
Developer Fee	\$0	\$0		\$0									
Reserves				\$0									
ADJUSTED BASIS / COST		\$0	\$13,619,533	\$213,308/unit	\$17,917,849	\$18,323,784	\$218,140/unit	\$13,619,533	\$0	-2.2%	(\$405,936)		
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$17,917,849							

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Avanti Legacy Violet Parc, McAllen, 9% HTC #21274

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$13,619,533	\$0	\$13,619,533
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$13,619,533	\$0	\$13,619,533
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$17,705,393	\$0	\$17,705,393
Applicable Fraction	94.98%	94.98%	95%	95%
TOTAL QUALIFIED BASIS	\$0	\$16,816,254	\$0	\$16,816,254
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,513,463	\$0	\$1,513,463
CREDITS ON QUALIFIED BASIS		\$1,513,463		\$1,513,463

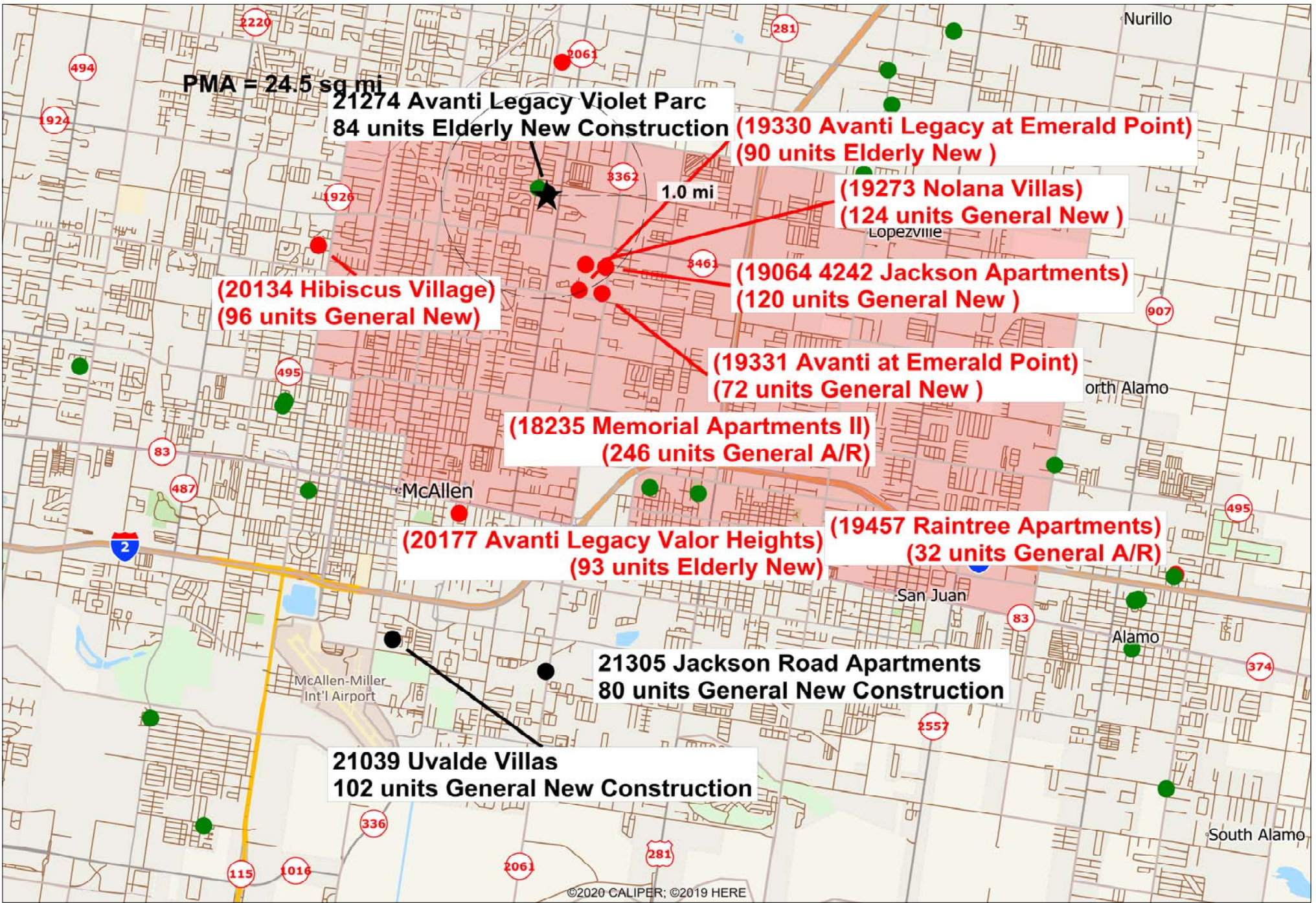
Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8999	Credits	Proceeds
Eligible Basis	\$1,513,463	\$13,619,804	----	----	----
Needed to Fill Gap	\$1,577,641	\$14,197,349	----	----	----
Applicant Request	\$1,500,000	\$13,498,650	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	67,266 SF	\$81.70	5,495,778
Adjustments				
Exterior Wall Finish	7.60%		6.21	\$417,679
Elderly	3.00%		2.45	164,873
9-Ft. Ceilings	3.95%		3.23	217,083
Roof Adjustment(s)			(0.25)	(16,817)
Subfloor			(0.16)	(10,763)
Floor Cover			2.56	172,201
Breezeways	\$30.22	4,966	2.23	150,089
Balconies	\$30.15	8,295	3.72	250,067
Plumbing Fixtures	\$1,080	0	0.00	0
Rough-ins	\$530	168	1.32	89,040
Built-In Appliances	\$1,830	84	2.29	153,720
Exterior Stairs	\$2,460	5	0.18	12,300
Heating/Cooling			2.34	157,402
Storage Space	\$30.22	772	0.35	23,332
Carports	\$12.25	0	0.00	0
Garages	\$37.00	1,794	0.99	66,378
Common/Support Area	\$102.71	2,593	3.96	266,330
Elevators	\$118,600	2	3.53	237,200
Other:			0.00	0
Fire Sprinklers	\$2.88	75,597	3.24	217,719
SUBTOTAL			119.88	8,063,613
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			119.88	\$8,063,613
Plans, specs, survey, bldg permits	3.30%		(3.96)	(\$266,099)
Contractor's OH & Profit	11.50%		(13.79)	(\$27,316)
NET BUILDING COSTS		\$81,788/unit	\$102.13/sf	\$6,870,198

Long-Term Pro Forma

Avanti Legacy Violet Parc, McAllen, 9% HTC #21274

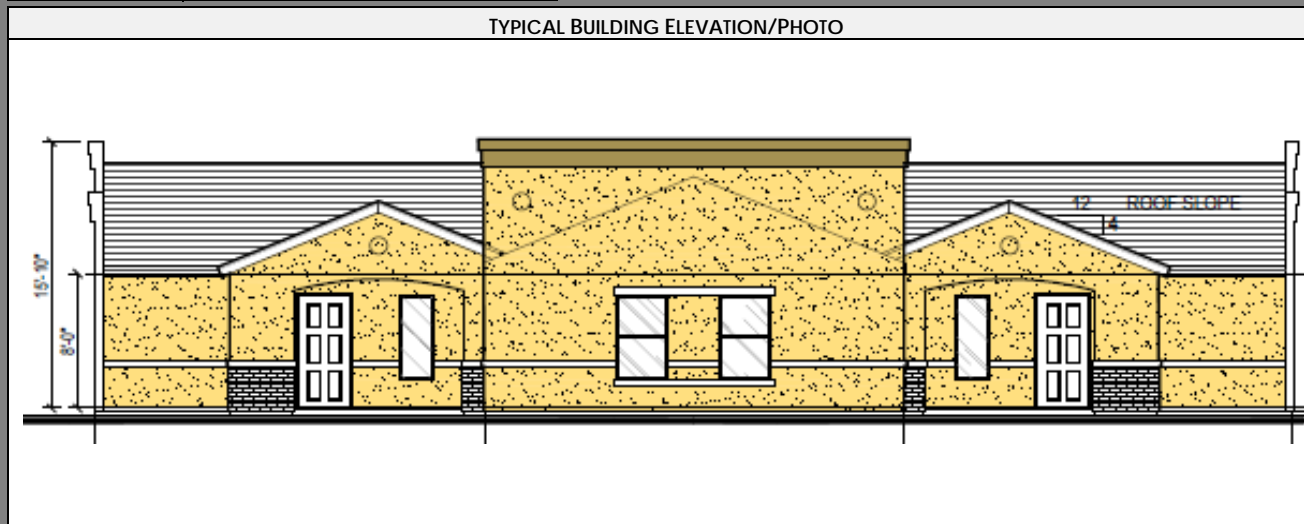
	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$609,179	\$621,363	\$633,790	\$646,466	\$659,395	\$728,025	\$803,799	\$887,459	\$979,826	\$1,081,807	\$1,194,403
TOTAL EXPENSES	3.00%	\$355,404	\$365,762	\$376,424	\$387,400	\$398,698	\$460,381	\$531,698	\$614,166	\$709,538	\$819,845	\$947,439
NET OPERATING INCOME ("NOI")		\$253,775	\$255,601	\$257,366	\$259,066	\$260,697	\$267,645	\$272,100	\$273,293	\$270,289	\$261,963	\$246,964
EXPENSE/INCOME RATIO		58.3%	58.9%	59.4%	59.9%	60.5%	63.2%	66.1%	69.2%	72.4%	75.8%	79.3%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262	\$211,262
DEBT COVERAGE RATIO		1.20	1.21	1.22	1.23	1.23	1.27	1.29	1.29	1.28	1.24	1.17
ANNUAL CASH FLOW		\$42,513	\$44,339	\$46,104	\$47,804	\$49,435	\$56,383	\$60,839	\$62,031	\$59,027	\$50,701	\$35,702
Deferred Developer Fee Balance		\$656,185	\$611,846	\$565,742	\$517,937	\$468,502	\$199,623	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$96,798	\$406,048	\$709,079	\$981,617	\$1,193,096



21283 Hemley Palms - Application Summary

PROPERTY IDENTIFICATION		RECOMMENDATION			
Application #	21283	TDHCA Program	Request	Recommended	
Development	Hemley Palms	LIHTC (9% Credit)	\$900,000	\$900,000	\$18,750/Unit \$0.89
City / County	Vinton / El Paso				
Region/Area	13 / Rural				
Population	General				
Set-Aside	General				
Activity	New Construction				

KEY PRINCIPALS / SPONSOR	
• Bobby Bowling, IV, Randy Bowling & Demetrio Jimenez / Tropicana Properties	
Related Parties	Contractor - Yes Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	8	17%	30%	5	10%
2	18	38%	40%	-	0%
3	14	29%	50%	17	35%
4	8	17%	60%	26	54%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	48	100%	TOTAL	48	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.16	Expense Ratio	59.8%
Breakeven Occ.	87.3%	Breakeven Rent	\$631
Average Rent	\$670	B/E Rent Margin	\$39
Property Taxes	\$729/unit	Exemption/PILOT	0%
Total Expense	\$4,582/unit	Controllable	\$2,729/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (30% Maximum)	6.9%		
Highest Unit Capture Rate	21%	3 BR/60%	8
Dominant Unit Cap. Rate	15%	2 BR/60%	14
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	970 SF	Density	7.4/acre
Acquisition	\$104.19/SF	\$10K/unit	\$500K
Building Cost	\$104.19/SF	\$101K/unit	\$4,850K
Hard Cost		\$128K/unit	\$6,163K
Total Cost		\$213K/unit	\$10,218K
Developer Fee	\$1,546K	(7% Deferred)	Paid Year: 5
Contractor Fee	\$840K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
Wells Fargo Bank, N.A.	18/35	5.00%	\$2,100,000	1.16						Richman Group	\$8,010,000
										Hemley Palms, Ltd	\$108,000
TOTAL DEBT (Must Pay)			\$2,100,000		CASH FLOW DEBT / GRANTS			\$0		TOTAL EQUITY SOURCES	\$8,118,000
										TOTAL DEBT SOURCES	\$2,100,000
										TOTAL CAPITALIZATION	\$10,218,000

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

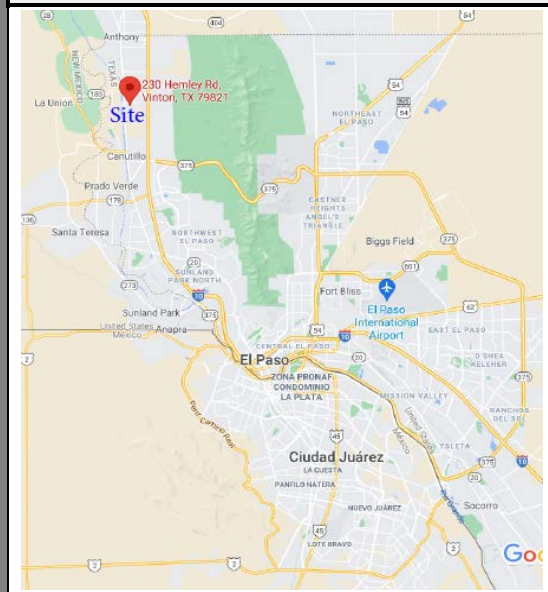
STRENGTHS/MITIGATING FACTORS

- 6.9% gross capture rate (vs. rural max 30%)
- 98% occupancy reported for both stabilized HTC and
- Subject is in an area experiencing residential and commercial growth
- Developer experience (35 developments in El Paso County)

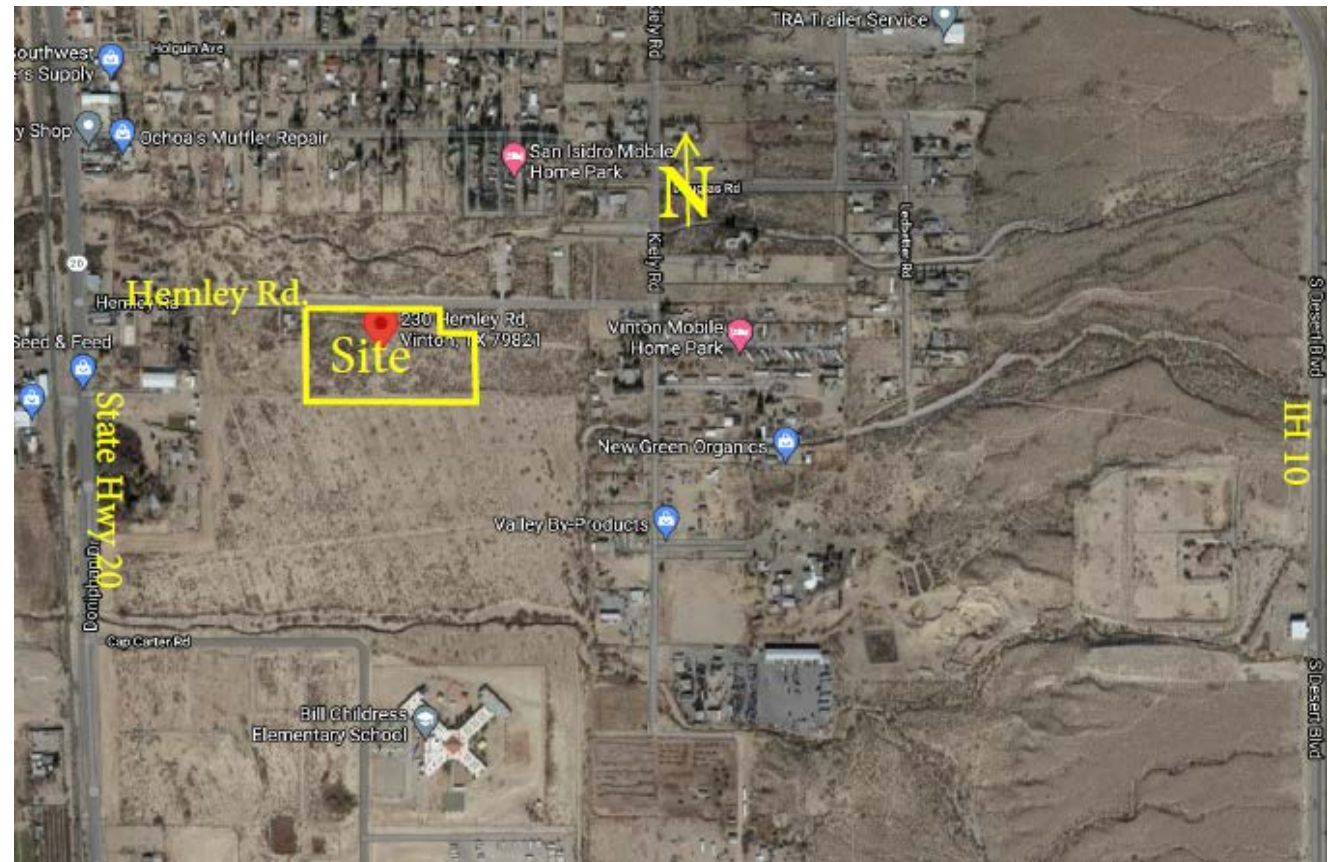
WEAKNESSES/RISKS

- Interest rate sensitivity
- While close to but outside of PMA, Applicant's 20297 Aircraft Palms (100 comp units) could slow down Subject's absorption rate

AREA MAP



AERIAL PHOTOGRAPH





DEVELOPMENT IDENTIFICATION

TDHCA Application #: **21283** Program(s): **9% HTC**

Hemley Palms

Address/Location: 230 Hemley Road

City: Vinton County: El Paso Zip: 79821

Population: General Program Set-Aside: General Area: Rural

Activity: New Construction Building Type: Duplex Region: 13

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$900,000				\$900,000				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	5
50% of AMI	50% of AMI	17
60% of AMI	60% of AMI	26

PROJECT SUMMARY

New construction of a 48 unit family development. Unit mix will be 100% HTC restricted. Development will be comprised of 24 single-story duplexes with a stand-alone clubhouse/leasing facility.

Located in the rural village of Vinton (2020 population of 2,184), which is part of the El Paso Metropolitan Statistical Area. Subject is approximately 18 miles northwest of downtown El Paso via IH-10.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	6.9% gross capture rate (vs. rural max 30%)
▫	98% occupancy reported for both stabilized HTC and market rate properties in the PMA
▫	Subject is in an area experiencing residential and commercial growth
▫	Developer experience (35 developments in El Paso County)

WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	While close to but outside of PMA, Applicant's 20297 Artcraft Palms (100 comp units) could slow down Subject's absorption rate
▫	
▫	

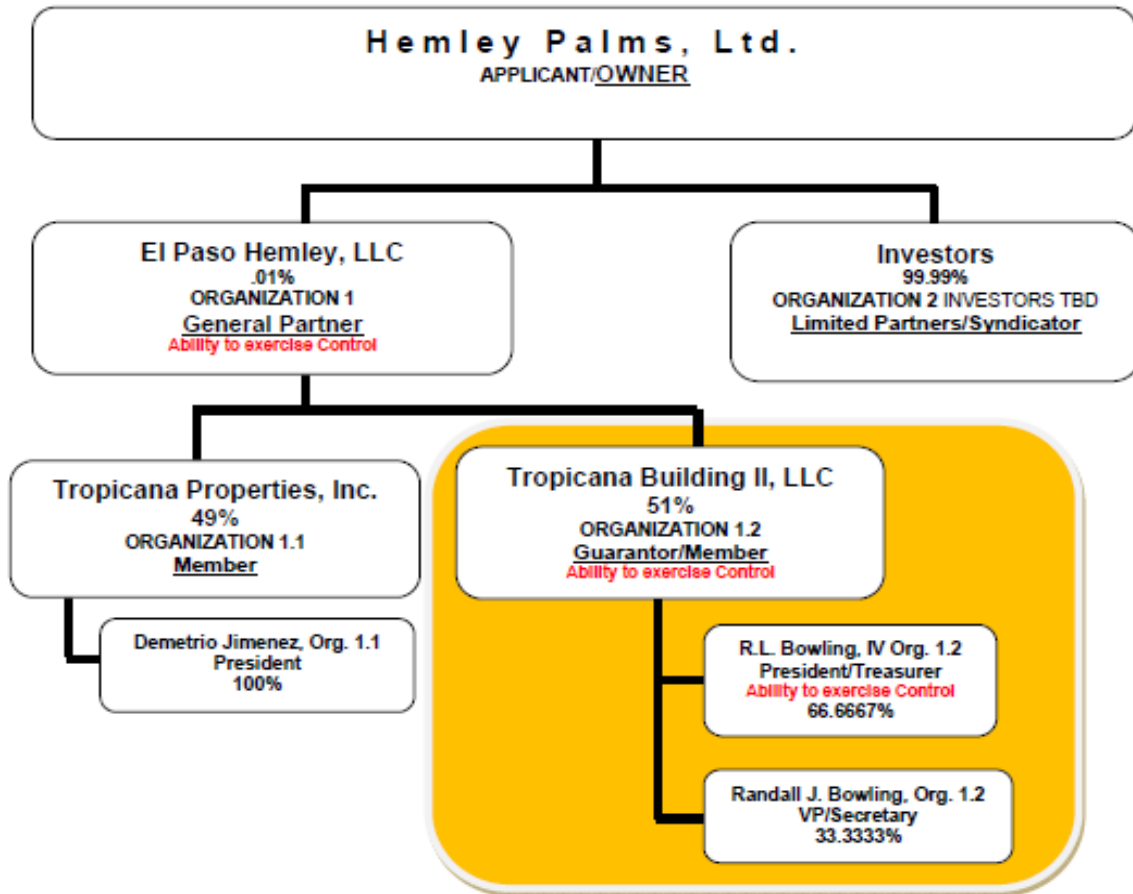
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: R.L. Bowling, IV
 Phone: (915) 821-3550
 Relationship: Applicant/Developer

Name: Demetrio Jimenez
 Phone: (915) 755-9113
 Relationship: Applicant/Developer

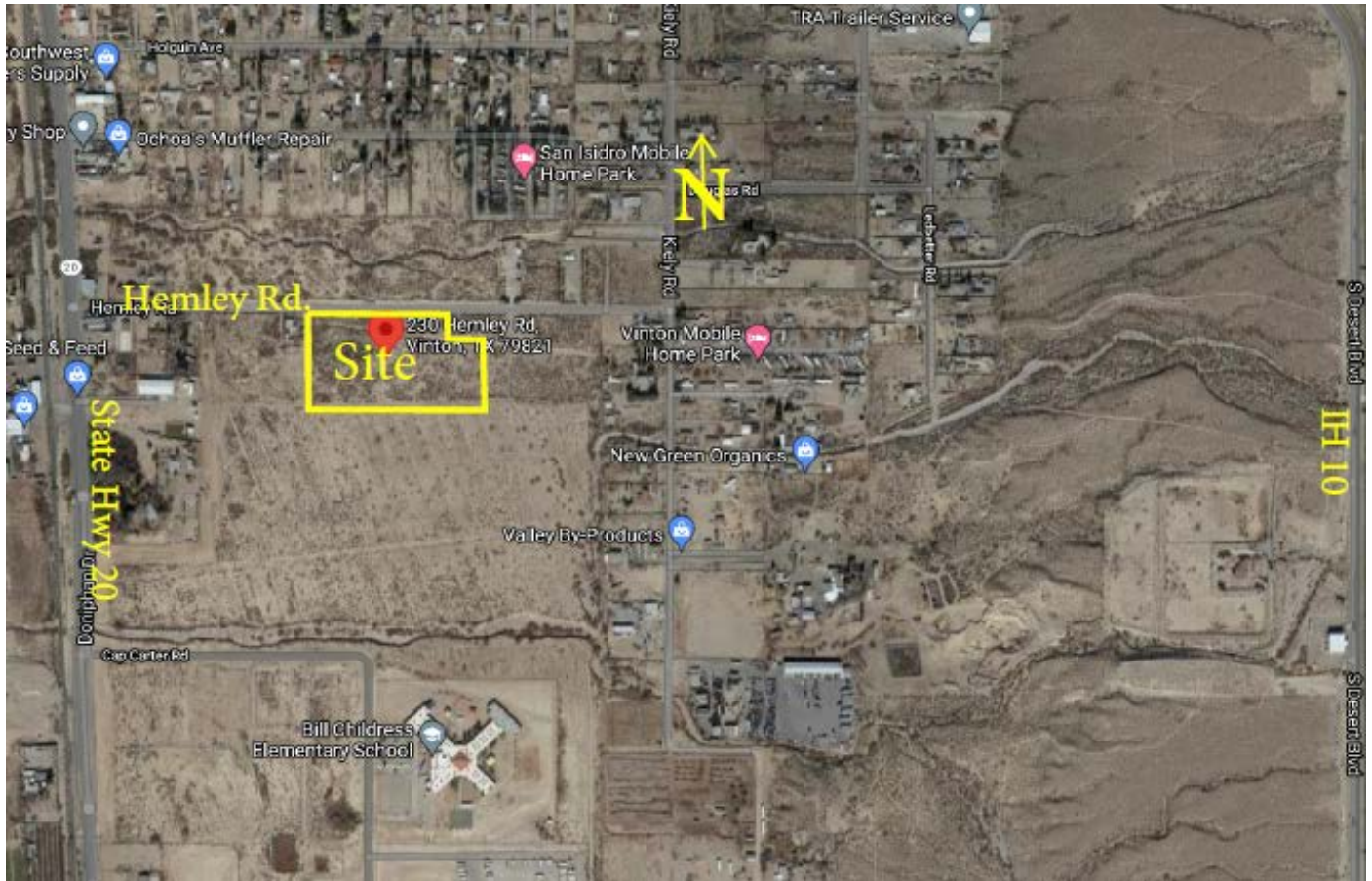
OWNERSHIP STRUCTURE



- Applicant, Developer, Housing General Contractor, Infrastructure General Contractor, Cost Estimator and Property Manager are related entities.
- Since 2001, through his Tropicana Building companies, Bobby Bowling, IV has been awarded 9% tax credit financing for at least one apartment development in El Paso County in each of the past 19 years. Bobby's brother Randy Bowling became instrumental in working out subcontractor and supplier prices in order to keep the development budgets manageable and work delivered on time. In 2002, Bobby and Randy brought in Demetrio Jimenez as their partner in the newly formed "Tropicana Properties" company. Demetrio has since become one of the top property managers in the region. Previous participation includes the development of 35 HTC properties in El Paso County.

DEVELOPMENT SUMMARY

AERIAL



SITE PLAN



Site Area: 6.53 Acres

Comments:

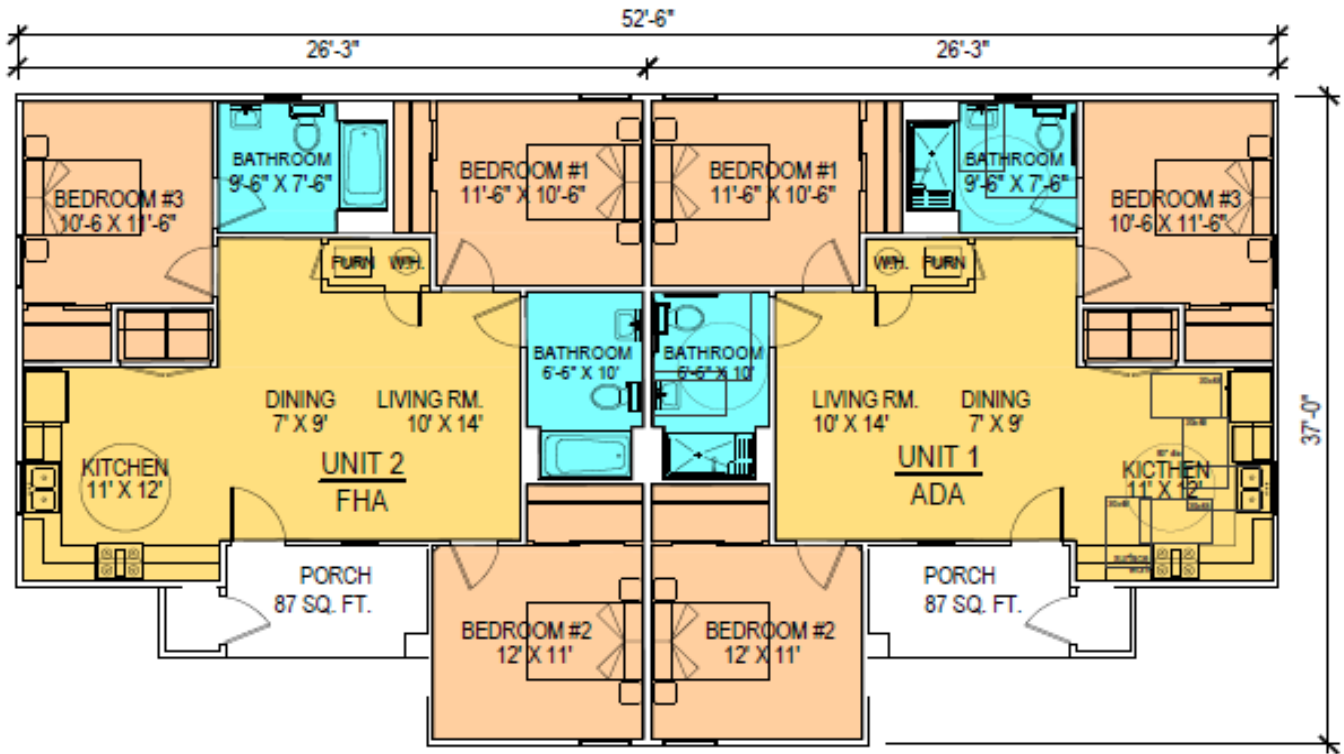
Site is relatively flat, virgin desert land covered with desert scrub. Proposed drainage improvements consist of a storm sewer system (with curb inlets) collecting runoff from the entire site along the proposed access driveways. Storm water will be channeled into a proposed detention pond area approximately 3.5 acre-feet in size, located on the southwestern boundary of the development. While none of site area lies within a 100-year flood plain, the relatively large detention pond is designed to capture and retain enough water for a potential 100-year storm event in compliance with the City of El Paso’s drainage requirements.

Access will be from Hemley Road as well as from a new section of street to be built along the eastern boundary.

Linear lot provides close-in open surface parking that meets local Code with a total of 150 spaces (2.4/unit). All parking will be provided at no charge to the residents.

A new single-family subdivision east adjacent to the subject site is also in the planning stage. That development will encompass approximately 36 new homes. While Applicant has developed single-family subdivisions in the past, they are not involved with this one.

BUILDING PLAN (Typical)

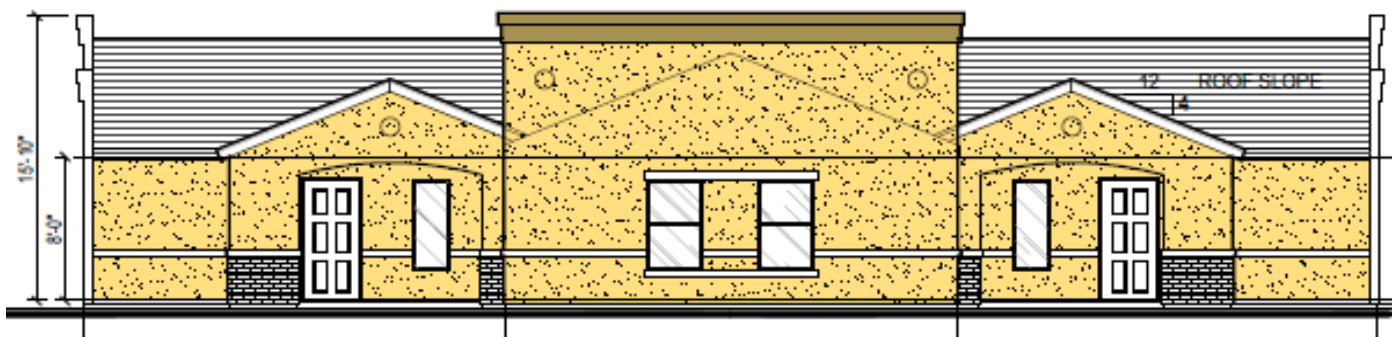


THREE BEDROOM UNIT, TYPE "C"

Comments:

Duplex design with 100% ceramic tile flooring in all units. Ceilings are 8 feet. Applicant has successfully built and leased-up a significant number of projects in El Paso County that are very close to this same design.

BUILDING ELEVATION (Typical)



Comments:

Non-rectangular duplex units with multi-gabled roof design provides attractive exterior articulation. Roofs have a 4/12 pitch and are covered with 30-year dimensional shingles. Exterior facade is all stucco with minor brick accents.

BUILDING CONFIGURATION

Building Type	A	B	C	D																Total Buildings	
Floors/Stories	1	1	1	1																	24
Number of Bldgs	4	9	7	4																	24
Units per Bldg	2	2	2	2																	
Total Units	8	18	14	8																	48
Avg. Unit Size (SF)	970 sf		Total NRA (SF)		46,550		Common Area (SF)*		1,574												

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 6.53 acres Density: 7.4 units/acre
Site Control: 6.53 **Site Plan:** 6.53 **Appraisal:** N/A **ESA:** 6.53
Feasibility Report Survey: 6.53 **Feasibility Report Engineer's Plan:** 6.53

Control Type: Commercial Contract - Unimproved Property

Development Site: 6.53 acres Cost: \$500,000 \$10,417 per unit

Seller: San Bisenzio Properties, LLC
 Buyer: Tropicana Building II, LLC
 Assignee: N/A

Related-Party Seller/Identity of Interest: No

Comments:
 Pursuant to a second contract included in the application, Tropicana Building II, LLC will turn around and sell the land to Hemley Palms, LLC for the same \$500,000 purchase price.

SITE INFORMATION

Flood Zone: X Scattered Site? No
 Zoning: R1 Within 100-yr floodplain? No
 Re-Zoning Required? Yes Utilities at Site? Yes
 Year Constructed: NA Title Issues? No

Current Uses of Subject Site:
 Vacant land.

Surrounding Uses:
 Subject is surrounded by vacant land to the north, south and east, with a single family residence to the west.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Soil Mechanics International Date: 2/22/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- No REC's were reported.

Comments:

While there was no conclusive evidence that the site is contaminated, it was recommended that the site be monitored closely during the excavation process in the construction phase. The recommendation is for a subsurface visual exploration only and does not include any explorations beneath the surface.

MARKET ANALYSIS

Provider: The Powers Group Date: 3/26/2021
 Contact: Linda Powers Phone: (915) 479-2093

Primary Market Area (PMA): 57 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
El Paso County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$12,600	\$12,600	\$12,600	\$12,600	\$14,580	\$14,580	\$16,260
	Max	\$13,080	\$14,940	\$16,830	\$18,690	\$20,190	\$21,690	\$24,660
50% AMGI	Min	\$17,490	\$17,490	\$21,030	\$21,030	\$24,300	\$24,300	\$27,090
	Max	\$21,800	\$24,900	\$28,050	\$31,150	\$33,650	\$36,150	\$41,100
60% AMGI	Min	\$21,000	\$21,000	\$25,230	\$25,230	\$29,160	\$29,160	---
	Max	\$26,160	\$29,880	\$33,660	\$37,380	\$40,380	\$43,380	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
19176	Anthony Palms	Yes	New	General	80	80
20297	Artcraft Palms	No	New	General	100	124
Other Affordable Developments in PMA since 2016						
17093	Vinton Palms		New	General	n/a	40
17334	Medano Heights		New	General	n/a	146
18426	Sandoval		Rehab	General	n/a	224
Stabilized Affordable Developments in PMA					Total Units	886
					Total Developments	10
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

Market Analyst identified 19176 Anthony Palms (80 comp units) as the only competitive project, and it is inside the PMA. Another potential competitive project that is close to, but outside of subject's PMA is 20297 Artcraft Palms (100 comp units). The PMA for Artcraft Palms overlaps subject's PMA, thereby sharing some of the same demand. If we included those additional competitive units, the GCR calculation would increase to 12.3%, which is still well below the Rural Area 30% GCR threshold. However, this is a worst case scenario since it includes the outside supply, but none of the additional demand from the outside PMA.

Applicant is also the Owner/Developer on both of the competitive projects.

OVERALL DEMAND ANALYSIS				
		Market Analyst		
		HTC	Assisted	
Total Households in the Primary Market Area		14,381		
Potential Demand from the Primary Market Area		1,684		
10% External Demand		168		
Potential Demand from Other Sources		0		
GROSS DEMAND		1,852		
Subject Affordable Units		48		
Unstabilized Competitive Units		80		
RELEVANT SUPPLY		128		
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE		6.9%		

Population: General	Market Area: Rural	Maximum Gross Capture Rate: 30%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND					
AMGI Band	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate
30% AMGI	206	21	5	6	4.9%
50% AMGI	506	51	17	16	5.9%
60% AMGI	972	97	26	58	7.9%

Demand Analysis:

Per TDHCA rules, the Gross Capture Rate is limited at 30%, not 10%, since the subject is a general population development in a Rural Area.

Because the additional competitive units are located outside the Market Analyst's determined PMA, and Underwriter's worst case scenario test produced an acceptable Gross Capture Rate, Market Analyst's capture rates are used for analysis.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/50%	72	7	4	0	5.1%
1 BR/60%	108	11	4	6	8.4%
2 BR/50%	141	14	4	4	5.2%
2 BR/60%	261	26	14	30	15.3%
3 BR/30%	55	6	2	4	9.9%
3 BR/50%	66	7	4	6	13.8%
3 BR/60%	129	13	8	22	21.1%
4 BR/30%	50	5	3	2	9.1%
4 BR/50%	53	5	5	6	18.9%

Market Analyst Comments:

"Construction on Anthony Palms is completed and the complex is in lease-up. Based on other similar projects, it is believed they will reach 90% occupancy in less than six months. Taking out Anthony Palms would indicate the following overall capture rate: 48 Total L/I Units ÷ 1,853 Units of Demand = 2.6%". (p. 16 of PDF)

"The demand in the Northwest apartment market is around the 95.9% range as of June 2020." (p. 65 of PDF)

Table on page 77 (p. 82 of PDF) shows the median 2021 estimated home price in the PMA to be \$131K, with a total monthly housing cost of \$1,206 which includes the estimated loan payment, taxes, insurance and maintenance. Subject's 60% 3BR rent is \$845, which is a rent to own discount of \$361/month.

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$147,745	Avg. Rent:	\$670	Expense Ratio:	59.8%
Debt Service:	\$127,181	B/E Rent:	\$631	Controllable Expenses:	\$2,729
Net Cash Flow:	\$20,563	UW Occupancy:	92.5%	Property Taxes/Unit:	\$729
Aggregate DCR:	1.16	B/E Occupancy:	87.3%	Program Rent Year:	2020

Project is 100% restricted with a mix of 30%, 50% and 60% HTC units. All units are expected to achieve maximum program rents.

Average rent with 1 month concession on 60% units is only \$5 above break-even, but concessions are likely unnecessary with subject offering a combined 36% overall discount to market rents.

Breakeven occupancy occurs with 6 units vacant (underwritten at 4).

Applicant budgeted a 6.00% management fee, which they have on other similar projects that have less than 50 units. Assuming TDHCA's standard 5.00% would result in the DCR improving to 1.23.

The Lender signed a long-term pro forma that includes a \$1,000 annual expense for Supportive Services.

Pursuant to §11.302(d)(2)(K), the estimated expenses underwritten at Application will be included in the DCR calculation at Cost Cert regardless if actually incurred.

Pro Forma exhibits long-term feasibility at the permanent loan rate of 5.00% fixed. However, all else equal, rate could only increase by 8 basis points (to 5.09%) before first year DCR would drop below the minimum 1.15 threshold.

As underwritten, 15 year residual cash flow is \$282K after repayment of deferred developer fee.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$76,570/ac	\$10,417/unit	\$500,000	Contractor Fee	\$840,000
Off-site + Site Work		\$18,958/unit	\$910,000	Soft Cost + Financing	\$959,000
Building Cost	\$104.19/sf	\$101,042/unit	\$4,850,000	Developer Fee	\$1,546,000
Contingency	7.00%	\$8,396/unit	\$403,000	Reserves	\$210,000
Total Development Cost	\$212,875/unit	\$10,218,000	Rehabilitation Cost	N/A	
Qualified for 30% Basis Boost?	Rural [9% only]				

Off-site:

None.

Site Work:

Certified cost of \$620K (\$13K/unit), with \$495K for typical grading, concrete & paving, \$10K for electrical, \$95K for on-site utilities, and \$20K for bumper stops, striping & signage. The cost for grading, concrete and paving includes the detention pond on the SE corner of the site as well as the new section of street along the eastern boundary. Applicant has indicated that they are paying only for the portion of the street within the site boundary, which is essentially one-half of the planned roadway.

Amenity cost of \$290K (\$6K/unit) was not included in the site work certification, but is comprised of \$150K for landscaping, \$90K for picnic, sports court and playground areas, and \$50K for fencing.

Building Cost:

Project consists of 24 duplex buildings and a stand-alone leasing/clubhouse facility. All of the units feature 100% ceramic tile flooring throughout. Ceilings are 8 feet vs. the more common 9 foot ceilings found in most newer developments. Non-rectangular units with multi-gabled roof design provides attractive exterior articulation. Roofs have a 4/12 pitch and are covered with 30-year dimensional shingles. Exterior facade is virtually all stucco with minor brick accents.

Using Marshal & Swift's ("M&S") average quality duplex construction values resulted in a total building cost estimate of \$4.8M (\$101K/unit - \$103.63/sf), which is only \$26K (0.54%) less than Applicant's budget.

Voluntary Limit to Eligible Hard Cost:

For scoring purposes, Sponsor limited their eligible hard costs to \$100.76/sf (vs. \$104/sf budgeted actual cost).

Contingency:

Applicant's cost includes 7% Contingency based on Total Hard Cost. Due to the voluntary limit to Eligible Building Cost, Applicant's Eligible contingency was overstated by \$11K.

Soft Costs:

At \$6.1K/unit, A&E costs fall within the typical range of what we have underwritten, as do total soft costs at \$12.3K/unit (5.8%).

Contractor and Developer Fees:

Eligible Contractor and Developer Fees are slightly overstated as a result of the adjustment to Eligible Contingency.

Reserves:

Sponsor's total capital reserves represent approximately 7 months of operating expenses and debt service.

Comments:

Applicant's Total Development Cost only varies from TDHCA's estimate by 4.5%. As a result, the recommended capital structure is being determined by Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$10,218,000	\$9,262,656	\$1,083,731

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
Wells Fargo Bank, N.A.	Conventional Loan	\$7,000,000	5.00%	69%
Richman Group	HTC	\$1,602,000	\$0.89	16%
Hemley Palms, Ltd	Deferred Developer Fees	\$1,360,000		13%
Reserves/Escrows due at Conversion	Reserves/Escrows	\$210,000		2%
Permanent Loan Closing Costs	Closing Costs	\$46,000		0.5%
		\$10,218,000	Total Sources	

Comments:

Reserves/escrows of \$210K and permanent loan closing costs of \$46K (total of \$256K) represent the difference between interim sources and permanent sources (covered by full equity funding). Applicant included those items in order to balance the total amount of interim sources with permanent sources.

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
Wells Fargo Bank, N.A.	\$2,100,000	5.00%	35	18	\$2,100,000	5.00%	35	18	21%
Total	\$2,100,000				\$2,100,000				

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Richman Group	\$8,010,000	\$0.89		\$8,010,000	\$0.89	78%	
Hemley Palms, Ltd	\$108,000		7%	\$108,000		1%	7%
Total	\$8,118,000			\$8,118,000			
				\$10,218,000	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.902	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.859	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$10,218,000
Permanent Sources (debt + non-HTC equity)	\$2,100,000
Gap in Permanent Financing	\$8,118,000

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$9,645,204	\$1,083,731
Needed to Balance Sources & Uses	\$8,118,000	\$912,135
Requested by Applicant	\$8,010,000	\$900,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$8,010,000	\$900,000

Deferred Developer Fee	\$108,000	(7% deferred)
Repayable in	5 years	

Comments:

Recommended allocation of \$900,000 is limited to the amount requested by Applicant.

Underwriter:	<i>Gregg Kazak</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE

Hemley Palms, Vinton, 9% HTC #21283

LOCATION DATA	
CITY:	Vinton
COUNTY:	El Paso
Area Median Income	\$52,500
PROGRAM REGION:	13
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	8	16.7%	0	0
2	18	37.5%	0	0
3	14	29.2%	0	0
4	8	16.7%	0	0
5	-	0.0%	0	0
TOTAL				
	48	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	970 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	5	-	17	26	-	-	-	48
Income	% Total	0.0%	10.4%	0.0%	35.4%	54.2%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mkt Analyst	
TC 50%	\$583	4	1	1.0	667	\$583	\$84	\$499	\$0	\$0.75	\$499	\$1,996	\$1,996	\$499	\$0.75	\$0	\$800	\$1.20	\$800
TC 60%	\$700	4	1	1.0	667	\$700	\$84	\$616	\$0	\$0.92	\$616	\$2,464	\$2,464	\$616	\$0.92	\$0	\$800	\$1.20	\$800
TC 50%	\$701	4	2	1.0	892	\$701	\$97	\$604	\$0	\$0.68	\$604	\$2,416	\$2,416	\$604	\$0.68	\$0	\$1,000	\$1.12	\$1,000
TC 60%	\$841	14	2	1.0	892	\$841	\$97	\$744	\$0	\$0.83	\$744	\$10,416	\$10,416	\$744	\$0.83	\$0	\$1,000	\$1.12	\$1,000
TC 30%	\$486	2	3	2.0	1,065	\$486	\$127	\$359	\$0	\$0.34	\$359	\$718	\$718	\$359	\$0.34	\$0	\$1,085	\$1.02	\$1,085
TC 50%	\$810	4	3	2.0	1,065	\$810	\$127	\$683	\$0	\$0.64	\$683	\$2,732	\$2,732	\$683	\$0.64	\$0	\$1,085	\$1.02	\$1,085
TC 60%	\$972	8	3	2.0	1,065	\$972	\$127	\$845	\$0	\$0.79	\$845	\$6,760	\$6,760	\$845	\$0.79	\$0	\$1,085	\$1.02	\$1,085
TC 30%	\$542	3	4	2.0	1,281	\$542	\$185	\$357	\$0	\$0.28	\$357	\$1,071	\$1,071	\$357	\$0.28	\$0	\$1,340	\$1.05	\$1,340
TC 50%	\$903	5	4	2.0	1,281	\$903	\$185	\$718	\$0	\$0.56	\$718	\$3,590	\$3,590	\$718	\$0.56	\$0	\$1,340	\$1.05	\$1,340
TOTALS/AVERAGES:		48			46,550				\$0	\$0.69	\$670	\$32,163	\$32,163	\$670	\$0.69	\$0	\$1,048	\$1.08	\$1,048

ANNUAL POTENTIAL GROSS RENT:	\$385,956	\$385,956
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STABILIZED PRO FORMA

Hemley Palms, Vinton, 9% HTC #21283

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Expense Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT				\$0.69	\$670	\$385,956	\$385,956	\$670	\$0.69		0.0%	\$0
Late Fees					\$10.00	\$5,760						
Forfeited Deposits					\$5.00	\$2,880						
Lease Violations					\$5.00	\$2,880						
Total Secondary Income					\$20.00		\$11,519	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME						\$397,475	\$397,475				0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(29,811)	(29,811)	7.5% PGI			0.0%	-
Rental Concessions						-	-				0.0%	-
EFFECTIVE GROSS INCOME						\$367,665	\$367,665				0.0%	\$0

General & Administrative	\$22,317	\$465/Unit	\$15,074		4.22%	\$0.33	\$323	\$15,500	\$15,074	\$314	\$0.32	4.10%	2.8%	426
Management	\$21,228	6.0% EGI	\$20,898		6.26%	\$0.49	\$479	\$23,000	\$22,060	\$460	\$0.47	6.00%	4.3%	940
Payroll & Payroll Tax	\$61,156	\$1,274/Unit	\$67,033		19.04%	\$1.50	\$1,458	\$70,000	\$70,000	\$1,458	\$1.50	19.04%	0.0%	-
Repairs & Maintenance	\$30,410	\$634/Unit	\$22,288		7.89%	\$0.62	\$604	\$29,000	\$31,200	\$650	\$0.67	8.49%	-7.1%	(2,200)
Electric/Gas	\$15,720	\$328/Unit	\$5,805		1.63%	\$0.13	\$125	\$6,000	\$5,805	\$121	\$0.12	1.58%	3.4%	195
Water, Sewer, & Trash Tenant Pays: WS	\$18,727	\$390/Unit	\$10,541		2.86%	\$0.23	\$219	\$10,500	\$10,541	\$220	\$0.23	2.87%	-0.4%	(41)
Property Insurance	\$15,753	\$0.34 /sf	\$15,939		4.35%	\$0.34	\$333	\$16,000	\$15,939	\$332	\$0.34	4.34%	0.4%	61
Property Tax (@ 100%) 3.113831	\$29,005	\$604/Unit	\$21,687		9.52%	\$0.75	\$729	\$35,000	\$29,005	\$604	\$0.62	7.89%	20.7%	5,995
Reserve for Replacements					3.26%	\$0.26	\$250	\$12,000	\$12,000	\$250	\$0.26	3.26%	0.0%	-
Supportive Services					0.27%	\$0.02	\$21	\$1,000	\$1,000	\$21	\$0.02	0.27%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.52%	\$0.04	\$40	\$1,920	\$1,920	\$40	\$0.04	0.52%	0.0%	-
TOTAL EXPENSES					59.82%	\$4.72	\$4,582	\$ 219,920	\$214,544	\$4,470	\$4.61	58.35%	2.5%	\$ 5,376
NET OPERATING INCOME ("NOI")					40.18%	\$3.17	\$3,078	\$147,745	\$153,120	\$3,190	\$3.29	41.65%	-3.5%	\$ (5,376)

CONTROLLABLE EXPENSES		\$2,729/Unit		\$2,763/Unit
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Hemley Palms, Vinton, 9% HTC #21283

DEBT / GRANT SOURCES															
APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
DEBT (Must Pay)	Fee	Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
		UW	App											DCR	LTC
Wells Fargo Bank, N.A.		1.20	1.16	127,181	5.00%	35	18	\$2,100,000	\$2,100,000	18	35	5.00%	\$127,181	1.16	20.6%
				\$127,181	TOTAL DEBT / GRANT SOURCES			\$2,100,000	\$2,100,000	TOTAL DEBT SERVICE			\$127,181	1.16	20.6%
NET CASH FLOW		\$25,939	\$20,564	APPLICANT		NET OPERATING INCOME		\$147,745	\$20,563	NET CASH FLOW					

EQUITY SOURCES											
APPLICANT'S PROPOSED EQUITY STRUCTURE						AS UNDERWRITTEN EQUITY STRUCTURE					
EQUITY / DEFERRED FEES	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
Richman Group	LIHTC Equity	78.4%	\$900,000	0.89	\$8,010,000	\$8,010,000	\$0.89	\$900,000	78.4%	\$18,750	Applicant Request
Hemley Palms, Ltd	Deferred Developer Fees	1.1%	(7% Deferred)		\$108,000	\$108,000	(7% Deferred)		1.1%	Total Developer Fee: \$1,546,000	
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%		
TOTAL EQUITY SOURCES		79.4%			\$8,118,000	\$8,118,000			79.4%		
TOTAL CAPITALIZATION						\$10,218,000	\$10,218,000				15-Yr Cash Flow after Deferred Fee: \$282,211

DEVELOPMENT COST / ITEMIZED BASIS												
APPLICANT COST / BASIS ITEMS						TDHCA COST / BASIS ITEMS				COST VARIANCE		
	Eligible Basis		Total Costs			Total Costs			Eligible Basis		%	\$
	Acquisition	New Const. Rehab							New Const. Rehab	Acquisition		
Land Acquisition			\$10,417 / Unit	\$500,000	\$500,000	\$10,417 / Unit					0.0%	\$0
Off-Sites		\$0	\$ / Unit	\$0	\$0	\$ / Unit	\$0				0.0%	\$0
Site Work		\$620,000	\$12,917 / Unit	\$620,000	\$620,000	\$12,917 / Unit	\$620,000				0.0%	\$0
Site Amenities		\$290,000	\$6,042 / Unit	\$290,000	\$290,000	\$6,042 / Unit	\$290,000				0.0%	\$0
Building Cost		\$4,690,000	\$104.19 /sf	\$101,042/Unit	\$4,850,000	\$4,823,997	\$100,500/Unit	\$103.63 /sf	\$4,690,000		0.5%	\$26,003
Contingency		\$403,000	7.20%	7.00%	\$403,000	\$401,380	7.00%	7.00%	\$392,000		0.4%	\$1,620
Contractor Fees		\$840,000	13.99%	13.63%	\$840,000	\$840,000	13.69%	14.00%	838880		0.0%	\$0
Soft Costs	0	\$589,000	\$12,271 / Unit	\$589,000	\$589,000	\$12,271 / Unit	\$589,000	\$0			0.0%	\$0
Financing	0	\$299,000	\$7,708 / Unit	\$370,000	\$370,000	\$7,708 / Unit	\$299,000	\$0			0.0%	\$0
Developer Fee	\$0	\$1,546,000	20.00%	19.59%	\$1,546,000	\$1,546,000	19.66%	20.00%	\$1,543,776	\$0	0.0%	\$0
Reserves			7 Months	\$210,000	\$170,863	6 Months					22.9%	\$39,137
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$9,277,000	\$212,875 / Unit	\$10,218,000	\$10,151,239	\$211,484 / Unit	\$9,262,656	\$0		0.7%	\$66,761
Acquisition Cost	\$0			\$0								
Contingency		(\$11,000)		\$0								
Contractor's Fee		(\$1,120)		\$0								
Financing Cost		\$0										
Developer Fee	\$0	(\$2,224)	20.00%	\$0								
Reserves				\$0								
ADJUSTED BASIS / COST		\$0	\$9,262,656	\$212,875/unit	\$10,218,000	\$10,151,239	\$211,484/unit	\$9,262,656	\$0		0.7%	\$66,761
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$10,218,000						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Hemley Palms, Vinton, 9% HTC #21283

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$9,262,656	\$0	\$9,262,656
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$9,262,656	\$0	\$9,262,656
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$12,041,453	\$0	\$12,041,453
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$12,041,453	\$0	\$12,041,453
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,083,731	\$0	\$1,083,731
CREDITS ON QUALIFIED BASIS	\$1,083,731		\$1,083,731	

Method	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
	Annual Credits	Proceeds	Credit Price	Variance to Request	
			\$0.8900	Credits	Proceeds
Eligible Basis	\$1,083,731	\$9,645,204	----	----	----
Needed to Fill Gap	\$912,135	\$8,118,000	----	----	----
Applicant Request	\$900,000	\$8,010,000	\$900,000	\$0	\$0

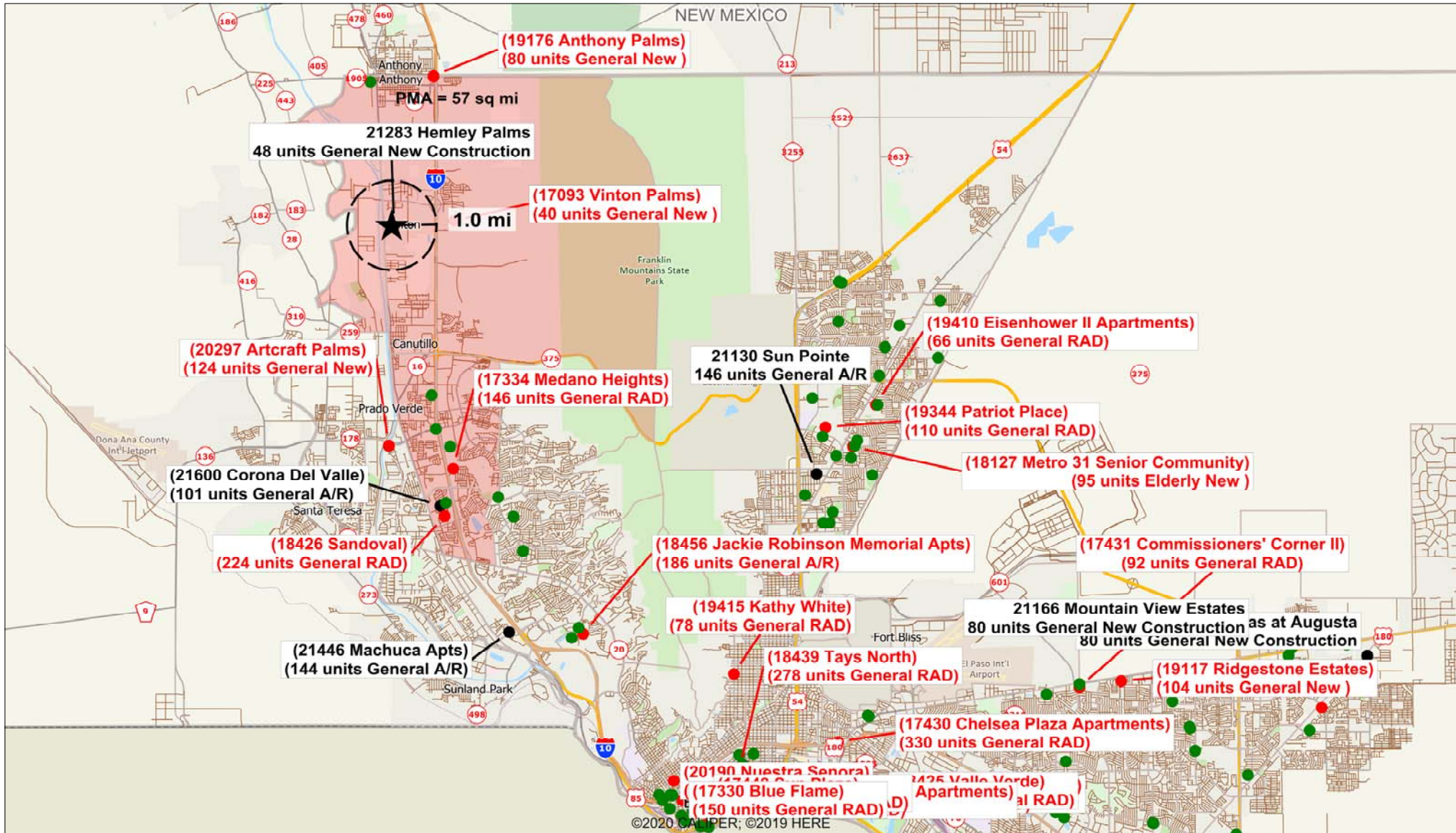
BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Duplex	46,550 SF	\$86.13	4,009,444
Adjustments				
Exterior Wall Finish	0.00%		0.00	\$0
Elderly	0.00%		0.00	0
9-Ft. Ceilings	0.00%		0.00	0
Roof Adjustment(s)			3.49	162,227
Subfloor			(3.22)	(149,891)
Floor Cover			17.85	830,918
Breezeways	\$0.00	0	0.00	0
Balconies	\$34.85	4,331	3.24	150,935
Plumbing Fixtures	\$1,080	66	1.53	71,280
Rough-ins	\$530	96	1.09	50,880
Built-In Appliances	\$1,830	48	1.89	87,840
Exterior Stairs	\$2,460	0	0.00	0
Heating/Cooling			2.62	121,961
Storage Space	\$0.00	0	0.00	0
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$107.26	1,834	4.23	196,706
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.68	48,384	2.79	129,669
SUBTOTAL			121.63	\$5,661,968
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			121.63	\$5,661,968
Plans, specs, survey, bldg permits	3.30%		(4.01)	(\$186,845)
Contractor's OH & Profit	11.50%		(13.99)	(651,126)
NET BUILDING COSTS		\$100,500/unit	\$103.63/sf	\$4,823,997

Long-Term Pro Forma

Hemley Palms, Vinton, 9% HTC #21283

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$367,665	\$375,018	\$382,518	\$390,169	\$397,972	\$439,393	\$485,126	\$535,618	\$591,365	\$652,915	\$720,871
TOTAL EXPENSES	3.00%	\$219,920	\$226,288	\$232,842	\$239,588	\$246,531	\$284,423	\$328,207	\$378,807	\$437,292	\$504,899	\$583,062
NET OPERATING INCOME ("NOI")		\$147,745	\$148,730	\$149,677	\$150,581	\$151,441	\$154,970	\$156,918	\$156,811	\$154,074	\$148,016	\$137,809
EXPENSE/INCOME RATIO		59.8%	60.3%	60.9%	61.4%	61.9%	64.7%	67.7%	70.7%	73.9%	77.3%	80.9%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181	\$127,181
DEBT COVERAGE RATIO		1.16	1.17	1.18	1.18	1.19	1.22	1.23	1.23	1.21	1.16	1.08
ANNUAL CASH FLOW												
		\$20,563	\$21,549	\$22,495	\$23,400	\$24,260	\$27,789	\$29,737	\$29,630	\$26,892	\$20,835	\$10,628
Deferred Developer Fee Balance		\$87,437	\$65,888	\$43,392	\$19,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$4,267	\$136,701	\$282,211	\$431,504	\$572,620	\$690,392	\$765,789

21283 Hemley Palms PMA Map



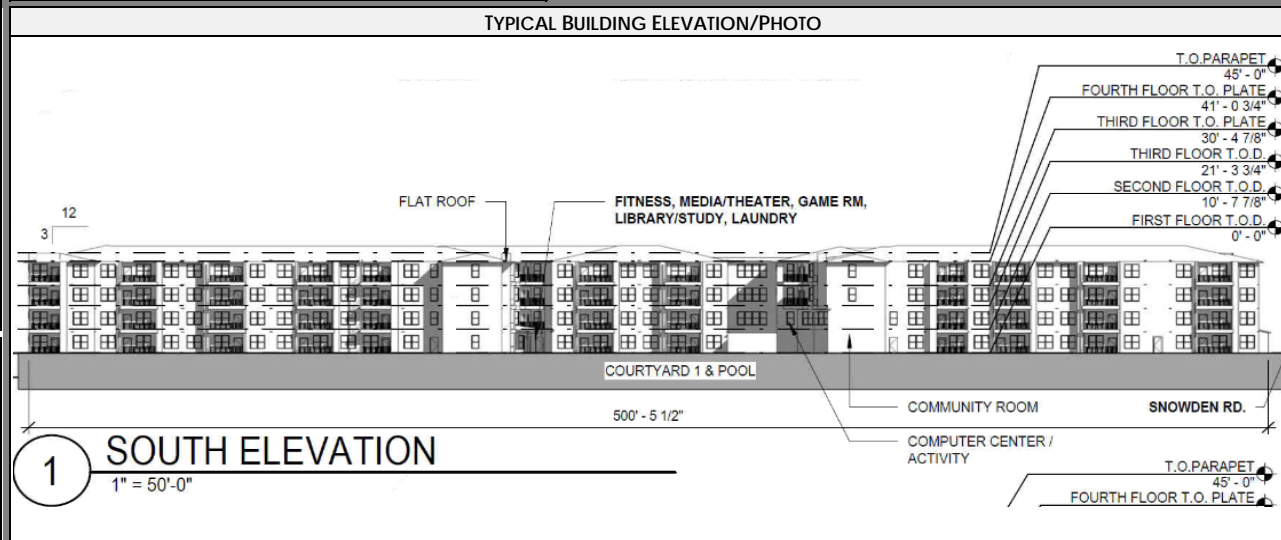
Disclaimer: This map is not a survey. Boundaries, distance and scale are approximate only.

21289 Snowden Apartments - Application Summary

PROPERTY IDENTIFICATION	
Application #	21289
Development	Snowden Apartments
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	Elderly Limitation
Set-Aside	Non-Profit
Activity	New Construction

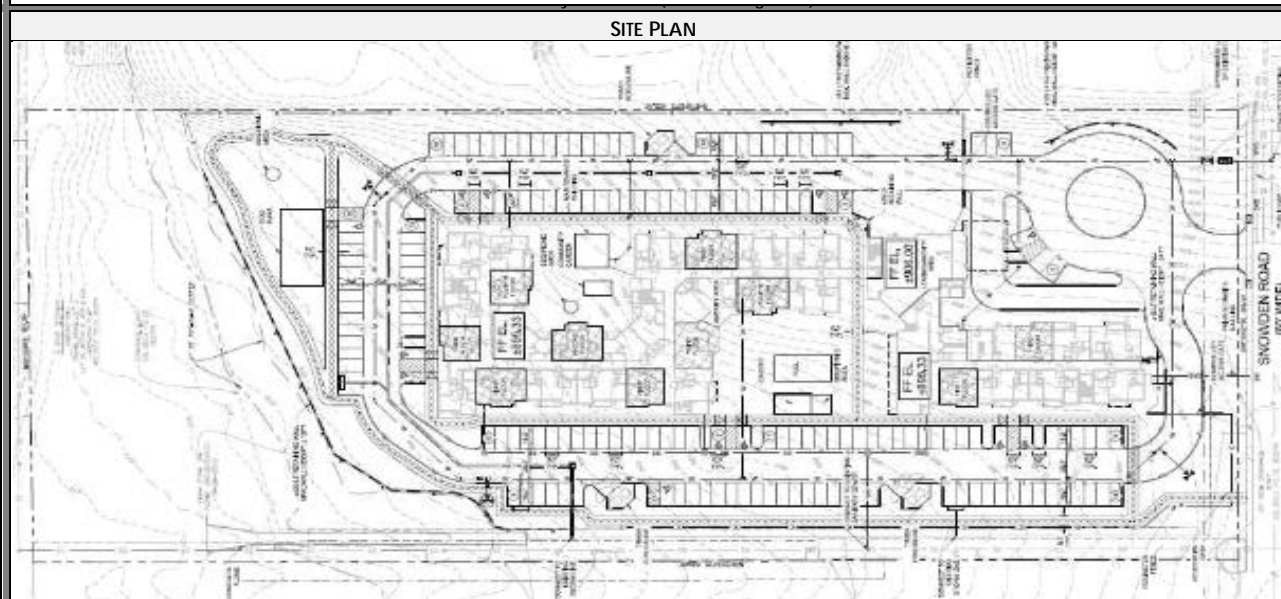
RECOMMENDATION				
TDHCA Program	Request	Recommended		
LIHTC (9% Credit)	\$1,500,000	\$1,500,000	\$11,111/Unit	\$0.93

KEY PRINCIPALS / SPONSOR		
Ana M. "Cha" Guzman, Chair & Jessica Weaver, Vice Chair of San Antonio Housing Facility Corporation, a Texas 501(c)(3) non-profit		
Related Parties	Contractor - TBD	Seller - Yes



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	68	50%	30%	14	10%
2	67	50%	40%	-	0%
3	-	0%	50%	54	40%
4	-	0%	60%	67	50%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	135	100%	TOTAL	135	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	1.15	Expense Ratio	53.1%
Breakeven Occ.	86.7%	Breakeven Rent	\$665
Average Rent	\$710	B/E Rent Margin	\$45
Property Taxes	Exempt	Exemption/PILOT	100%
Total Expense	\$4,274/unit	Controllable	\$3,226/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)		3.3%	
Highest Unit Capture Rate	7%	2 BR/50%	27
Dominant Unit Cap. Rate	6%	1 BR/60%	34
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	760 SF	Density	19.7/acre
Acquisition		\$09K/unit	\$1,225K
Building Cost	\$110.27/SF	\$84K/unit	\$11,309K
Hard Cost		\$106K/unit	\$14,359K
Total Cost		\$173K/unit	\$23,333K
Developer Fee	\$2,749K	(4% Deferred)	Paid Year: 14
Contractor Fee	\$2,010K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
JP Morgan Chase	15/35	4.25%	\$8,050,000	1.15	City of San Antonio	0/0	0.00%	\$500	1.15	Hudson Housing Capital	\$13,948,605
										San Antonio Housing Facility Corporation	\$1,334,357
TOTAL DEBT (Must Pay)			\$8,050,000		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$15,282,962
										TOTAL DEBT SOURCES	\$8,050,500
										TOTAL CAPITALIZATION	\$23,333,462

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Site Control documentation that confirms the \$1,224,630 Site Acquisition Cost in the Development Cost Schedule and clarifies the intended ownership structure of the Development.
- 2 Receipt and acceptance by Carryover:
 - a: A Wetlands and Jurisdictional Waters of the United States Determination Report with a clear determination of the wetland status of the subject site, indicating whether any mitigation is required.
- 3 Receipt and acceptance by 10% test:
 - a: Documentation that a noise study has been completed, and Architect certification that all recommendations from the noise study are incorporated into the development plans.
- 4 Receipt and acceptance by Cost Certification:
 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
 - c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
 - d: Certification of an archaeological survey conducted prior to the development of the property as recommended in the ESA.

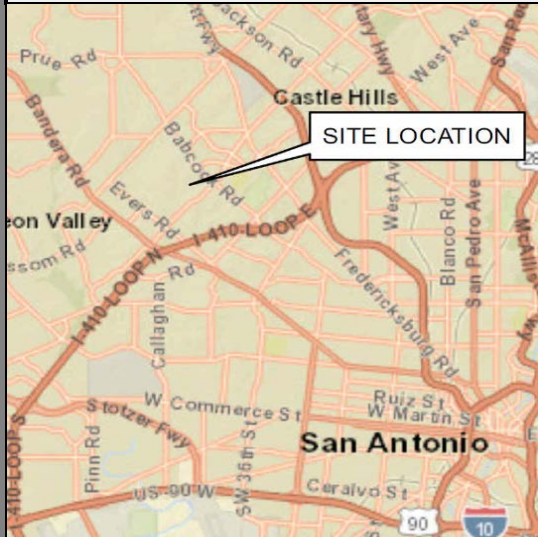
Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer Experience
 - Significant submarket demand.
- WEAKNESSES/RISKS**
- Interest rate sensitivity
 - 14 years required to repay Deferred Developer Fee

AREA MAP



AERIAL PHOTOGRAPH(S)





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21289 Program(s): 9% HTC

Snowden Apartments

Address/Location: 7223 Snowden Road

City: San Antonio County: Bexar Zip: 78240

Population: Elderly Limitation Program Set-Aside: Non-Profit Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 9

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,500,000				\$1,500,000				

CONDITIONS

- 1 Receipt and acceptance by Commitment:
 - a: Site Control documentation that confirms the \$1,224,630 Site Acquisition Cost in the Development Cost Schedule and clarifies the intended ownership structure of the Development.
- 2 Receipt and acceptance by Carryover:
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 - a: Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.
 - b: Certification that subsurface environmental investigation was performed as specified in the ESA, and if necessary, that any recommended mitigation measures were fully implemented.
 - c: If any portion of the site is determined to be a wetland area, certification that compliance with all federal, state and local wetland mitigation requirements has been met.
 - d: Certification of an archaeological survey conducted prior to the development of the property as recommended in the ESA.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	14
50% of AMI	50% of AMI	54
60% of AMI	60% of AMI	67

DEVELOPMENT SUMMARY

The development will be a senior development that consists of a total of 135 units and all units will be restricted at income levels at 30%, 50% and 60% Area Median Family Income. The development will have one and two bedroom units and have enriched supportive services for the residents as well as rich amenities conducive to the senior population the development will serve.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	Significant submarket demand.

WEAKNESSES/RISKS	
▫	Interest rate sensitivity
▫	14 years required to repay Deferred Developer Fee

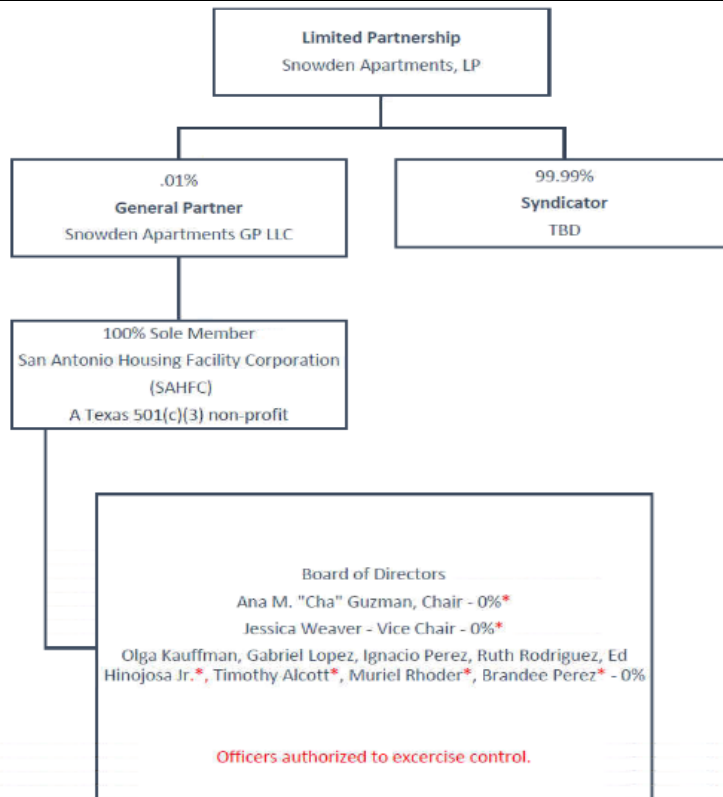
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Timothy Alcott
 Phone: 210-477-6633
 Relationship: SAHA Development Services

Name: Lorraine Robles
 Phone: (210) 477-6455
 Relationship: Director of Development Svcs

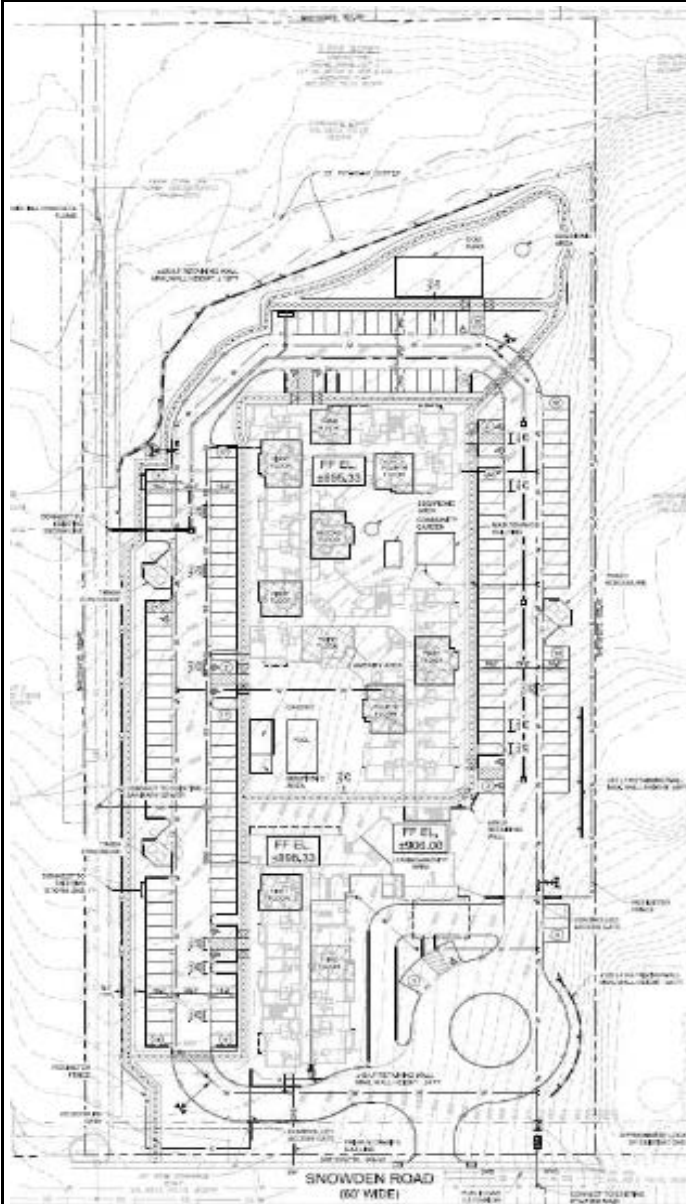
OWNERSHIP STRUCTURE



- The San Antonio Housing Facility Corporation is a 501 (c)(3) that has controlled 45 HTC developments in San Antonio since December 1992. San Antonio Housing Authority (SAHA) and San Antonio Housing Facility Corporation share the exact same Board Members. San Antonio Housing Facility Corporation is also considered a Component Unit of SAHA.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

There is a 45' fall across the subject parcel, necessitating a large retaining wall limiting the development to approx. 80% of the parcel. The remaining site will have 1.45 surface parking spaces per unit (1 space per unit required), as well two courtyards, a pool, a dog park, a community garden, and a gazebo.

A portion at the northwest end of the site is located within Flood Zone AE (inside the 100-year floodplain); however, all proposed improvements will be located outside of the floodplain. If drives or buildings are located in flood zone, the finished ground floor elevation of the buildings must be at least one foot above the floodplain, all drives and parking must be no more than 6 inches below the floodplain, and the Owner must provide flood insurance coverage for the buildings and for the residents' personal property.

SITE CONTROL INFO

Site Acreage: Development Site: 6.86 acres Density: 19.7 units/acre
Site Control: 6.97 **Site Plan:** 6.856 **Appraisal:** 6.85 **ESA:** 6.856
Feasibility Report Survey: 6.856 **Feasibility Report Engineer's Plan:** 6.856

Control Type: Ground Lease

Development Site: 6.86 acres Cost: \$1,224,630 \$9,071 per unit

Lessor: San Antonio Housing Finance Corporation

Lessee: San Antonio Housing Facility Corporation

Related-Party Seller/Identity of Interest: Yes

Comments:

In 1996, the San Antonio Housing Finance Corporation was granted deed to the property from Occidental Nebraska Savings Bank, F.S.B.

The proposed site control transaction and intended ownership structure are unclear. The Development Cost Schedule indicates an acquisition cost of \$1,224,630. But the site control documentation submitted with the application consisted of a Contract for Ground Lease with San Antonio Finance Corp as Landlord and San Antonio Facility Corp as Tenant. The only payment mentioned is \$100 per year, with no reference to an up-front payment as indicated on the Cost Schedule.

The Applicant subsequently submitted an Amended and Restated Contract for Ground Lease that includes an Option to Purchase at a purchase price "equal to the current appraised value of the Property (\$1,224,630), reduced by the agreed value of the encumbrance of the Ground Lease, or such other amount as may be agreed to by the parties." But the Option to Purchase terminates upon execution of the Ground Lease.

It is unclear whether there will be a Ground Lease relationship for \$100 per year, or a purchase of fee title to the Property for \$1,224,630, or some other transaction.

If the \$1,224,630 acquisition cost stated in the Cost Schedule is not actually expended, the underwritten deferred Developer Fee would decrease from \$1.3M to \$110K with no impact to the credit recommendation.

APPRAISED VALUE

Appraiser: Noble & Associates, Inc. Date: 2/10/2021

Land as Vacant: 6.851 acres \$1,680,000 Per Unit: \$12,444

Total Development: (as-is) \$1,680,000 Per Unit: \$12,444

SITE INFORMATION

Flood Zone:	<u>Zone X & AE</u>	Scattered Site?	<u>No</u>
Zoning:	<u>MF-33</u>	Within 100-yr floodplain?	<u>Yes</u>
Re-Zoning Required?	<u>No</u>	Utilities at Site?	<u>Yes</u>
Year Constructed:	<u>N/A</u>	Title Issues?	<u>No</u>

Current Uses of Subject Site:
Vacant

Surrounding Uses:

Two large multifamily properties (Residences at Medical & The Branch at Medical Center) neighbor the subject, with a Fairfield Inn & Suites directly across Snowden Rd.

Other Observations:

Subject site is zoned MF-33 AHOD (Multifamily Airport Hazard Overlay District). According to the City of San Antonio Zoning and Planning department, the use of multi-family is permitted by right within the "MF-33" base zoning district with a maximum density of 33 units per acre (Proposed density of 19.7 units per acre). The site is located more than 6 miles from the nearest airport runway.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Terracon Consultants, Inc. Date: 3/5/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- The ESA report of the possibility of landfill materials on the site constitutes an REC.
- Based on the proximity of the major roadways and airports from the site, the provider recommends that a noise study be conducted.
- Although there were not any structures on the site, some of the debris observed during the field reconnaissance appeared to be transite, which is an asbestos containing material.
- The east and northeast portions of the site along Cottonwood Creek are in either Zone X Shaded or Zone AE.

Comments:

The ESA provider recommends that an archaeological survey be conducted prior to the development of the property to be in compliance with federal and/or state regulations.

The provider believes that Zarzarmora Creek (along the northwest boundary of the site) is likely a jurisdictional Water of the US. Given that there are future plans for development at the site which may include encroachment upon the creek or riparian zone, Terracon recommends conducting a jurisdictional delineation for Waters of the US.

MARKET ANALYSIS

Provider: Novogradac Consulting LLP

Date: 3/24/2021

Contact: Houston Leifester

Phone: 254-423-1086

Primary Market Area (PMA): 18 sq. miles 2 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Bexar County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$9,720	\$9,720	\$11,664	\$11,664	---	---	---
	Max	\$15,120	\$17,280	\$19,440	\$21,600	---	---	---
50% AMGI	Min	\$16,200	\$16,200	\$19,440	\$19,440	---	---	---
	Max	\$25,200	\$28,800	\$32,400	\$36,000	---	---	---
60% AMGI	Min	\$19,440	\$19,440	\$23,328	\$23,328	---	---	---
	Max	\$30,240	\$34,560	\$38,880	\$43,200	---	---	---

AFFORDABLE HOUSING INVENTORY						
Other Affordable Developments in PMA since 2016						
20418	Park at 38Thirty			New	General	n/a 196
20089	Hamilton Wolfe Lofts			New	General	n/a 74
19413	Wurzbach Manor			A/R	General	n/a 161
15616	Chisolm Trace			New	General	n/a 126
Stabilized Affordable Developments in PMA					Total Units	700
					Total Developments	5
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

There are currently no senior developments in planning or under construction that will be competitive.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	92,103			
Senior Households in the Primary Market Area	14,006			
Potential Demand from the Primary Market Area	3,732			
10% External Demand	373			
Potential Demand from Other Sources	0			
GROSS DEMAND	4,105			
Subject Affordable Units	135			
Unstabilized Competitive Units	0			
RELEVANT SUPPLY	135			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	3.3%			

Population:	Elderly Limitation	Market Area:	Urban	Maximum Gross Capture Rate:	10%
-------------	---------------------------	--------------	--------------	-----------------------------	------------

UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	943	94	14	0	1%					
50% AMGI	1,158	116	54	0	4%					
60% AMGI	1,631	163	67	0	4%					

Demand Analysis:

Minimum eligible income is calculated at 50% rent to income for Elderly developments. Gross demand includes all household sizes and both renter and owner households. Elderly is assumed age 55 and up.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE					
Unit Type	Market Analyst				
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate
1 BR/30%	470	47	7	0	1%
1 BR/50%	494	49	27	0	5%
1 BR/60%	488	49	34	0	6%
2 BR/30%	364	36	7	0	2%
2 BR/50%	354	35	27	0	7%
2 BR/60%	630	63	33	0	5%

Market Analyst Comments:

"Overall, there appears to be a strong demand for affordable housing in the Subject's PMA. The Subject is located within one mile of CHRISTUS Santa Rosa Hospital Medical Center, Methodist Hospital, and the University Health System, all of which are very strong draws for a senior tenancy." (p. 14)

"Employment in the MSA has increased each year since 2010 with the exception of 2020 year-to-date. More recently, employment growth in the MSA exceeded the nation in every year since 2010." (p. 19)

"[Senior] Population growth in the PMA increased significantly between 2010 and 2020, however, increased at a slower rate than the MSA and nation. According to ESRI demographic projections, annualized PMA growth is expected to slow to 2.1 percent through the date of market entry and 2025, below the projected growth in the MSA and nation." (p. 24)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$509,940	Avg. Rent:	\$710	Expense Ratio:	53.1%
Debt Service:	\$442,326	B/E Rent:	\$665	Controllable Expenses:	\$3,226
Net Cash Flow:	\$67,614	UW Occupancy:	92.5%	Property Taxes/Unit:	\$0
Aggregate DCR:	1.15	B/E Occupancy:	86.7%	Program Rent Year:	2020

Maximum tax credit rents underwritten.

Applicant projects \$15 / unit / month in secondary income based on their operational experience in this market.

Expense ratio only 53% due largely to Property Tax Exemption.

Breakeven vacancy of 17.9 units.

Deferred Developer Fee pays off in Year 14 resulting in a 15-year cash-flow of \$166,987.

If the interest rate increase more than one basis point debt coverage drops below 1.15.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$178,622/ac	\$9,071/unit	\$1,224,630	Contractor Fee	\$2,010,217
Off-site + Site Work		\$15,682/unit	\$2,117,018	Soft Cost + Financing	\$2,481,240
Building Cost	\$110.27/sf	\$83,772/unit	\$11,309,200	Developer Fee	\$2,749,000
Contingency	6.95%	\$6,907/unit	\$932,475	Reserves	\$509,682
Total Development Cost	\$172,840/unit		\$23,333,462	Rehabilitation Cost	N/A

Qualified for 30% Basis Boost?

High Opportunity Index [9% only]

Acquisition:

Acquisition Cost is based on Bexar County CAD assessed value.

Off-site:

An off-site extension of the existing 4" gas main of approximately 307 linear feet will be required for CPS energy to provide gas service to the site.

Site Work:

64% of Site Work costs allocated for grading and paving.

Eligible Site Work & Off-site costs total \$13,687 / unit.

Site Amenities include two courtyards, a pool, a dog park, a community garden, and a gazebo.

Building Cost:

\$19K / unit for Woods & Plastics reflect a conservative estimate given the current fluid pricing of wood.

\$20,837/unit for Mechanical (HVAC & Plumbing) and Electrical

Flat TPO roof budgeted to cost \$1M. Three elevators to service the four floors at a cost of \$500,000.

Applicant Building Cost budget of \$110.27 psf (\$83,771/unit) is within 5% of underwriter's cost estimate of \$113.53 psf (\$86,251/unit) based on Marshall & Swift Average cost model adjusted for small units.

Soft Costs:

\$343K SAWS Impact Fee for domestic water, but excludes sewer impact fee and SAWS Irrigation Impact Fees

Financing Cost:

\$688K budgeted for Construction Loan interest.

Comments:

Applicant limited Eligible Hard Cost to \$112.47psf for scoring purposes.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$23,333,462	\$15,654,280	\$1,831,551

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES				
Funding Source	Description	Amount	Rate	LTC
JP Morgan Chase	Conventional Loan	\$17,199,545	4.00%	76%
Hudson Housing Capital	HTC	\$2,789,721	\$0.93	12%
City of San Antonio	Local Government Grant	\$500		0%
San Antonio Housing Facility Corporation	Deferred Developer Fee	\$2,749,000		12%
		\$22,738,766	Total Sources	

Comments:

Construction Loan term will be two years at a rate of LIBOR + 350bps.

PERMANENT SOURCES									
Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
JP Morgan Chase	\$8,050,000	4.25%	35	15	\$8,050,000	4.25%	35	15	34%
City of San Antonio	\$500				\$500				0%
Total	\$8,050,500				\$8,050,500				

Comments:

As underwritten, any increase in the interest rate will cause debt coverage to drop below the 1.15 minimum.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
Hudson Housing Capital	\$13,948,605	\$0.93		\$13,948,605	\$0.93	60%	
San Antonio Housing Facility Corporation	\$1,334,357		49%	\$1,334,357		6%	62%
Total	\$15,282,962			\$15,282,962			
				\$23,333,462	Total Sources		

Credit Price Sensitivity based on current capital structure	
\$1.019	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.919	Minimum Credit Price below which the Development would be characterized as infeasible

Comments:

80% of the Equity Contributions from Hudson Housing Capital will not be received until full completion.

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$23,333,462
Permanent Sources (debt + non-HTC equity)	\$8,050,500
Gap in Permanent Financing	\$15,282,962

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$17,031,719	\$1,831,551
Needed to Balance Sources & Uses	\$15,282,962	\$1,643,494
Requested by Applicant	\$13,948,605	\$1,500,000

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$13,948,605	\$1,500,000

Deferred Developer Fee	\$1,334,357	(62% deferred)
Repayable in	14 years	

Comments:

Underwriter recommends credit allocation of \$1,500,000 as requested by applicant.

Underwriter:	<i>Greg Stoll</i>
Manager of Real Estate Analysis:	<i>Jeanna Adams</i>
Director of Real Estate Analysis:	<i>Thomas Cavanagh</i>

UNIT MIX/RENT SCHEDULE
Snowden Apartments, San Antonio, 9% HTC #21289

LOCATION DATA	
CITY:	San Antonio
COUNTY:	Bexar
Area Median Income	\$72,000
PROGRAM REGION:	9
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	68	50.4%	0	0
2	67	49.6%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	135	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	100%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	760 sf

53%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	14	-	54	67	-	-	-	135
Income	% Total	0.0%	10.4%	0.0%	40.0%	49.6%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$405	7	1	1	650	\$405	\$64	\$341	(\$0)	\$0.52	\$341	\$2,387	\$2,387	\$341	\$0.52	\$0	\$1,275	\$1.96	\$1,275
TC 50%	\$675	27	1	1	650	\$675	\$64	\$611	(\$0)	\$0.94	\$611	\$16,497	\$16,498	\$611	\$0.94	\$0	\$1,275	\$1.96	\$1,275
TC 60%	\$810	34	1	1	650	\$810	\$64	\$746	(\$0)	\$1.15	\$746	\$25,364	\$25,365	\$746	\$1.15	\$0	\$1,275	\$1.96	\$1,275
TC 30%	\$486	7	2	2	871	\$486	\$85	\$401	\$0	\$0.46	\$401	\$2,807	\$2,806	\$401	\$0.46	\$0	\$1,625	\$1.87	\$1,625
TC 50%	\$810	27	2	2	871	\$810	\$85	\$725	\$0	\$0.83	\$725	\$19,575	\$19,571	\$725	\$0.83	\$0	\$1,625	\$1.87	\$1,625
TC 60%	\$972	33	2	2	871	\$972	\$85	\$887	\$0	\$1.02	\$887	\$29,271	\$29,266	\$887	\$1.02	\$0	\$1,625	\$1.87	\$1,625
TOTALS/AVERAGES:		135			102,557				\$0	\$0.94	\$710	\$95,901	\$95,892	\$710	\$0.94	\$0	\$1,449	\$1.91	\$1,449

ANNUAL POTENTIAL GROSS RENT:	\$1,150,812	\$1,150,708
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STABILIZED PRO FORMA

Snowden Apartments, San Antonio, 9% HTC #21289

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Elderly	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.94	\$710	\$1,150,812	\$1,150,708	\$710	\$0.94			0.0%	\$104
Application fees, deposits, NSF					\$15.00	\$24,300						
Total Secondary Income					\$15.00	\$24,300	\$15.00				0.0%	\$0
POTENTIAL GROSS INCOME						\$1,175,112	\$1,175,008				0.0%	\$104
Vacancy & Collection Loss					7.5% PGI	(88,133)	(88,126)	7.5% PGI			0.0%	(8)
EFFECTIVE GROSS INCOME						\$1,086,979	\$1,086,882				0.0%	\$96

General & Administrative	\$57,542	\$426/Unit	\$61,492	\$455	5.03%	\$0.53	\$405	\$54,650	\$57,542	\$426	\$0.56	5.29%	-5.0%	(2,892)
Management	\$52,003	4.2% EGI	\$46,163	\$342	5.00%	\$0.53	\$403	\$54,349	\$54,344	\$403	\$0.53	5.00%	0.0%	5
Payroll & Payroll Tax	\$180,069	\$1,334/Unit	\$172,963	\$1,281	16.69%	\$1.77	\$1,344	\$181,440	\$180,069	\$1,334	\$1.76	16.57%	0.8%	1,371
Repairs & Maintenance	\$105,088	\$778/Unit	\$95,593	\$708	8.21%	\$0.87	\$661	\$89,200	\$87,750	\$650	\$0.86	8.07%	1.7%	1,450
Electric/Gas	\$25,264	\$187/Unit	\$23,917	\$177	2.76%	\$0.29	\$222	\$30,000	\$23,917	\$177	\$0.23	2.20%	25.4%	6,083
Water, Sewer, & Trash	\$86,699	\$642/Unit	\$84,257	\$624	7.38%	\$0.78	\$594	\$80,250	\$84,257	\$624	\$0.82	7.75%	-4.8%	(4,007)
Property Insurance	\$46,015	\$0.45 /sf	\$45,383	\$336	3.86%	\$0.41	\$311	\$42,000	\$45,383	\$336	\$0.44	4.18%	-7.5%	(3,383)
Property Tax (@ 0%) 2.5890	\$94,310	\$699/Unit			0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
Reserve for Replacements					3.10%	\$0.33	\$250	\$33,750	\$33,750	\$250	\$0.33	3.11%	0.0%	-
Supportive Services					0.55%	\$0.06	\$44	\$6,000	\$6,000	\$44	\$0.06	0.55%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.50%	\$0.05	\$40	\$5,400	\$5,400	\$40	\$0.05	0.50%	0.0%	-
TOTAL EXPENSES					53.09%	\$5.63	\$4,274	\$577,039	\$578,411	\$4,285	\$5.64	53.22%	-0.2%	\$ (1,372)
NET OPERATING INCOME ("NOI")					46.91%	\$4.97	\$3,777	\$509,940	\$508,471	\$3,766	\$4.96	46.78%	0.3%	\$ 1,469

CONTROLLABLE EXPENSES							\$3,226/Unit				\$3,211/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Snowden Apartments, San Antonio, 9% HTC #21289

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
JP Morgan Chase		1.15	1.15	442,326	4.25%	35	15	\$8,050,000	\$8,050,000	15	35	4.25%	\$442,326	1.15	34.5%
CASH FLOW DEBT / GRANTS															
City of San Antonio		1.15	1.15		0.00%	0	0	\$500	\$500	0	0	0.00%		1.15	0.0%
				\$442,326	TOTAL DEBT / GRANT SOURCES			\$8,050,500	\$8,050,500	TOTAL DEBT SERVICE			\$442,326	1.15	34.5%
NET CASH FLOW		\$66,145	\$67,614					APPLICANT	NET OPERATING INCOME			\$509,940	\$67,614	NET CASH FLOW	

EQUITY SOURCES													
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
EQUITY / DEFERRED FEES													
Hudson Housing Capital		LIHTC Equity	59.8%	\$1,500,000	0.93	\$13,948,605	\$13,948,605	\$0.93	\$1,500,000	59.8%	\$11,111	Applicant Request	
San Antonio Housing Facility Corporation		Deferred Developer Fees	5.7%	(49% Deferred)		\$1,334,357	\$1,334,357	(49% Deferred)		5.7%		Total Developer Fee: \$2,749,000	
Additional (Excess) Funds Req'd			0.0%			\$0	\$0			0.0%			
TOTAL EQUITY SOURCES			65.5%			\$15,282,962	\$15,282,962			65.5%			
TOTAL CAPITALIZATION							\$23,333,462	\$23,333,462				15-Yr Cash Flow after Deferred Fee:	\$166,987

DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Eligible Basis		Total Costs			%	\$
		Acquisition	New Const. Rehab				New Const. Rehab	Acquisition					
Land Acquisition				\$9,071 / Unit	\$1,224,630	\$1,224,630	\$9,071 / Unit				0.0%	\$0	
Off-Sites				\$779 / Unit	\$105,150	\$105,150	\$779 / Unit				0.0%	\$0	
Site Work		\$1,797,714		\$14,532 / Unit	\$1,961,868	\$1,961,868	\$14,532 / Unit		\$1,797,714		0.0%	\$0	
Site Amenities		\$50,000		\$370 / Unit	\$50,000	\$50,000	\$370 / Unit		\$50,000		0.0%	\$0	
Building Cost		\$11,309,200	\$110.27 /sf	\$83,772/Unit	\$11,309,200	\$11,644,000	\$86,252/Unit	\$113.54 /sf	\$11,309,200		-2.9%	(\$334,800)	
Contingency		\$874,739	6.65%	6.95%	\$932,475	\$932,475	6.78%	6.65%	\$874,739		0.0%	\$0	
Contractor Fees		\$1,964,431	14.00%	14.00%	\$2,010,217	\$2,010,217	13.68%	14.00%	\$1,964,431		0.0%	\$0	
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))		(\$4,461,498)							(\$4,461,498)		0.0%	\$0	
Soft Costs	\$0	\$1,411,713		\$10,457 / Unit	\$1,411,713	\$1,411,713	\$10,457 / Unit		\$1,411,713		0.0%	\$0	
Financing	\$0	\$687,982		\$7,922 / Unit	\$1,069,527	\$1,069,527	\$7,922 / Unit		\$687,982		0.0%	\$0	
Developer Fee	\$0	\$2,020,000	14.82%	19.69%	\$2,749,000	\$2,144,418	15.00%	14.82%	\$2,020,000	\$0	28.2%	\$604,582	
Reserves				6 Months	\$509,682	\$509,682	6 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$15,654,280		\$172,840 / Unit	\$23,333,462	\$23,063,681	\$170,842 / Unit	\$15,654,281	\$0	1.2%	\$269,781	
Acquisition Cost	\$0												
Contingency		\$0											
Contractor's Fee		\$0											
Financing Cost		\$0											
Developer Fee	\$0	\$0							\$0				
Reserves									\$0				
ADJUSTED BASIS / COST		\$0	\$15,654,280		\$172,840/unit	\$23,333,462	\$23,063,681	\$170,842/unit	\$15,654,281	\$0	1.2%	\$269,781	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):							\$23,333,462						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Snowden Apartments, San Antonio, 9% HTC #21289

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$15,654,280	\$0	$15,654,281
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$15,654,280	\$0	\$15,654,281
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$20,350,564	\$0	\$20,350,565
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$20,350,564	\$0	\$20,350,565
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,831,551	\$0	\$1,831,551
CREDITS ON QUALIFIED BASIS		\$1,831,551		\$1,831,551

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.9299	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,831,551	\$17,031,719	----	----	----
Needed to Fill Gap	\$1,643,494	\$15,282,962	----	----	----
Applicant Request	\$1,500,000	\$13,948,605	\$1,500,000	\$0	\$0

BUILDING COST ESTIMATE

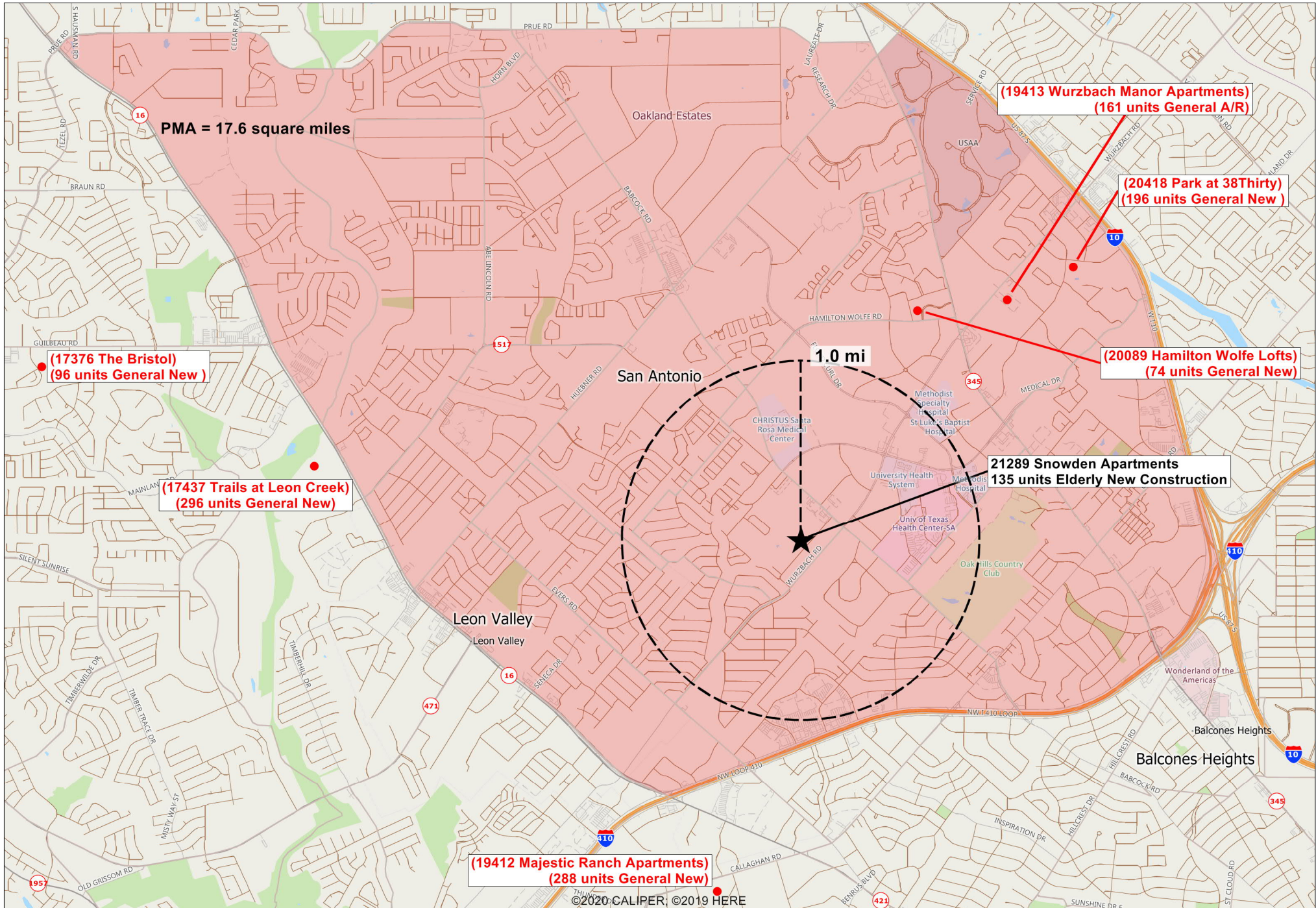
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	102,557 SF	\$76.92	7,889,087
Adjustments				
Exterior Wall Finish	2.40%		1.85	\$189,338
Elderly	3.00%		2.31	236,673
9-Ft. Ceilings	3.30%		2.54	260,340
Roof Adjustment(s)			1.97	202,500
Subfloor			0.22	22,819
Floor Cover			2.56	262,546
Enclosed Corridors	\$68.47	24,529	16.38	1,679,597
Balconies	\$29.97	12,189	3.56	365,358
Plumbing Fixtures	\$1,080	201	2.12	217,080
Rough-ins	\$530	270	1.40	143,100
Built-In Appliances	\$1,830	135	2.41	247,050
Exterior Stairs	\$2,460	4	0.10	9,840
Heating/Cooling			2.34	239,983
Storage Space	\$68.47	1,458	0.97	99,835
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$87.73	9,662	8.27	847,689
Elevators	\$118,600	3	3.47	355,800
Other:			0.00	0
Fire Sprinklers	\$2.88	138,206	3.88	398,033
SUBTOTAL			133.26	13,666,667
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			133.26	\$13,666,667
Plans, specs, survey, bldg permits	3.30%		(4.40)	(\$451,000)
Contractor's OH & Profit	11.50%		(15.32)	(1,571,667)
NET BUILDING COSTS		\$86,252/unit	\$113.54/sf	\$11,644,000

Long-Term Pro Forma

Snowden Apartments, San Antonio, 9% HTC #21289

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$1,086,979	\$1,108,718	\$1,130,893	\$1,153,510	\$1,176,581	\$1,299,040	\$1,434,245	\$1,583,523	\$1,748,337	\$1,930,305	\$2,131,213
TOTAL EXPENSES	3.00%	\$577,039	\$593,807	\$611,067	\$628,833	\$647,121	\$746,944	\$862,328	\$995,716	\$1,149,938	\$1,328,269	\$1,534,500
NET OPERATING INCOME ("NOI")		\$509,940	\$514,911	\$519,826	\$524,677	\$529,459	\$552,096	\$571,917	\$587,806	\$598,399	\$602,037	\$596,713
EXPENSE/INCOME RATIO		53.1%	53.6%	54.0%	54.5%	55.0%	57.5%	60.1%	62.9%	65.8%	68.8%	72.0%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326	\$442,326
DEBT COVERAGE RATIO		1.15	1.16	1.18	1.19	1.20	1.25	1.29	1.33	1.35	1.36	1.35
ANNUAL CASH FLOW		\$67,614	\$72,586	\$77,500	\$82,352	\$87,134	\$109,770	\$129,592	\$145,481	\$156,073	\$159,711	\$154,387
Deferred Developer Fee Balance		\$1,266,743	\$1,194,157	\$1,116,657	\$1,034,305	\$947,171	\$442,662	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$166,987	\$864,438	\$1,626,046	\$2,420,480	\$3,207,099

21289 Snowden Apartments - PMA Map



21317 San Angelo Terrace - Application Summary

PROPERTY IDENTIFICATION	
Application #	21317
Development	San Angelo Terrace
City / County	San Angelo / Tom Green
Region/Area	12 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION					
TDHCA Program	Request	Recommended			
LIHTC (9% Credit)	\$1,328,167	\$1,328,167	\$18,447/Unit	\$0.90	

KEY PRINCIPALS / SPONSOR		
J. Ryan Hamilton / Trinity Housing Development		
&		
Douglas Hamilton / Hamilton Builders, LLC		
Related Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	16	22%	30%	6	8%
2	40	56%	40%	-	0%
3	16	22%	50%	12	17%
4	-	0%	60%	40	56%
			70%	-	0%
			80%	-	0%
			MR	14	19%
TOTAL	72	100%	TOTAL	72	100%

PRO FORMA FEASIBILITY INDICATORS					
Pro Forma Underwritten			Applicant's Pro Forma		
Debt Coverage	✓ 1.20	Expense Ratio	✓ 53.7%		
Breakeven Occ.	✓ 85.4%	Breakeven Rent			\$776
Average Rent	\$842	B/E Rent Margin	⚠		\$66
Property Taxes	\$1,084/unit	Exemption/PILOT			0%
Total Expense	\$5,106/unit	Controllable			\$2,735/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)	✓		1.7%
Highest Unit Capture Rate	✓ 5%	3 BR/60%	9
Dominant Unit Cap. Rate	✓ 5%	2 BR/60%	24
Premiums (↑60% Rents)	Yes		\$212/Avg.
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,019 SF	Density	9.3/acre
Acquisition		\$04K/unit	\$300K
Building Cost	\$109.62/SF	\$112K/unit	\$8,041K
Hard Cost		\$159K/unit	\$11,451K
Total Cost		\$237K/unit	\$17,037K
Developer Fee	\$2,123K	(20% Deferred)	Paid Year: 7
Contractor Fee	\$1,333K	30% Boost	Yes

DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES	
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount
PNC	15/35	4.50%	\$4,659,210	1.20	City of San Angelo	0/0	0.00%	\$500	1.20	PNC	\$11,952,310
										Cobblestone Development	\$425,103
TOTAL DEBT (Must Pay)			\$4,659,210		CASH FLOW DEBT / GRANTS			\$500		TOTAL EQUITY SOURCES	\$12,377,413
										TOTAL DEBT SOURCES	\$4,659,710
										TOTAL CAPITALIZATION	\$17,037,123

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

AERIAL PHOTOGRAPH(S)



RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Developer Experience
- Low gross capture rate

WEAKNESSES/RISKS

- Low 15-year cash flow
- low visibility

AREA MAP





DEVELOPMENT IDENTIFICATION

TDHCA Application #: 21317 Program(s): 9% HTC

San Angelo Terrace

Address/Location: W side of Appaloosa Trail, S of Hwy 67

City: San Angelo County: Tom Green Zip: 76904

Population: General Program Set-Aside: General Area: Urban

Activity: New Construction Building Type: Garden (Up to 4-story) Region: 12

Analysis Purpose: New Application - Initial Underwriting

ALLOCATION

TDHCA Program	REQUEST				RECOMMENDATION				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	Lien
LIHTC (9% Credit)	\$1,328,167				\$1,328,167				

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	12
60% of AMI	60% of AMI	40

DEVELOPMENT SUMMARY

San Angelo Terrace is a garden style development with 72 units serving the general population located in the Extra Territorial Jurisdiction (ETJ) of San Angelo, Texas. After the annexation and rezoning process, the zoning will be High Rise Multifamily Residential District, RM-2. The proposed multi-family housing development consists of four (4) two (2) story buildings and one (1) two (2) story building.

RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Developer Experience
▫	Low gross capture rate

WEAKNESSES/RISKS	
▫	Low 15-year cash flow
▫	low visibility

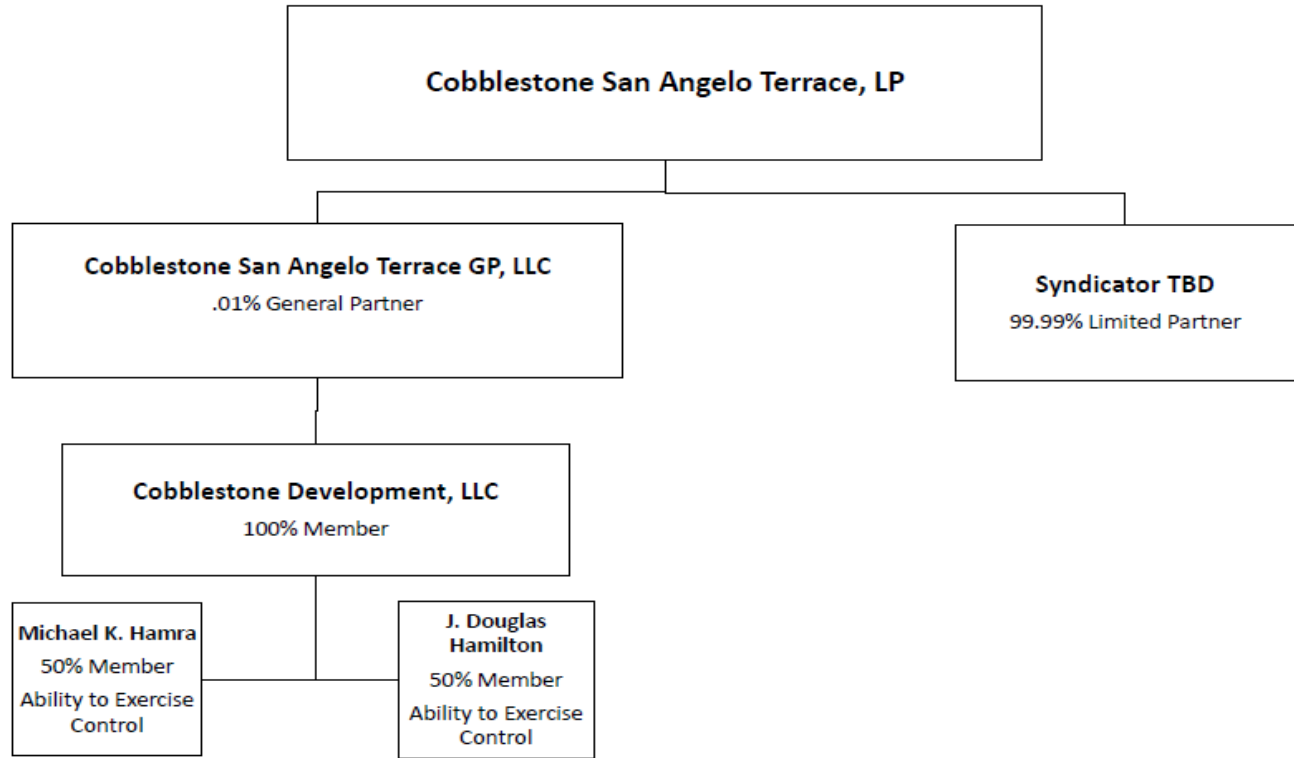
DEVELOPMENT TEAM

PRIMARY CONTACTS

Name: Michael Fogel
 Phone: (713) 409-0211
 Relationship: Developer

Name: Alyssa Carpenter
 Phone: (512) 789-1295
 Relationship: Developer

OWNERSHIP STRUCTURE



- Trinity Housing Development includes Ryan and Douglas Hamilton, who have established themselves in the field of affordable housing development, construction and management; and Michael Hamra, who has worked in conventional housing commercial and residential construction. Trinity Housing Development has been involved in developing over 2,500 units (1,089 of these are senior housing units). <https://www.trinityhousingdevelopment.com>
- J Douglas Hamilton received twelve HTC awards in Texas since 2015. The Applicant, Developer, Contractors, and Cost Estimator are related entities through principals.

DEVELOPMENT SUMMARY

SITE PLAN

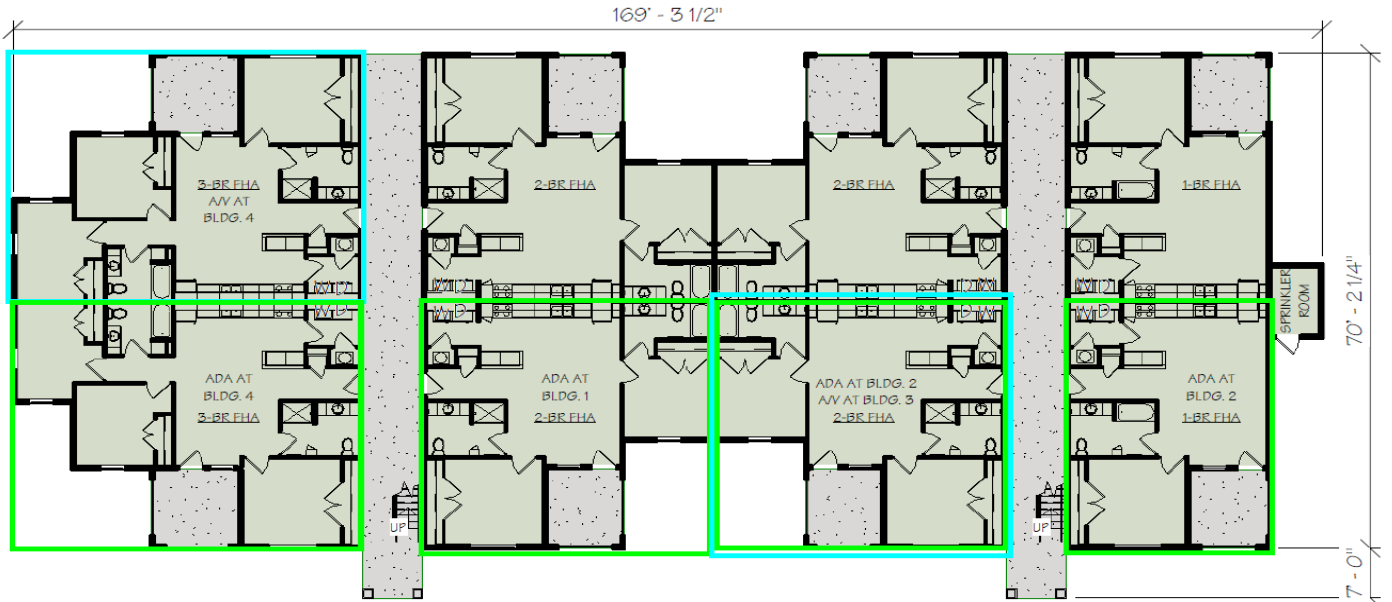


Comments:

Site access will include two full access driveway connections to the extension of Appaloosa Drive after annexation of the development. The right of way for this public road will be dedicated by the proposed subdivision plat. Per the feasibility study, the annexation process takes approximately 90 days, and the rezoning process begins a month after the annexation process begins.

Per zoning code, 126 parking spaces are required and a total of 130 spaces are provided.

BUILDING PLAN (Typical)



Comments:

General unit features include single vanities, patio/balcony, and in-unit washer and dryers and an efficient plumbing run.

BUILDING ELEVATION



Comments:

Siding composition will be 55% Fiber Cement Siding | 45% Stone Veneer. There are balconies with standard articulation and ornamentation in the design with a 6/12 roof pitch.

Other Observations:

There are currently no utilities available at the subject property. The development site will need to be annexed into the city to receive city water and sewer.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Professional Service Industries, Inc. Date: 2/19/2021

Recognized Environmental Conditions (RECs) and Other Concerns:

- None

MARKET ANALYSIS

Provider: AFFORDABLE HOUSING ANALYSTS Date: 3/23/2021
 Contact: Bob Coe Phone: 281-387-7552

Primary Market Area (PMA): 58.98 sq. miles 4 mile equivalent radius

ELIGIBLE HOUSEHOLDS BY INCOME								
Tom Green County Income Limits								
HH Size		1	2	3	4	5	6	7+
30% AMGI	Min	\$11,790	\$11,790	\$14,160	\$14,160	\$16,380	\$16,380	---
	Max	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	---
50% AMGI	Min	\$19,680	\$19,680	\$23,610	\$23,610	\$27,300	\$27,300	---
	Max	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	---
60% AMGI	Min	\$23,610	\$23,610	\$28,350	\$28,350	\$32,760	\$32,760	---
	Max	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	---

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
18222	Glenn Park Apartments	Yes	New	General	48	60
21113	San Angelo Crossing	Yes	New	General	27	#N/A
Other Affordable Developments in PMA since 2016						
16200	Kirby Park Villas		New	Elderly Limitation	n/a	72
Stabilized Affordable Developments in PMA					Total Units	1,038
					Total Developments	6
					Average Occupancy	98%

Proposed, Under Construction, and Unstabilized Competitive Supply:

San Angelo Crossing (#21113) is a proposed 9% property in the PMA with 27 units that will directly compete with Subject if it is awarded LIHTC's. Market Analyst included these units in their demand calculation.

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	35,280			
Potential Demand from the Primary Market Area	6,950			
10% External Demand	695			
Potential Demand from Other Sources				
GROSS DEMAND	7,645			
Subject Affordable Units	58			
Unstabilized Competitive Units	75			
RELEVANT SUPPLY	133			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE	1.7%			

Population:	General	Market Area:	Urban	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND										
	Market Analyst									
AMGI Band	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate					
30% AMGI	2,754	275	6	8	0.46%					
50% AMGI	2,326	233	12	16	1.09%					
60% AMGI	1,869	187	40	51	4.43%					

Demand Analysis:

The capture rate calculation determines the percentage of the qualified demand that is needed to absorb the proposed units. All capture rates reported are below the maximum thresholds.

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE										
	Market Analyst									
Unit Type	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate					
1 BR/30%	456	46	2	1	1%					
1 BR/50%	732	73	4	1	1%					
1 BR/60%	769	77	7	2	1%					
2 BR/30%	622	62	3	4	1%					
2 BR/50%	502	50	5	10	3%					
2 BR/60%	1,027	103	24	33	5%					
3 BR/30%	290	29	1	3	1%					
3 BR/50%	180	18	3	5	4%					
3 BR/60%	443	44	9	16	5%					

Market Analyst Comments:

The average physical occupancy in the subject's market area was reported at 98.8%. Occupancy rates and rental rates in this primary market area have remained strong over the past few years, with overall stable rental rates. (p.13)

The average occupancy within the SW2 submarket was reported to be 98.8% with an average rental rate of \$1.031. (p.42)

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)					
NOI:	\$317,521	Avg. Rent:	\$842	Expense Ratio:	53.7%
Debt Service:	\$264,600	B/E Rent:	\$776	Controllable Expenses:	\$2,735
Net Cash Flow:	\$52,920	UW Occupancy:	92.5%	Property Taxes/Unit:	\$1,084
Aggregate DCR:	1.20	B/E Occupancy:	85.4%	Program Rent Year:	2020

Fifty-eight restricted units (of 72 total) underwritten at maximum HTC rents at 30%, 50%, and 60% of AMI.

Applicant's projected rents for 14 market rate units are 15% above the HTC 60% Gross Rent, and \$236-\$290 below the Market Analyst's concluded market rents. The Applicant believes these are realistic expectations for a Tax Credit property with 80% restricted units in this market. If the full market rents are achieved, the DCR would be 1.27.

Break-even occurs with 10 units vacant; underwritten with 5 vacant. The average rent is \$66 above break-even rent.

The landlord will pay for water, sewer, trash expenses while the tenant will pay for all other utilities.

The Applicant states that estimates for utility expenses are based on portfolio properties operating in Troup and Rusk, TX.

Underwriter mostly utilized local comp averages which are in line with Applicant's estimates.

As underwritten, 15 year residual cash flow is \$661K with the deferred fee paid off in year 7.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)					
Acquisition	\$38,710/ac	\$4,167/unit	\$300,000	Contractor Fee	\$1,333,067
Off-site + Site Work		\$39,783/unit	\$2,864,400	Soft Cost + Financing	\$1,546,475
Building Cost	\$109.62/sf	\$111,687/unit	\$8,041,442	Developer Fee	\$2,123,292
Contingency	5.00%	\$7,574/unit	\$545,292	Reserves	\$283,155
Total Development Cost	\$236,627/unit		\$17,037,123	Rehabilitation Cost	N/A
Qualified for 30% Basis Boost?		High Opportunity Index [9% only]			

Off-site:

Off-site certified total of \$24K for water and sewer extension.

Site Work:

Certified total sitework of \$2.8M (\$36.7K/unit) for earthwork, paving and utility costs. \$21K is set aside for demolition costs. A CPA letter was provided to confirm the eligible basis \$36K/unit is acceptable.

The amenities cost of \$190K (\$2.6K/unit) is for landscaping and fencing.

Building Cost:

Applicant's Building Cost is \$8M (\$109.62/sf, \$111K/unit). The small number of units (72) makes the cost to build higher than the average development. The underwriter's estimate is based on Marshall and Swift's average base building costs and is adjusted for these factors. With only 72 units, the net rentable area is only 77% of gross building area. The non-rentable area (corridors, community area, office/leasing space, etc.) is 23% of the gross and increases the cost/sf due to small number of units.

Applicant limited eligible basis by \$1.8M for scoring purposes.

Contingency:

Applicant's eligible contingency set at 6.05%; Applicant claims total contingency of only 5%.

Contractor Fee:

Contractor fee is 11.64%, which is within the 14% limit.

Reserves:

Total capital reserves represent approximately 5 months of operating expenses and debt service.

Comments:

The variance in Total Development Costs is less than 1%. The recommended capital structure is being determined by the Applicant's cost schedule.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$17,037,123	\$14,162,539	\$1,334,649

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
PNC	Conventional Loan	\$4,659,210	4.50%	27%
PNC	Conventional Loan	\$9,540,790	4.50%	56%
PNC	HTC	\$1,792,847	\$0.90	11%
Cobblestone Development	Deferred Fee	\$977,895		6%
		\$16,971,242	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
PNC	\$4,659,210	4.50%	35	15	\$4,659,210	4.50%	35	15	27%
City of San Angelo	\$500				\$500				0%
Total	\$4,659,710				\$4,659,710				

Comments:

PNC is providing construction and permanent financing for this project. The construction bridge loan will be in the amount of \$9,540,790 at a rate of 4.50% and the permanent loan will be in the amount of \$4,659,210 at a rate of 4.50%. The permanent loan will fund during construction and amortize over 35 years and carry a 15 year term.

The City of San Angelo will provide a local grant contribution in the amount of \$500.

Equity & Deferred Fees	PROPOSED			UNDERWRITTEN			
	Amount	Rate	% Def	Amount	Rate	% TC	% Def
PNC	\$11,952,310	\$0.90		\$11,952,310	\$0.90	70%	
Cobblestone Development	\$425,103		20%	\$425,103		2%	20%
Total	\$12,377,413			\$12,377,413			
				\$17,037,123	Total Sources		

Credit Price Sensitivity based on current capital structure

\$0.932	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.850	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Recommended Financing Structure:

Gap Analysis:	
Total Development Cost	\$17,037,123
Permanent Sources (debt + non-HTC equity)	\$4,659,710
Gap in Permanent Financing	\$12,377,413

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$12,010,639	\$1,334,649
Needed to Balance Sources & Uses	\$12,377,413	\$1,375,405
Requested by Applicant	\$11,952,310	\$1,328,167

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$11,952,310	\$1,328,167
Deferred Developer Fee	\$425,103	(20% deferred)
Repayable in	7 years	

Comments:

Underwriter recommends \$1,328,167 in annual tax credits as requested by Applicant.

Underwriter: Deborah Willson

Manager of Real Estate Analysis: Jeanna Adams

Director of Real Estate Analysis: Thomas Cavanagh

UNIT MIX/RENT SCHEDULE
San Angelo Terrace, San Angelo, 9% HTC #21317

LOCATION DATA	
CITY:	San Angelo
COUNTY:	Tom Green
Area Median Income	\$72,400
PROGRAM REGION:	12
PROGRAM RENT YEAR:	2020

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	16	22.2%	0	0
2	40	55.6%	0	0
3	16	22.2%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL				
	72	100.0%	-	-

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	80.55%
APP % Acquisition	4.00%
APP % Construction	9.00%
Average Unit Size	1,019 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	MR	TOTAL
Average	# Units	-	6	-	12	40	-	-	14	72
Income	% Total	0.0%	8.3%	0.0%	16.7%	55.6%	0.0%	0.0%	19.4%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																			
HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS			MARKET RENTS			
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst	
TC 30%	\$393	2	1	1	812	\$393	\$59	\$334	\$0	\$0.41	\$334	\$668	\$668	\$334	\$0	\$0	\$1,140	\$1.40	\$1,140
TC 50%	\$656	4	1	1	812	\$656	\$59	\$597	\$0	\$0.74	\$597	\$2,388	\$2,388	\$597	\$1	\$0	\$1,140	\$1.40	\$1,140
TC 60%	\$787	7	1	1	812	\$787	\$59	\$728	\$0	\$0.90	\$728	\$5,096	\$5,096	\$728	\$1	\$0	\$1,140	\$1.40	\$1,140
MR		3	1	1	812	\$0	\$59		NA	\$1.11	\$904	\$2,711	\$2,711	\$904	\$1	NA	\$904	\$1.11	\$1,140
TC 30%	\$472	3	2	2	1,034	\$472	\$77	\$395	\$0	\$0.38	\$395	\$1,185	\$1,185	\$395	\$0	\$0	\$1,340	\$1.30	\$1,340
TC 50%	\$787	5	2	2	1,034	\$787	\$77	\$710	\$0	\$0.69	\$710	\$3,550	\$3,550	\$710	\$1	\$0	\$1,340	\$1.30	\$1,340
TC 60%	\$945	24	2	2	1,034	\$945	\$77	\$868	\$0	\$0.84	\$868	\$20,832	\$20,832	\$868	\$1	\$0	\$1,340	\$1.30	\$1,340
MR		8	2	2	1,034	\$0	\$77		NA	\$1.04	\$1,075	\$8,600	\$8,600	\$1,075	\$1	NA	\$1,075	\$1.04	\$1,340
TC 30%	\$546	1	3	2	1,188	\$546	\$95	\$451	\$0	\$0.38	\$451	\$451	\$451	\$451	\$0	\$0	\$1,540	\$1.30	\$1,540
TC 50%	\$910	3	3	2	1,188	\$910	\$95	\$815	\$0	\$0.69	\$815	\$2,445	\$2,445	\$815	\$1	\$0	\$1,540	\$1.30	\$1,540
TC 60%	\$1,092	9	3	2	1,188	\$1,092	\$95	\$997	\$0	\$0.84	\$997	\$8,973	\$8,973	\$997	\$1	\$0	\$1,540	\$1.30	\$1,540
MR		3	3	2	1,188	\$0	\$95		NA	\$1.05	\$1,250	\$3,750	\$3,750	\$1,250	\$1	NA	\$1,250	\$1.05	\$1,540
TOTALS/AVERAGES:		72			73,360				\$0	\$0.83	\$842	\$60,649	\$60,649	\$842	\$0.83	\$0	\$1,289	\$1.26	\$1,340

ANNUAL POTENTIAL GROSS RENT:	\$727,783	\$727,783
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STABILIZED PRO FORMA

San Angelo Terrace, San Angelo, 9% HTC #21317

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES		APPLICANT				TDHCA				VARIANCE	
	Database	Local Comps	% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT			\$0.83		\$842	\$727,783	\$727,783	\$842	\$0.83		0.0%	\$0
retained deposits, interest income						\$15.00	\$12,960					
Total Secondary Income						\$15.00	\$12,960	\$15.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$740,743	\$740,743			0.0%	\$0
Vacancy & Collection Loss					7.5% PGI	(55,556)	(55,556)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$685,187	\$685,187			0.0%	\$0

General & Administrative	\$49,915	\$693/Unit	\$29,442	\$409	4.05%	\$0.38	\$385	\$27,720	\$29,442	\$409	\$0.40	4.30%	-5.8%	(1,722)
Management	\$47,881	5.7% EGI	\$28,683	\$398	5.00%	\$0.47	\$476	\$34,259	\$34,259	\$476	\$0.47	5.00%	0.0%	(0)
Payroll & Payroll Tax	\$80,262	\$1,115/Unit	\$104,145	\$1,446	11.56%	\$1.08	\$1,100	\$79,200	\$79,908	\$1,110	\$1.09	11.66%	-0.9%	(708)
Repairs & Maintenance	\$58,676	\$815/Unit	\$41,912	\$582	6.30%	\$0.59	\$600	\$43,200	\$46,800	\$650	\$0.64	6.83%	-7.7%	(3,600)
Electric/Gas	\$24,165	\$336/Unit	\$12,161	\$169	1.58%	\$0.15	\$150	\$10,800	\$12,161	\$169	\$0.17	1.77%	-11.2%	(1,361)
Water, Sewer, & Trash	\$43,190	\$600/Unit	\$45,484	\$632	5.25%	\$0.49	\$500	\$36,000	\$45,484	\$632	\$0.62	6.64%	-20.9%	(9,484)
Property Insurance	\$24,444	\$0.33 /sf	\$31,412	\$436	5.57%	\$0.52	\$530	\$38,147	\$38,147	\$530	\$0.52	5.57%	0.0%	-
Property Tax (@ 100%) 2.4462	\$40,934	\$569/Unit	\$31,984	\$444	11.39%	\$1.06	\$1,084	\$78,020	\$74,423	\$1,034	\$1.01	10.86%	4.8%	3,597
Reserve for Replacements					2.63%	\$0.25	\$250	\$18,000	\$18,000	\$250	\$0.25	2.63%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.34%	\$0.03	\$32	\$2,320	\$2,320	\$32	\$0.03	0.34%	0.0%	-
TOTAL EXPENSES					53.66%	\$5.01	\$5,106	\$367,666	\$380,945	\$5,291	\$5.19	55.60%	-3.5%	\$ (13,279)
NET OPERATING INCOME ("NOI")					46.34%	\$4.33	\$4,410	\$317,521	\$304,242	\$4,226	\$4.15	44.40%	4.4%	\$ 13,279

CONTROLLABLE EXPENSES							\$2,735/Unit				\$2,969/Unit			
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

San Angelo Terrace, San Angelo, 9% HTC #21317

DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
DEBT (Must Pay)	Fee	UW	App											DCR	LTC
PNC		1.15	1.20	264,600	4.50%	35	15	\$4,659,210	\$4,659,210	15	35	4.50%	\$264,600	1.20	27.3%
CASH FLOW DEBT / GRANTS															
City of San Angelo		1.15	1.20		0.00%	0	0	\$500	\$500	0	0	0.00%		1.20	0.0%
				\$264,600	TOTAL DEBT / GRANT SOURCES			\$4,659,710	\$4,659,710	TOTAL DEBT SERVICE			\$264,600	1.20	27.4%
NET CASH FLOW		\$39,642	\$52,921					APPLICANT	NET OPERATING INCOME			\$317,521	\$52,920	NET CASH FLOW	

EQUITY SOURCES												
		APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE					
		DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
EQUITY / DEFERRED FEES												
PNC		LIHTC Equity	70.2%	\$1,328,167	0.899910177	\$11,952,310	\$11,952,310	\$0.8999	\$1,328,167	70.2%	\$18,447	Applicant Request
Cobblestone Development		Deferred Developer Fees	2.5%	(20% Deferred)		\$425,103	\$425,103	(20% Deferred)		2.5%		Total Developer Fee: \$2,123,292
Additional (Excess) Funds Req'd			0.0%			\$0	\$0			0.0%		
TOTAL EQUITY SOURCES			72.6%			\$12,377,413	\$12,377,413			72.6%		
TOTAL CAPITALIZATION							\$17,037,123	\$17,037,123	15-Yr Cash Flow after Deferred Fee:			\$661,646

DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis		Total Costs			Eligible Basis		Total Costs			%	\$
		Acquisition	New Const. Rehab				New Const. Rehab	Acquisition					
Land Acquisition				\$4,167 / Unit	\$300,000	\$300,000	\$4,167 / Unit				0.0%	\$0	
Off-Sites				\$338 / Unit	\$24,348	\$24,348	\$338 / Unit				0.0%	\$0	
Site Work			\$2,627,366	\$36,796 / Unit	\$2,649,325	\$2,649,325	\$36,796 / Unit	\$2,627,366			0.0%	\$0	
Site Amenities			\$190,728	\$2,649 / Unit	\$190,728	\$190,728	\$2,649 / Unit	\$190,728			0.0%	\$0	
Building Cost			\$6,187,916	\$109.62 /sf	\$111,687/Unit	\$8,041,442	\$8,112,298	\$112,671/Unit	\$110.58 /sf	\$6,187,916	-0.9%	(\$70,856)	
Contingency			\$545,292	6.05%	5.00%	\$545,292	\$545,292	4.97%	6.05%	\$545,292	0.0%	\$0	
Contractor Fees			\$1,333,067	13.96%	11.64%	\$1,333,067	\$1,333,067	11.57%	13.96%	\$1,333,067	0.0%	\$0	
Soft Costs	\$0		\$532,240	\$7,601 / Unit	\$547,240	\$547,240	\$7,601 / Unit	\$532,240		\$0	0.0%	\$0	
Financing	\$0		\$898,642	\$13,878 / Unit	\$999,235	\$999,235	\$13,878 / Unit	\$898,642		\$0	0.0%	\$0	
Developer Fee	\$0		\$1,847,288	15.00%	14.94%	\$2,123,292	\$2,123,292	14.86%	15.00%	\$1,847,288	0.0%	\$0	
Reserves				5 Months	\$283,155	\$283,155	5 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$14,162,539		\$236,627 / Unit	\$17,037,123	\$17,107,980	\$237,611 / Unit	\$14,162,539	\$0	-0.4%	(\$70,856)	
Acquisition Cost	\$0					\$0							
Contingency			\$0			\$0							
Contractor's Fee			\$0			\$0							
Financing Cost			\$0			\$0							
Developer Fee	\$0		(\$0)	15.00%		\$0							
Reserves						\$0							
ADJUSTED BASIS / COST		\$0	\$14,162,539		\$236,627/unit	\$17,037,123	\$17,107,980	\$237,611/unit	\$14,162,539	\$0	-0.4%	(\$70,856)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):							\$17,037,123						

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

San Angelo Terrace, San Angelo, 9% HTC #21317

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
	ADJUSTED BASIS	\$0	\$14,162,539	\$0	$14,162,539
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$14,162,539	\$0	\$14,162,539
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$18,411,300	\$0	\$18,411,300
Applicable Fraction	80.55%	80.55%	81%	81%
TOTAL QUALIFIED BASIS	\$0	\$14,829,429	\$0	\$14,829,429
Applicable Percentage	4.00%	9.00%	4.00%	9.00%
ANNUAL CREDIT ON BASIS	0	\$1,334,649	\$0	\$1,334,649
CREDITS ON QUALIFIED BASIS		\$1,334,649		\$1,334,649

ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS

Method	Annual Credits	Proceeds	FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price \$0.8999	Variance to Request	
			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,334,649	\$12,010,639	----	----	----
Needed to Fill Gap	\$1,375,405	\$12,377,413	----	----	----
Applicant Request	\$1,328,167	\$11,952,310	\$1,328,167	\$0	\$0

BUILDING COST ESTIMATE

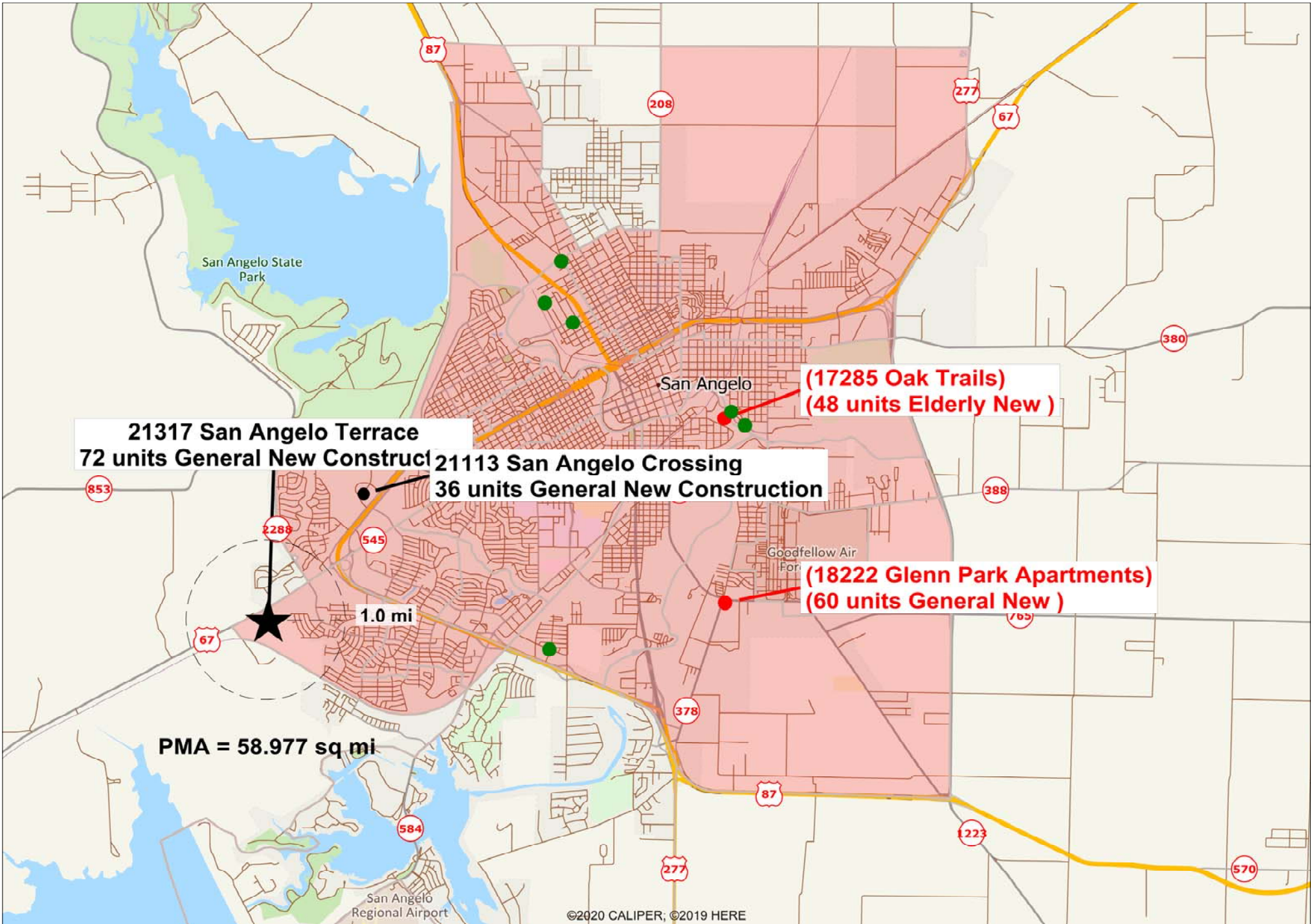
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Garden (Up to 4-story)	73,360 SF	\$83.85	6,151,225
Adjustments				
Exterior Wall Finish	3.68%		3.09	\$226,365
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.46%		2.90	212,832
Roof Adjustment(s)			0.98	72,000
Subfloor			(0.93)	(67,858)
Floor Cover			2.56	187,802
Breezeways	\$29.54	39,006	15.70	1,152,042
Balconies	\$29.49	17,252	6.94	508,827
Plumbing Fixtures	\$1,080	168	2.47	181,440
Rough-ins	\$530	144	1.04	76,320
Built-In Appliances	\$1,830	72	1.80	131,760
Exterior Stairs	\$2,460	9	0.30	22,140
Heating/Cooling			2.34	171,662
Storage Space	\$29.54	285	0.11	8,417
Carports	\$12.25	0	0.00	0
Garages		0	0.00	0
Common/Support Area	\$110.53	1,429	2.15	157,951
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$2.88	114,080	4.48	328,550
SUBTOTAL			129.79	9,521,477
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			129.79	\$9,521,477
Plans, specs, survey, bldg permits	3.30%		(4.28)	(\$314,209)
Contractor's OH & Profit	11.50%		(14.93)	(1,094,970)
NET BUILDING COSTS		\$112,671/unit	\$110.58/sf	\$8,112,298

Long-Term Pro Forma

San Angelo Terrace, San Angelo, 9% HTC #21317

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$685,187	\$698,891	\$712,869	\$727,126	\$741,668	\$818,862	\$904,090	\$998,188	\$1,102,080	\$1,216,786	\$1,343,430
TOTAL EXPENSES	3.00%	\$367,666	\$378,354	\$389,355	\$400,679	\$412,336	\$475,964	\$549,513	\$634,541	\$732,852	\$846,535	\$978,008
NET OPERATING INCOME ("NOI")		\$317,521	\$320,537	\$323,514	\$326,447	\$329,332	\$342,898	\$354,577	\$363,647	\$369,228	\$370,251	\$365,422
EXPENSE/INCOME RATIO		53.7%	54.1%	54.6%	55.1%	55.6%	58.1%	60.8%	63.6%	66.5%	69.6%	72.8%
MUST -PAY DEBT SERVICE												
TOTAL DEBT SERVICE		\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600	\$264,600
DEBT COVERAGE RATIO		1.20	1.21	1.22	1.23	1.24	1.30	1.34	1.37	1.40	1.40	1.38
ANNUAL CASH FLOW		\$52,920	\$55,937	\$58,913	\$61,846	\$64,732	\$78,298	\$89,977	\$99,047	\$104,628	\$105,650	\$100,821
Deferred Developer Fee Balance		\$372,183	\$316,246	\$257,333	\$195,487	\$130,755	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$234,231	\$661,646	\$1,139,947	\$1,653,520	\$2,181,791	\$2,698,187

21317 San Angelo Terrace PMA Map



Report 6

Summary of Conditions Placed on Awards

Staff Conditions for Award

App #	Name	Rule	Conditions
21038	Houston 150 Bayou Apartments	Previously Approved	<ol style="list-style-type: none"> 1. Owner agrees to hire qualified personnel or a third party to perform reviews of 100% of the files for new residents prior to move-in and complete the recommended actions of the reviewer for an agreed upon list of Developments. Evidence of reviews and corrections must be submitted to the Department upon request. 2. Owner will designate one or more of the following positions to receive Compliance correspondence and ensure timely responses to the Department for and on behalf of the proposed Development and all other Development subject to TDHCA LURAs over which the Owner has the power to exercise Control. These positions include President of Affordable Housing, Vice President of Affordable Housing, Affordable Division Operations Manager or HUD/Tax Credit Compliance Manager. 3. Applicant is required to have qualified personnel or a qualified third party perform an assessment of its operations and/or processes and complete the recommended actions of the reviewer on or before December 31, 2021.
21220	Longview Square	Previously Approved	<ol style="list-style-type: none"> 1. ITEX agrees to replace the existing management company, consultant, or management personnel with another of its choosing, for any of their properties identified with new Events of Noncompliance (defined as those not corrected during the corrective action period) on any Audits notified from March 1, 2021 through December 31, 2022. 2. ITEX will hire a third party compliance auditor to review their existing portfolio on a quarterly basis and have them provide reports and guidance to ITEX and independent reports to TDHCA upon request, through December 31, 2022. 3. ITEX will actively engage with TDHCA compliance staff to use better processes and best practices to reduce compliance issues through December 31, 2022. 4. Owner has designated the Director of Compliance and Asset Management to receive Compliance correspondence and provide timely responses to the Department on behalf of the proposed Development and all other Developments subject to a TDHCA LURAs over which the Owner has the power to exercise Control. 5. ITEX will require that at least on the of the following employees: VP of Operations, Compliance Director, Compliance Auditor(s), Regional Manager(s), or Site Staff annually attend the trainings listed and provide certifications to TDHCA upon request through December 31, 2022. <ol style="list-style-type: none"> a. Housing Tax Credit Trainings sponsored by the Texas Apartment Association; b. 1st Thursday Income Eligibility Training conducted by TDHCA; c. Review one or more of the TDHCA Compliance Training Webinars: <ol style="list-style-type: none"> i. 2012 Income and Rent Limits Webinar Video; ii. 2012 Supportive Services Webinar Video; iii. Income Eligibility Presentation Video; iv. 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; v. Most current Tenant Selection Criteria Presentation; vi. Most current Affirmative Marketing Requirements Presentation; vii. Fair Housing Webinars (including but not limited to the 2017 FH Webinars)
21221	Providence on Park	Previously Approved	<ol style="list-style-type: none"> 1. ITEX agrees to replace the existing management company, consultant, or management personnel with another of its choosing, for any of their properties identified with new Events of Noncompliance (defined as those not corrected during the corrective action period) on any Audits notified from March 1, 2021 through December 31, 2022. 2. ITEX will hire a third party compliance auditor to review their existing portfolio on a quarterly basis and have them provide reports and guidance to ITEX and independent reports to TDHCA upon request, through December 31, 2022. 3. ITEX will actively engage with TDHCA compliance staff to use better processes and best practices to reduce compliance issues through December 31, 2022. 4. Owner has designated the Director of Compliance and Asset Management to receive Compliance correspondence and provide timely responses to the Department on behalf of the proposed Development and all other Developments subject to a TDHCA LURAs over which the Owner has the power to exercise Control. 5. ITEX will require that at least on the of the following employees: VP of Operations, Compliance Director, Compliance Auditor(s), Regional Manager(s), or Site Staff annually attend the trainings listed and provide certifications to TDHCA upon request through December 31, 2022. <ol style="list-style-type: none"> a. Housing Tax Credit Trainings sponsored by the Texas Apartment Association; b. 1st Thursday Income Eligibility Training conducted by TDHCA; c. Review one or more of the TDHCA Compliance Training Webinars: <ol style="list-style-type: none"> i. 2012 Income and Rent Limits Webinar Video; ii. 2012 Supportive Services Webinar Video; iii. Income Eligibility Presentation Video; iv. 2013 Annual Owner's Compliance Report (AOCR) Webinar Video; v. Most current Tenant Selection Criteria Presentation; vi. Most current Affirmative Marketing Requirements Presentation; vii. Fair Housing Webinars (including but not limited to the 2017 FH Webinars).

Report 7

Public Comment

(Posted Separately)



Texas Department of Housing and
Community Affairs

Report on Public Input regarding
2021 Competitive Housing Tax
Credit Applications

July 22, 2021

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2021 COMPETITIVE HOUSING TAX CREDIT

APPLICATIONS

REGIONS 1, 2, 3, and 4

PUBLIC HEARING

VIA WEBINAR

Tuesday,
May 18, 2021
6:00 p.m.

BEFORE:

MARNI HOLLOWAY, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
Germaine White	5
Tracy Williams	8
Tully Hall	11

P R O C E E D I N G S

1
2 MS. HOLLOWAY: Good evening. Let the record
3 show it is 6:03 p.m. My name is Marni Holloway. I'm here
4 to conduct a hearing on behalf of the Texas Department of
5 Housing and Community Affairs.

6 The Department's mission is to administer its
7 assigned programs efficiently, transparently, and
8 lawfully, and to invest its resources strategically and
9 develop high quality affordable housing, which allows
10 Texas communities to thrive. Through our rental housing
11 programs, the Department encourages the new construction
12 or rehabilitation of high-quality housing, primarily
13 through private developers. These developments benefit
14 Texans by providing qualified families and individuals
15 with safe, affordable quality housing.

16 The Department considers public input very
17 important, and to support the significance of comment, the
18 Department is conducting three virtual public hearings in
19 order to receive comment on any of the 2021 Competitive
20 Housing Tax Credit Applications. This public hearing is
21 being held virtually from the TDHCA headquarters in
22 Austin, Texas.

23 You may provide comment for any 2021
24 Competitive Housing Tax Credit Application. All comment
25 that you provide today will be recorded and a summary of

1 that comment will be presented to the Department's Board
2 prior to the final Board recommendations.

3 If you don't wish to speak, you may provide
4 comment to us via email or written comment. That
5 information is available on our public comment web page on
6 our website. If you are speaking on behalf of a group,
7 feel free to indicate this by asking all the persons in
8 the group to raise their hands and let us know in the
9 chat.

10 If there are any elected officials attending,
11 we ask that they be given the courtesy of speaking first,
12 and we will organize the room's remaining commenters by
13 the order of the application on which they wish to
14 comment.

15 If you would like to comment, please raise your
16 hand. Next to your name, there should be a little box,
17 and you check that to raise your hand to let us know that
18 you'd like to speak. And then let us know either in the
19 chat or in the questions which application you wish to
20 speak to. We will call you in order.

21 And let's give everyone just a couple of
22 minutes to raise your hands. And then let us know through
23 question or chat that you'd like to speak.

24 (Pause.)

25 MS. HOLLOWAY: All right. When we unmute you,

1 please state your name clearly for the record, as well as
2 the development name and application number for which you
3 are speaking. We have to be able to hear you in order to
4 record your comment. Please take into account that we
5 only have a few minutes for each speaker, and we hope to
6 give everyone an opportunity to provide comment if they
7 wish.

8 The other thing that I will tell you is that we
9 are happy to answer any questions that you have about
10 TDHCA or about the Tax Credit Program. We are not able to
11 answer your questions about individual applications.

12 So with that, Germaine White, you are -- let's
13 see; you are self-muted. If you would click the little
14 green microphone, we should be able to hear you.

15 MS. WHITE: Okay. Can you hear me now? Hello?

16 MS. HOLLOWAY: Hello?

17 MS. WHITE: Yes. Can you hear me? Hello?

18 Hello?

19 MS. HOLLOWAY: Hello?

20 MS. WHITE: Hello? Can you hear me?

21 MS. HOLLOWAY: Yes. I can.

22 MS. WHITE: Okay. Great. So am I ready to
23 start? Is that what you'd like me to do?

24 MS. HOLLOWAY: Yes, please.

25 MS. WHITE: Okay. My name is Germaine

1 White. I'm here to ask that you decline Application
2 21139, Cypress Creek Apartments at Forest Lane. Please
3 note that I do support LIHTC developments and agree that
4 they should be located in high-opportunity areas where
5 residents can thrive.

6 I have witnessed the positive impact of the
7 strategies while living in other states. I relocated to
8 our family home 10 years ago in the historical African
9 American community of Hamilton Park, and I must say,
10 unfortunately, the community is on a decline.

11 And as you evaluate the exact location for Fair
12 Housing guidelines, I'd like for you to consider the
13 reality from those who are living in the area. Hamilton
14 Park is the nearest community, a half mile away northeast
15 of the proposed development.

16 In 2015, the City of Dallas declared our
17 community as an area of concentrated poverty with a
18 poverty rate greater than 41 percent. The application
19 includes those low-opportunity census tracts where the
20 median income is higher and the poverty rate is low.

21 The property was 500 feet from a homeless
22 encampment that existed since July 2020. However, the
23 date City Council voted to approve this application, they
24 also announced the encampment would be removed. Now those
25 tenants have moved closer to the Home Depot. There's also

1 the Saint Jude Homeless Shelter only one mile northwest of
2 the property.

3 The proposed location is surrounded by
4 commercial businesses, not residential. There's an auto
5 repair shop, a Home Depot, office complex, and the brand
6 new Kandi Electric Cars USA location is moving directly
7 across the street.

8 Crime is ramping in this area and in the
9 neighborhood. The DART station, 7-11, the Cottonwood
10 Trails are just not safe, and just this past Saturday this
11 area was surrounded by 15 or more police cars, and the
12 activity actually was spilled into the nearby
13 neighborhoods. Homeowners were startled again.

14 The Dallas Police Department had made progress
15 over the years; however, it has not been sustainable.
16 Although the property is not located in a DPD-designated
17 crime hot spot -- which I understand is one of the
18 requirements -- it is 1.1 miles south of one, and roughly
19 1.3 miles west of the second in one where the Kroger's --
20 the grocery store -- is located.

21 This is the environment new residents will
22 encounter. The area needs great attention before adding
23 these residents to an already diminished quality of
24 life. We need more commercial and retail developments
25 similar to those that do exist in a high-opportunity

1 area -- brand name businesses, family-style restaurants.
2 And we're open and would love to work with developers who
3 are interested in working with us.

4 TDHCA, thank you. I really appreciate this
5 opportunity for having a process that requires inclusion
6 of neighborhoods. You're providing another opportunity
7 for us to be heard before final decision is made.

8 And I also just want to take a moment and thank
9 our State Representative John Turner for listening to his
10 constituents to oppose the application based on the lack
11 of community engagement.

12 Please feel free to contact any time if you
13 have any questions, and I appreciate this opportunity, and
14 do plan to provide more detailed specifics in the coming
15 weeks. Thank you.

16 MS. HOLLOWAY: Thank you for your comment. Our
17 next commenter -- speaking on the same application, I
18 believe, is Tracy Williams. Tracy, we will unmute you.
19 You should be --

20 MS. WILLIAMS: Thank you. Good evening. Thank
21 you very much. My name is Tracy Williams, and I live in
22 the Northwood Estates in Heights community, which is one
23 of two neighborhoods nearest to the proposed Cypress Creek
24 Apartments, Application Number 21139.

25 I agree with the comments of the previous

1 speaker, Ms. Germaine White, who lives in the neighborhood
2 of Hamilton Park. I'm here to ask you deny the
3 application for the proposed apartments located on the
4 access road of North Central Expressway in Dallas.

5 I will preface my brief comments by stating
6 that neither my neighbors or I are against either
7 affordable housing or LIHTC developments. Such
8 developments are beneficial under the right circumstances.

9 My opposition to the Cypress Creek Apartments
10 is that it is not the right project for our community's
11 neighborhoods at this time. I'm here to share with you
12 some facts that you may not be aware of.

13 Did you know the location of the proposed
14 apartments is in a food desert, with the nearest grocery
15 store and pharmacy stores, like Tom Thumb, Kroger, or
16 Walmart are, at least, between 1.2 and 1.5 miles away?

17 The surrounding "amenities" for the proposed
18 Cypress Creek Apartments are fast food restaurants, such
19 as Raising Cane's and Wendy's, a car wash, an NT Tire
20 Shop, and a Home Depot. The location of these proposed
21 apartments is not within a residential neighborhood.

22 Did you know that there's already existing
23 apartments in the 75243 zip code and within the rental
24 rates proposed for the Cypress Creek Apartments? In fact,
25 the existing apartment supply is closer to major

1 transportation lines, retail stores -- including grocery
2 and pharmacy stores, banks, and the post office.

3 Did you know the developers conducted only two
4 meetings for our neighborhoods of Northwood Estates in
5 Heights and Hamilton Park? And those were on Wednesday,
6 February 17, during the winter storm, and the second one
7 was conducted on February 20 -- less than 48 hours before
8 the Dallas City Council vote. That was not community
9 engagement.

10 Also, to my knowledge, not one outside group or
11 agency conducted meetings within our neighborhoods, the
12 nearest, closest ones to the Cypress Creek Apartments. To
13 our surprise, on February 20 the developers even admitted
14 that they didn't even know the location -- the name of the
15 closest public park that they touted as one of their
16 amenities in the proposal for this application.

17 The application does not have the support of
18 the nearest neighborhoods and businesses to be
19 successful. Thank you for the opportunity of
20 testifying. I would like to thank our State
21 Representative John Turner for listening to our
22 community's concerns.

23 It is critical for public [audio skip] that
24 there be a dialog, and he provided that opportunity for
25 neighbors and residents to give him feedback on this

1 project. Thank you again for the opportunity to testify,
2 and please deny the application that would not resolve the
3 City of Dallas's housing issue.

4 Thank you again.

5 MS. HOLLOWAY: Thank you for your comment.
6 Those are the only two people who have raised their hands
7 to speak as of right now.

8 If you would like to speak to any application,
9 please raise your hand in the little box on the right side
10 of your screen next to your name and let us know in the
11 questions which application you'd like to speak to.

12 We will wait a few more minutes to see if
13 anyone else joins us, or if anyone else would like to
14 speak. Thank you.

15 (Pause.)

16 MS. HOLLOWAY: Hello. I see that Maureen
17 McDonald, you have raised your hand to speak. We will
18 unmute you. Please tell us which application you are
19 commenting on as you begin your comments.

20 Thank you. We'll unmute you shortly.

21 MR. HALL: Okay. Actually, my wife forwarded
22 me the link. I'm her husband. This is Tully Hall.

23 I'm commenting on Application 21139, and I'm a
24 resident of Northwood Heights and request the Council deny
25 the application for the all the reasons expressed by my

1 fellow neighbors. But primarily, I find the lack of
2 community engagement to be particularly concerning, as
3 well as the proposal not meeting the federal guidelines on
4 locating low-income housing tax credit property in high-
5 crime areas.

6 So, I once again ask that the Council deny this
7 application. Thank you.

8 MS. HOLLOWAY: Thank you for your comment.

9 (Pause.)

10 MS. HOLLOWAY: Okay. In closing, a detailed
11 log of all the applications is posted to our Department's
12 website. Written and emailed comments outside of this
13 meeting are also encouraged. Those comments must be
14 submitted prior to 5:00 p.m., Austin local time, on June
15 18, 2021.

16 Thank you for your participation. Public input
17 is very important to the Department. Your comments will
18 be included in the Board summary for each application
19 considered for an award. The Board will make final
20 decisions for allocations in the 2021 Competitive Housing
21 Tax Credit Applications at the late July meeting on July
22 22.

23 For additional information, you may contact
24 Alena Morgan. Her email is on the screen, or by phone at
25 512-936-7834. You may also visit our program's website at

1 www.tdhca.state.tx.us. This concludes the public hearing.

2 Let the record show it is 6:31 p.m., and this
3 hearing is now adjourned.

4 (Whereupon, at 6:31 p.m., the meeting was
5 adjourned.)

C E R T I F I C A T E

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IN RE: 2020 Comprehensive Housing Tax Credit
Applications

LOCATION: via webinar

DATE: May 18, 2021

I do hereby certify that the foregoing pages,
numbers 1 through 14, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording before the Texas Department
of Housing and Community Affairs.

DATE: June 18, 2020

/s/ Anna Marie Reyes
(Transcriber)

On the Record Reporting
7703 N. Lamar Blvd., #515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2021 COMPETITIVE HOUSING TAX CREDIT

APPLICATIONS

REGIONS 7, 8, 9, 12 and 13

PUBLIC HEARING

VIA WEBINAR

Tuesday,
May 19, 2021
6:06 p.m.

BEFORE:

ALENA MORGAN, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>	<u>PAGE</u>
William Taylor	7

P R O C E E D I N G S

1
2 MS. MORGAN: Let the record reflect it is now
3 6:06 p.m. My name is Alena Morgan. I am the Program
4 Administrator for the Competitive Housing Tax Credit
5 Program at TDHCA. I'm here to conduct a hearing on behalf
6 of the Texas Department of Housing and Community Affairs.

7 The Department's mission is to administer its
8 assigned programs efficiently, transparently, and
9 lawfully, and to invest its resources strategically and
10 develop high quality affordable housing, which allows
11 Texas communities to thrive. Through our rental housing
12 programs, the Department encourages the new construction
13 or rehabilitation of high quality housing, primarily
14 through private developers. These developments benefit
15 Texans by providing qualified families and individuals
16 with space-affordable quality housing.

17 The Department considers public input very
18 important. To support the significance of comments, the
19 Department is conducting three virtual public hearings in
20 order to receive comments on any of the 2021 Competitive
21 Housing Tax Credit applications. This public hearing is
22 being held virtually from the TDHCA headquarters in
23 Austin, Texas.

24 You may provide comments for any of the 2021
25 Competitive Housing Tax Credits applications. All

1 comments that you provide today will be recorded and a
2 summary of that comment will be presented to the
3 Department's Board prior to the final award
4 recommendations.

5 If you wish to provide written comment, please
6 send it to the address that will now be reflected on your
7 screen. Comment can be submitted via email or regular
8 mail delivery service, and we have a few slides that will
9 explain how to participate in this Competitive Housing Tax
10 Credit public hearing using the GoToWebinar platform.

11 For that, I'm going to turn you over to our
12 multifamily policy and research specialist.

13 MR. GRIEGO: Good evening. My name is Matthew
14 Griego. I am the Policy Research Specialist for the
15 Multifamily Finance Division at TDHCA, and I will explain
16 how to participate in the Competitive Housing Tax Credit
17 public hearing on the GoToWebinar platform.

18 Your screen may look like this slide.
19 GoToWebinar control panel is on the right and the viewer
20 is on the left. The viewer is where you can see the
21 agenda and what is being discussed. Control panel is
22 where you can set your audio controls or enter your
23 questions.

24 This is an up-close look at your control panel.
25 During the course of this hearing, your control panel

1 will collapse automatically when not in use. To open the
2 control panel, select the orange arrow. You will go over
3 the audio and questions box in the next few slides.

4 When you open your control panel, you can
5 select whether you want to call in to the dial-in number
6 or use your computer's audio. Choose computer audio to
7 use your computer's audio features.

8 To use phone call, to use your phone and dial
9 in, once you select the phone option, GoToWebinar will
10 show you a phone number and access code. Use this
11 information to call in. If you hang up and wish to call
12 in again, you may need to wait for a few minutes, so the
13 system recognizes that you are no longer logged in and
14 allows you to complete your call.

15 If you hang up [audio cuts out] selves by name
16 and any organization they are representing within their
17 comments, and time may be limited if there are multiple
18 commenters. If there are any disruptions to the hearing,
19 such as technical difficulties or internet outage
20 problems, the protocol on your screen will be followed.

21 TDHCA will issue continuation instructions
22 through an email announcement to all registered attendees
23 of the meeting, a posting on the TDHCA calendar, and TDHCA
24 social media outlets.

25 MS. MORGAN: Now, we are happy to answer your

1 questions regarding the Competitive Housing Tax Credit
2 Programs, TDHCA, or this virtual hearing process.
3 However, we are not able to answer questions regarding any
4 specific applications.

5 If you have any questions regarding the
6 aforementioned subject before we jump into the public
7 comment process, please indicate in your chat box or by
8 raising your hand.

9 (Pause.)

10 MS. MORGAN: We do not appear to have any
11 questions. So, we will begin by taking public comment for
12 any applications in Region 5. If you would like to
13 comment on any applications, again, please indicate in
14 your questions box or by raising your hand. We'll wait a
15 few minutes to see if we have any commenters.

16 (Pause.)

17 MS. MORGAN: Do we have any commenters for
18 applications in Region 6?

19 (Pause.)

20 MS. MORGAN: Do we have any -- I apologize. Do
21 we have any commenters for Region 7? Jumping ahead of
22 ourselves there. My apology.

23 (Pause.)

24 MS. MORGAN: Moving on to Region 8 -- if anyone
25 would like to speak, again, please enter it in the

1 question box or raise your hand.

2 Our first speaker is William Taylor. We'll go
3 ahead and unmute you now.

4 MR. TAYLOR: Thank you. This is William
5 Taylor. I'm the Executive Director of Solutions for
6 Veterans. We're an applicant at Region 8, and I just
7 wanted to provide a little background information about
8 the project.

9 We've applied for a project called Freedom's
10 Path at Waco, which is located on the Doris Miller VA
11 Medical Center campus. It's to renovate three historic
12 buildings and build one new building to create 34 units.
13 It's under the permanent supportive housing set-aside
14 program, TDHCA. The idea is to help eliminate
15 homelessness among veterans.

16 You may not know that every year, there's a
17 point in time countdown to count the number of homeless
18 veterans in the United States, and Texas ranks third in
19 the country behind only California and Florida in the
20 number of homeless veterans. Many, many, many of those
21 veterans, almost 2,000 of those -- many are unsheltered.

22 And so, this project is an effort to provide
23 permanent housing on the VA Medical Center campus for
24 those homeless vets so that they can access the services
25 from the VA itself, and be housed in a permanent setting

1 where they can also benefit from the peer support and
2 accountability that other veterans will hold them to in
3 living in community.

4 It has the ancillary benefit of also preserving
5 three very beautiful historical structures on the campus
6 and furthermore, taking the cost of maintaining those
7 structures off of the VA books and moving that over to the
8 development itself, which is private sector dime. And so,
9 the money that the VA has will be able to be spent on
10 providing more healthcare and services to vets.

11 So, we're excited about this project. We want
12 to thank the elected officials in the Waco area for their
13 support and many of the community groups serving in that
14 area for their support in this project.

15 We look forward, hopefully, to being approved
16 for funding by TDHCA and being able to close later this
17 year, and do what we consider to be a great project for
18 the veterans who served us and now, perhaps, need a little
19 help from us. Thank you very much.

20 MS. MORGAN: Thank you for your comment, Mr.
21 Taylor. Do we have any other speakers for Region 8?
22 Again, if you would like to speak, please so indicate in
23 the questions box or raise your hand.

24 Moving on to Region 9 -- do we have any
25 speakers pertaining to an application in Region 9? Again,

1 please so indicate in the questions box or raise your
2 hand.

3 (Pause.)

4 MS. MORGAN: Moving on from Region 9 -- if we
5 have any speakers pertaining to an application from
6 Regions 7 or 8, please, again, indicate in the question
7 box or raise your hand. If we missed any speakers from
8 prior regions, please feel free to do the same -- indicate
9 in the question box or raise your hand.

10 (Pause.)

11 MS. MORGAN: Again, if we have speakers for
12 Region 7, 8, 9, 12, and/or 13, please indicate in the
13 question box or raise your hand. We will give you a
14 couple more minutes. And then, we'll go ahead and close
15 for the evening. Thank you.

16 (Pause.)

17 MS. MORGAN: Thank you, everyone, for
18 attending. A detailed log of all applications is posted
19 to the Department's website. Again, written and emailed
20 comments outside of this meeting are encouraged. Those
21 comments must be submitted prior to 5:00 p.m., Austin
22 local time on June 18, 2021.

23 We would like to thank you for your
24 participation in this public comment process. Public
25 input is very important to the Department. Your comments

1 will be included in the Board summary for each application
2 considered for an award. The Board will make final
3 decisions for allocations in the 2021 Competitive Housing
4 Tax Credit application cycle at the late July meeting.

5 For additional information, you may contact me,
6 Alena Morgan, by email or by phone. I'll leave the email
7 address available on your screen. If you would like to
8 contact me by phone, I am available at 512-936-7834. You
9 may also visit the Program's website at
10 www.tdhca.state.tx.us.

11 This concludes the public hearing. Let the
12 record show it is 6:24 p.m., Wednesday, May 19, and this
13 hearing is now adjourned. Thank you all.

14 (Whereupon, at 6:24 p.m., the meeting was
15 adjourned.)

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C E R T I F I C A T E

IN RE: 2020 Comprehensive Housing Tax Credit
Applications

LOCATION: via webinar

DATE: May 19, 2021

I do hereby certify that the foregoing pages,
numbers 1 through 11, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording before the Texas Department
of Housing and Community Affairs.

DATE: June 19, 2020

/s/ Anna Marie Reyes
(Transcriber)

On the Record Reporting
7703 N. Lamar Blvd., #515
Austin, Texas 78752

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

2021 COMPETITIVE HOUSING TAX CREDIT

APPLICATIONS

REGIONS 5, 6, 10 and 11

PUBLIC HEARING

VIA WEBINAR

Tuesday,
May 20, 2021
6:05 p.m.

BEFORE:

ALENA MORGAN, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342

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Robert Eads	25
Mark Smith	27

P R O C E E D I N G S

1
2 MS. MORGAN: Good evening. Let the record show
3 it is 6:05 p.m. My name is Alena Morgan, and I am the
4 Program Administrator for the Competitive Housing Tax
5 Credit Program. I'm here to conduct a hearing on behalf
6 of the Texas Department of Housing and Community Affairs.

7 The Department's mission is to administer its
8 assigned programs efficiently, transparently, and
9 lawfully, and to invest its resources strategically and
10 develop high quality affordable housing, which allows
11 Texas communities to thrive.

12 Through our rental housing programs, the
13 Department encourages the new construction or
14 rehabilitation of high quality housing, primarily through
15 private developers. These developments benefit Texans by
16 providing qualified families and individuals with safe,
17 affordable quality housing.

18 The Department considers public input very
19 important. To support the significance of comment, the
20 Department is conducting three virtual public hearings in
21 order to receive comment on any of the 2021 Competitive
22 Housing Tax Credit applications.

23 This public hearing is being held virtually
24 from the TDHCA headquarters in Austin, Texas. You may
25 provide comment for any 2021 Competitive Housing Tax

1 Credit application. All comment that you provide today
2 will be recorded and a summary of that comment will be
3 presented to the Department's Board prior to the final
4 award recommendations.

5 If you wish to provide written comment, please
6 send it to the address on your screen. Comment can be
7 submitted via email or regular mail delivery service. We
8 have a few slides that will explain how to participate in
9 Competitive Housing Tax Credit public hearings on the
10 GoToWebinar platform.

11 For that, I am going to turn you over to our
12 Multifamily Policy and Research Specialist now.

13 MR. GRIEGO: Good evening. My name is Matthew
14 Griego. I'm the Research Policy Specialist for the
15 Multifamily Finance Division at TDHCA, and will explain
16 how to participate in the Competitive Housing Tax Credit
17 public hearing on the GoToWebinar platform.

18 Your screen may look like the slide. The
19 GoToWebinar control panel is on the right, and the viewer
20 is on the left. The viewer is where you can see the
21 agenda and what is being discussed. The control panel is
22 where you can set your audio controls or to enter your
23 questions.

24 This is an up-close look at your control panel.
25 During the course of this hearing, your control panel

1 will collapse automatically when not in use. To open the
2 control panel, select the orange arrow. We'll go over the
3 audio and questions box in the next few slides.

4 When you open your control panel, you can
5 select whether you want to call in the dial number or use
6 your computer audio to use your computer's audio
7 features. To use phone call, use your phone and dial
8 in. Once you select the phone option, GoToWebinar will
9 show you a phone number and access code.

10 Use this information to call in. If you hang
11 up and wish to call in again, you may need to wait a few
12 minutes so that the system recognizes that you are no
13 longer logged in and allows you to complete your call. If
14 you hang up and call back in right away, you may get a
15 busy signal or some other error.

16 Also, if you called in for the webinar with the
17 dial-in number but did not register online, you will not
18 be able to participate. You must use a link to register
19 if you wish to speak. If you are having issues with your
20 computer's microphone, you can use the sound check button
21 in the audio control to help troubleshoot.

22 When you want to make a comment by speaking,
23 please request in the question box and tell us which
24 application you would like to comment on. Please raise
25 your hand by clicking on the hand-shaped button on the

1 left side of the dashboard. This way, we will be able to
2 identify you easily.

3 When it is your turn to speak, we will call on
4 the name used for your registration. All speakers should
5 clearly identify themselves by name and any organization
6 they are representing within their comments, and the time
7 may be limited if there are multiple commenters.

8 If there are any disruptions to the hearing,
9 such as an internet outage or other technical issues, the
10 protocol on your screen will be followed. TDHCA will
11 issue continuation instructions through an email
12 announcement to all registered attendees of the meeting by
13 posting on the TDHCA calendar and TDHCA social media
14 outlets.

15 We're happy to answer your questions regarding
16 Competitive Housing Tax Credit program, TDHCA, or virtual
17 hearings. We are not able to answer questions regarding
18 any specific applications. We will wait a few minutes to
19 see if there any other questions before we begin the
20 seminar.

21 If anybody would like to speak on any of the
22 applications, please raise your hand on the GoToWebinar
23 tool and we will reach out.

24 MS. MORGAN: We did receive a question from
25 Mark Smith asking if we can please provide instructions

1 for commenting again. I will go ahead and read the
2 instructions once more. And then, we will jump into
3 speakers for this evening's hearing.

4 So, again, the Department considers public
5 input very important. To support the significance of
6 comments, the Department is conducting three virtual
7 public hearings in order to receive public comment on any
8 of the 2021 Competitive Housing Tax Credit applications.

9 This public hearing is being held virtually
10 from the TDHCA headquarters in Austin, Texas. You may
11 provide comment for any 2021 Competitive Housing Tax
12 Credit application.

13 Please note that for this hearing, we will be
14 first requesting speakers from Regions 5 and 6, then 10
15 and 11. However, if you would like to provide comment on
16 other applications in different regions, you may do so
17 thereafter.

18 Again, please remember that all comment you
19 provide today will be recorded and a summary of that
20 comment will be presented to the Department's Board prior
21 to the final award recommendations. If you wish to
22 provide written comment, please send it to the address on
23 your screen -- that was previously there.

24 We'll go ahead and get it posted for you again.
25 As you will see on the slide, comments can be submitted

1 via email or regular mail delivery service as well. With
2 that said, I will ask if there are any speakers for
3 applications in Region 5?

4 If you would like to speak, please do so by
5 entering the application you would like to speak on in the
6 questions box. We will wait a couple of minutes and we'll
7 call you by name.

8 (Pause.)

9 MS. MORGAN: I see we have a couple of hands
10 raised. I'll ask Lauren Avioli -- I apologize if I'm
11 pronouncing that incorrectly. I'm going to go ahead and
12 unmute you if you'd like to provide comment.

13 MS. AVIOLI: Hello. Thank you, TDHCA staff.
14 My name is Lauren Avioli, and I am the real estate
15 development manager with SBP, the developer for the Fisher
16 Street Apartments in Houston. I'd like to speak on that
17 tax credit application, which is 21128, and it is for
18 Region 6.

19 SBP is a disaster recovery and housing
20 nonprofit. Since our founding in New Orleans after
21 Hurricane Katrina, we've rebuilt over 2,600 homes,
22 including over 260 in Houston. And we've built 200 homes
23 for rent and sale to low-income residents in New
24 Orleans. All of our homes are energy efficient, storm-
25 resilient, and affordable so low-income families can build

1 resilience before disaster strikes.

2 We're excited about the opportunity to develop
3 60 such units at the Fisher Street Apartments. Not only
4 will these units be energy efficient and resilient, they
5 will add affordable homes to this beautiful, high-
6 opportunity neighborhood, helping low-income residents who
7 are struggling to afford rising housing costs stay close
8 to their communities, schools, jobs, and social networks.

9 We have spoken with neighbors and community
10 stakeholders about our proposed development and heard
11 their concerns. We take all of these concerns seriously,
12 and we have committed to working with the City of Houston
13 on finding opportunities to mitigate not only our onsite
14 storm water runoff, but also offsite storm water and
15 traffic impacts as well.

16 Our goal is to be a value add to the community,
17 not to detract from it. Other ways we're being mindful of
18 neighborhood concerns are building adequate off-street
19 parking for our residents and meeting the City of
20 Houston's new, more stringent drainage standards.

21 Thank you for your time.

22 MS. MORGAN: Thank you for your comment. Next,
23 we have William McFarland, and we'll go ahead and unmute
24 you now.

25 MR. McFARLAND: Hello? Hello?

1 MS. MORGAN: They can hear you now.

2 MR. McFARLAND: Thank you.

3 MS. MORGAN: Go ahead.

4 MR. McFARLAND: Yes. My name is Bill
5 McFarland, and I'm speaking on behalf of my daughter, Beth
6 Hay [phonetic 17:06], who lives at 922 Fisher -- just
7 yards away from the proposed 909 Fisher Street
8 Apartments. Thanks for listening to our reasons for
9 opposing the subsidizing of this project.

10 First and most importantly, this project is not
11 at all suited for this location. Of the 17 Region 6
12 projects you're considering, as best as I can tell, only
13 one sits in the middle of a neighborhood of single-family
14 homes. That's 909 Fisher.

15 Only one isn't located at a -- very near or on
16 a major street. That's 909 Fisher. And only one is
17 located far from the nearest bus stop, 909 Fisher. In
18 fact, the nearest thoroughfare, main street, and bus
19 stop -- right out the door or up the street from the other
20 16 projects you're considering are a half mile away from
21 909 Fisher.

22 Secondly, while your department -- the
23 state prefers and encourages subsidized projects to
24 provide two parking spaces per unit, SBP plans to provide
25 the bare minimum required by the City. That comes out to

1 1.4 spaces per unit.

2 Thirty-five spaces fewer -- 30 percent less
3 than what your department promotes, and as noted, with the
4 distance from 909 Fisher to the nearest bus stop being
5 about a half-mile walk, residents won't be riding the
6 bus. So even more parking will be needed.

7 So, lots of cars unable to fit on the property
8 will be parking on the 22-foot-wide Fisher Street,
9 creating a real mess. And as you all know better than me,
10 if a project is built with too little parking, the mess
11 inevitably caused is impossible to undo.

12 It's also important to mention that the only
13 way in or out of the planned project is via Fisher
14 Street. And Fisher Street is designated by the City of
15 Houston as a local street, which is defined on their web
16 page as a public street that provides access to individual
17 single-family residential lots and provides entry and exit
18 to the neighborhood.

19 Finally, regarding the applicant, SBP, it's a
20 fine company and does great work helping families whose
21 homes have been damaged by natural disasters. No doubt
22 about it. But ground-up development of multifamily
23 projects is not part of their corporate competency.

24 I believe they have built only one apartment
25 project in New Orleans, on a site shared with its

1 headquarters, and these apartments are dissimilar in many
2 ways to what they want to build here in Houston, 350 miles
3 from their home base.

4 Most obviously, the New Orleans apartments are
5 located in a commercially-zoned section of the city that
6 sits at a major federal highway, US Highway 90. Not in
7 the middle of a neighborhood on a 22-foot-wide local
8 street.

9 We are not opposed to affordable housing in any
10 way, but we believe this is an ill-conceived project, and
11 we ask that your department allocate the available funds
12 to other suitably-located, sized, and sponsored projects
13 under consideration. Thanks for bearing with me.

14 MS. MORGAN: Thank you, Mr. McFarland.

15 The next speaker we have is Heather Collins.
16 We will go ahead and unmute you now.

17 MS. COLLINS: Hi, there. Can you hear me?

18 MS. MORGAN: Okay. We can hear you now.

19 MS. COLLINS: Great. Thank you.

20 MS. MORGAN: Okay.

21 MS. COLLINS: I would just like to echo the
22 previous speaker's comment. I'm also commenting on the
23 Fisher Street Apartments in Region 6.

24 He basically covered everything really
25 eloquently -- that we have the same concerns. We also

1 live on Fisher Street, and are concerned about the
2 parking.

3 While, again, SBP might be a great company, and
4 saying they have been really great about reaching out to
5 the neighborhood, they really haven't come up with
6 solutions to these problems, because we don't believe this
7 site has a solution to these parking and traffic
8 mitigation issues due to the location of the site
9 itself. It's just not a reasonable site for this type of
10 project.

11 And while they shared about the upgraded
12 flooding mitigation issues due to the City of Houston's
13 guidelines, it's still the minimal guidelines by the City
14 of Houston. So these aren't really issues that we feel
15 like they've gone above and beyond to address.

16 And as the last speaker said, even on the
17 parking issues -- it doesn't even meet the minimum
18 guidelines for the TDHCA. It just meets the City of
19 Houston's guidelines.

20 So, again, not really an overwhelming response,
21 even though they have taken the time to listen to us. So,
22 I would just like to echo his opposition -- that we also
23 don't believe the funding coming from the TDHCA is best
24 served at this location.

25 There are other nearby projects proposed that

1 would serve a greater number of people and get more bang
2 for our tax dollar to serve more of our community
3 members. Thank you.

4 MS. MORGAN: Thank you for your comment. It
5 appears we are fortunate enough to have City Councilmember
6 Vanessa Perez available to speak.

7 Councilmember, we will attempt to unmute you
8 now.

9 MS. PEREZ: Hi. Thank you. Can you hear me?

10 MS. MORGAN: Yes, ma'am.

11 MS. PEREZ: Okay. Perfect.

12 MS. MORGAN: Thank you.

13 MS. PEREZ: Thank you for the opportunity.

14 Yes. I am the City Councilmember for District 7 in
15 Laredo, Texas. I represent the area where both of these
16 projects are going to be possibly built, and I'm here to
17 say that on behalf of the City of Laredo, that we are in
18 favor of these items.

19 We are looking to -- I don't know if you're
20 familiar with Laredo, but we are the largest inland port
21 in the country, and we do have the two busiest bridges in
22 the country located in District 7. And we do have a need
23 for affordable housing.

24 A lot of our community -- it is a border town,
25 and we do, unfortunately, have about 40 percent of our

1 community living at or below the poverty rate. And so,
2 we're still balancing the need for trade and commerce with
3 the need for housing. And so, these projects would give
4 our residents an opportunity to kind of move themselves up
5 into possibly homeownership one day.

6 And so, it would give them an opportunity to
7 get an apartment at a rent -- you know, 80 percent of the
8 median income or lower, they'd qualify, which is a great
9 opportunity for them to save a little bit on rental rates,
10 which, unfortunately, in Laredo, we are landlocked. And
11 so we do experience high land prices and high development
12 costs. And so, this would give our residents an
13 opportunity to get out of the lower -- I guess -- the
14 poverty line and move up and move towards homeownership.

15 And then, what I like about one of the other
16 projects is that it's more geared towards the elderly
17 population. And so, both of these projects would cover a
18 vast need in my community, and it would hit people that
19 are trying to kind of establish themselves earlier in
20 their life, maybe -- or whatever stage of life they're
21 in. But then it would also give people that are in the
22 retirement phase of their life an opportunity to
23 experience a place where they can have a steady home and
24 also at an affordable rate.

25 And so, I'm very excited about the opportunity

1 of having these projects done in my district and in
2 Laredo, and I think that we haven't had something like
3 this in many, many years. And so, I was very excited to
4 see these projects come up.

5 And I have my kids here with me in the
6 background, but I wanted to make sure to be here to just
7 express my support and just excitement for the opportunity
8 to take advantage of this program in Laredo. And so,
9 thank you very much. That's my comment.

10 MS. MORGAN: Thank you very much for your
11 comment. And I think working from home, we can all
12 understand having children and pets in the background.

13 MS. PEREZ: I just want to make sure it's noted
14 that I'm in favor of both items, equally.

15 MS. MORGAN: Okay. It's noted. Thank you,
16 Councilmember.

17 MS. PEREZ: Thank you very much.

18 MS. MORGAN: Our next speaker that we have is
19 Hector Chavez. Hector, we will unmute you now.

20 MR. CHAVEZ: Good afternoon. My name is Hector
21 Chavez, and I'm a resident in Region 6 Urban/the Gulf
22 Coast, and I wanted to make a brief comment about the
23 Fisher Street Apartment proposal Tax Credit Application
24 Number 21128.

25 I think previous speakers on this topic in

1 opposition have already given a good outline. And I
2 think, in some, the Texas Department overseeing these has
3 a wealth of very many wonderful and good competitive
4 projects in which it can choose which to subsidize.

5 And in the case of this particular project, our
6 local state representative with jurisdiction over our area
7 reviewed a lot of the concerns and did a lot of notetaking
8 and input from many of the stakeholders involved, and in
9 the end, issued a letter of neutrality reflecting the
10 realities of her constituency.

11 We've recently learned, nonetheless, the
12 developer wishes to appeal or contest whether or not the
13 state rep's letter was, in fact, one of neutrality --
14 despite newspaper articles being written about this,
15 despite the representative's own office describing it as a
16 letter of neutrality. And we're disappointed in a further
17 potential misuse of time and energy and department
18 resources on what should be a non-issue.

19 So, in keeping with that, we want to, I think,
20 encourage the selection and subsidy of projects and
21 developments that do promise to bring the most benefit to
22 the community, to build the most units available to the
23 Houston area, and in keeping with the rule previously set
24 out by the Board -- not in just trying to re-litigate and
25 waste too much time.

1 Thank you very much for your time, and I wish
2 everyone a good rest of the week.

3 MS. MORGAN: Thank you for your comment.

4 Our next speaker is Christina Coleman.
5 Hopefully, I pronounced that correctly. Please feel free
6 to correct me if not. We will go ahead and unmute you
7 now.

8 MS. COLEMAN: All right. Thank you. I'm also
9 calling in regards to the application for the Number 21128,
10 for the Fisher Street Apartments at 909 Fisher, and I will
11 try not to reiterate too much what my other neighbors have
12 mentioned.

13 But you know, I really do appreciate the time
14 the developer spent talking with our community. One of our
15 colleagues has had great engagement, but I do want to note
16 that engagement did not occur until after our community
17 started to oppose the project.

18 We kind of only found out about this project by
19 chance because somebody was out front looking around. Our
20 state rep was out looking around while everyone was
21 preparing for the freeze back in February, and had it not
22 been for that -- it's unfortunate, but the community was
23 not engaged at all.

24 The proposed apartment building is designed to
25 be about one-and-a-half to two stories higher than our

1 homes, which are located directly across the street, and
2 it's not going to be set back as far from the street as the
3 other properties in the neighborhood. So it really just
4 does not fit the character of the neighborhood at all.

5 As other folks have mentioned, the parking in
6 the area is already quite tight on the weekends. There's a
7 new restaurant that's opening up right next door in the
8 adjacent lot to this proposed apartment complex, which is
9 going to further complicate parking.

10 Anyway, I think Hector mentioned that our state
11 rep did write the letter of neutrality, and I think given
12 the amount of very loud criticism and opposition to this,
13 that letter of neutrality was very kind.

14 Also talked about this being a half a mile to
15 the nearest bus stop. And I'd like to point out that not
16 only is it half a mile, but of that half mile, I think
17 there's only about 200 feet of sidewalk.

18 So, this is not necessarily a walkable
19 neighborhood for folks trying to get to and from a bus
20 stop on a regular basis safely. I definitely would not
21 recommend it, and I really think, just in general, this
22 just doesn't seem to suit the neighborhood at all.

23 I think we would really love to see some more
24 affordable housing in this area, and right now we have a
25 lot of building going on here. It's creating a lot of

1 flooding issues.

2 This is one that we are very concerned about
3 because by building so close to the street, it's going to
4 impact our lots quite significantly, we expect, based on
5 experience from all other development along the street off
6 Fisher Street.

7 So, we do appreciate the time for you guys to
8 listen to us and hope that you'll make a decision to put
9 this money towards a development which will be better
10 suited for a neighborhood in which it goes. Thank you.

11 MS. MORGAN: Thank you for your comment.

12 Our next speaker is Jenny Joyce. We will
13 unmute you now.

14 MS. JOYCE: Hello. Can you hear me?

15 MS. MORGAN: Yes, ma'am. We can hear you now.

16 MS. JOYCE: Hi. This is Jenny Joyce. I'm also
17 calling in about the 909 Fisher Street project in Region
18 6.

19 I also live in the neighborhood. I've been a
20 resident here for about 12 years. This is a quiet
21 residential neighborhood. It's not really a location for
22 a high-density [audio cuts out] apartment.

23 What this development would do is replace a
24 small business that currently sees about two to three cars
25 a day with 60 households and all of their cars. We're

1 very concerned about traffic and parking, as previous
2 people have mentioned.

3 The other really big concern is -- and I know
4 that the developer did mention it, but I've watched
5 multiple floods on this street and in this area. The two
6 buildings there adjacent to the property that they're
7 developing on have both flooded previously several times,
8 and the current site is about 70 percent grass.

9 And if you think about a development -- it's
10 not a very big lot to put 60 units of apartment, plus
11 parking lot. Then, you think about the amount of pavement
12 that will be put in and be with grass and think about the
13 significant impact that will have in flooding. Even with
14 some drainage mitigation, it's really going to change the
15 whole landscape there.

16 The other thing the developer mentioned was the
17 nice schools nearby. The current elementary school is 176
18 percent capacity. So, it is overbooked. And so, this
19 really -- again, I appreciate the need to have affordable
20 housing, but putting a unit this big in the middle of a
21 quiet residential neighborhood, we don't feel like is a
22 good decision.

23 Thank you very much.

24 MS. MORGAN: Thank you for your comment. Our
25 next commenter -- speaker, rather -- is Jessica Hinkie.

1 Jessica, we'll unmute you now.

2 MS. HINKIE: Yes. Hi. Can you hear me?

3 MS. MORGAN: Yes, ma'am. We can hear you.

4 MS. HINKIE: Thank you. Yes. My name is
5 Jessica Hinkie, and I'm here tonight also to express my
6 opposition to the proposed Fisher Street Apartment
7 complex.

8 I am a resident who has lived directly across
9 from the proposed site of the apartment complex, along
10 with my husband and my four children for approximately the
11 past eight years. Myself and many neighbors do have
12 concerns about how this complex, with a proposed occupancy
13 of 150 people, will affect our neighborhood, specifically
14 parking, traffic, and flooding.

15 Before I get into the specific concerns,
16 though, I did want to note that when we were first made
17 aware of this proposal for the apartment complex back in
18 February, a few of us put together a petition on the
19 change.org website asking people to sign if they were
20 opposed to this proposed apartment complex, and the
21 response was overwhelming.

22 In just a couple of weeks, we obtained over 750
23 signatures. I haven't checked it recently, but that's
24 what it was then. In this time, we also received
25 countless comments in the form of emails, Facebook, and

1 phone calls stating strong opposition to this project.

2 You know, without speaking for anyone else, I
3 would just like to say, my interpretation of this level of
4 response does reflect that it is more than just a handful
5 of folks, neighbors who have concerns about this
6 project. But really, many, many people are concerned
7 about the neighborhood impact.

8 As for specific concerns, many previous
9 speakers have spoken to the parking issue. I just want to
10 add, the proposed apartment only has 85 parking spaces, I
11 believe, despite a proposed occupancy of 150. Houston is
12 a city of higher car ownership than the average city -- a
13 fact which I don't believe was considered in the proposal
14 from 85 parking spaces.

15 That means, of course, residents would park on
16 Fisher Street, which has been noted is very narrow and
17 virtually never has cars parked on both sides. When cars
18 are parked on both sides, only a single lane of traffic
19 can get through, and that very slowly.

20 As to traffic, it was noted that the only
21 entrance and exit for this apartment complex is on Fisher
22 Street, instead of the busier Alba Road. There's no
23 access to Alba Road. So, all of that traffic -- all of
24 those cars would be going on that narrow Fisher Street,
25 which quite possibly will have cars parked on both sides.

1 We do appreciate that SBP did engage with us in
2 listening to our concerns, but we were somewhat
3 disappointed that they couldn't answer any of the
4 questions that we had when we asked them about Fisher
5 Street -- specifically, the two-way intersection at the
6 corner of Alba and Fisher, and how that would handle the
7 increased traffic. There doesn't seem to be a solution
8 for that.

9 You know, as a mother of four small children
10 who often play in the yard that is just mere feet from
11 Fisher Street, the idea of cars idling for a very long
12 period of time along Fisher Street really does concern me.

13 Finally, flooding -- you know, many of our
14 houses did come very close to flooding in Hurricane Harvey
15 and Tropical Storm Imelda. My understanding is that the
16 City's new bare minimum retention requirement for flood
17 mitigation is 10 inches of water on the property.

18 The statements of SBP's engineer when we spoke
19 to him indicated, I think, the project will provide
20 approximately 11 inches of water retention, but by my
21 calculation -- correct me if I'm wrong -- that is just
22 above the bare minimum required by the City.

23 We understand the apartment complex itself will
24 be built up so that it doesn't flood, but adding a system
25 that absorbs these 11 inches will not replace the green

1 space on the property. The property now has extensive
2 green space -- which, of course, will be gone -- and we
3 are concerned about flooding.

4 Again, I appreciate your time, taking the time
5 to listen to me. And thank you very much.

6 MS. MORGAN: Thank you for your comment. Our
7 next speaker is Robert Eads. Hopefully, I'm pronouncing
8 that correctly.

9 Robert, we will go ahead and unmute you now.

10 MR. EADS: Thank you. I hope you can hear me.

11 I'm --

12 MS. MORGAN: Yes. We can hear you.

13 MR. EADS: Thank you. Great. Great.

14 I appreciate the opportunity to say a couple
15 things. My name is Robert Eads. I'm the City Manager for
16 the City of Laredo, Texas. I'm just calling to speak on
17 behalf of the two projects that we have submitted for our
18 community and support our city council has [audio cuts
19 out] --

20 MS. MORGAN: Sorry to -- it appears we lost
21 you. We'll try to reconnect you now.

22 MR. EADS: Sorry. Am I back?

23 MS. MORGAN: You're back.

24 MR. EADS: Sorry. Yes. No, I'm --

25 MS. MORGAN: That's okay.

1 MR. EADS: -- I'm calling in favor of both
2 projects for the City of Laredo, Texas. Our city council
3 has voted in favor of both, and we believe that it is
4 beneficial for our community to see these type of projects
5 flourish to answer the housing question, or an issue we've
6 been trying to address for many, many, many years.

7 And so, I just wanted to make sure that I did
8 call in and put on the record that, as the Chief
9 Administrator for the City of Laredo, Texas, I also do
10 support at the behest of our City Council and our Mayor
11 for our community.

12 Thank you.

13 MS. MORGAN: Thank you very much. We
14 appreciate your comments. It appears we do not have any
15 other speakers lined up.

16 Again, please raise your hand or indicate in
17 the questions box if you would like to speak. We will
18 wait a couple minutes and see if anyone so [audio cuts
19 out].

20 (Pause.)

21 MS. MORGAN: I see Mark Smith is raising his
22 hand to speak.

23 Mark, we will unmute you now. Mr. Smith, can
24 you hear us?

25 MR. SMITH: [inaudible].

1 MS. MORGAN: It's very muffled.

2 MR. SMITH: Can you hear me now?

3 MS. MORGAN: A little better.

4 MR. SMITH: Okay. Well, I apologize --

5 MS. MORGAN: Thank you.

6 MR. SMITH: -- for my technical difficulties
7 here. I will be brief. My name is Mark Smith. I'm the
8 Executive Director of SBP's Houston Rebuilding operation.

9 So I oversee our home repair and [inaudible]
10 operation, and we've built 200 new homes across Houston
11 since 2017, and I just want to thank everyone who took the
12 time to [inaudible] the application for 909 Fisher Street.

13 I also want to acknowledge the comments from
14 residents and from neighbors. And so SBP takes this very,
15 very seriously. You know, we want this development to
16 value [inaudible] and that we've looking actively into the
17 [inaudible] in order to address the concerns about
18 stormwater and traffic impact.

19 So thank you for your time.

20 MS. MORGAN: Thank you, Mr. Smith, for your
21 comments. If there are any other speakers who would like
22 to provide a comment on any applications in Regions 5, 6,
23 10, 11, or any other region, please indicate now. We,
24 again, will wait a couple minutes.

25 (Pause.)

1 MS. MORGAN: I do not see any speakers
2 indicating to comment. We will wait two more minutes and
3 make another announcement and then adjourn the meeting.

4 (Pause.)

5 MS. MORGAN: The final announcement: If there
6 are any speakers, please indicate now. Otherwise, we will
7 proceed to adjourn the meeting.

8 (Pause.)

9 MS. MORGAN: Thank you, everyone. A detailed
10 log of all applications is posted to the Department's
11 website. Written and emailed comments outside of this
12 meeting are encouraged. Such comments must be submitted
13 prior to 5:00 p.m., Austin local time on June 18, 2021.

14 Again, I'd like you thank you for your
15 participation. Public input is very important to the
16 Department. Your comments will be included in the Board
17 summary for each application considered for an award. The
18 Board will make final decisions for allocations in the
19 2021 Competitive Housing Tax Credit applications at the
20 late July meeting.

21 For additional information, you may contact me
22 directly, Alena Morgan, by email at the email address
23 listed on your screen. You may also contact me directly
24 by phone at 512-936-7834. You may also visit the
25 Program's website at tdhca.state.tx.us. We thank you

1 again for your participation.

2 This concludes the public hearing. Let the
3 record reflect it is 6:53 p.m., Austin local time, and
4 this hearing is now adjourned. Thank you.

5 (Whereupon, at 6:53 p.m., the meeting was
6 adjourned.)

C E R T I F I C A T E

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IN RE: 2020 Comprehensive Housing Tax Credit
Applications

LOCATION: via webinar

DATE: May 20, 2021

I do hereby certify that the foregoing pages,
numbers 1 through 30, inclusive, are the true, accurate,
and complete transcript prepared from the verbal recording
made by electronic recording before the Texas Department
of Housing and Community Affairs.

DATE: June 21, 2020

/s/ Anna Marie Reyes
(Transcriber)

On the Record Reporting
7703 N. Lamar Blvd., #515
Austin, Texas 78752

Community Input Scoring Items

TDHCA# 21002

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Habitat for Humanity

Name of Community Organization

Michael Taylor, Executive Vice President & COO

Contact Name

 Support Opposition

B. Society of St Vincent De Paul

Name of Community Organization

Shirley Toscano, Principal Vice President

Contact Name

 Support Opposition

C. Sisters of the Holy Spirit and Mary Immaculate

Name of Community Organization

Sister Geraldine Klein, SHSp, General Superior

Contact Name

 Support Opposition

D. San Antonio Food Bank

Name of Community Organization

Eric Cooper, CEO

Contact Name

 Support Opposition



City of San Antonio

City Council

February 11, 2021

Item: 22C

File Number: 21-1594

Enactment Number:

2021-02-11-0010R

Denver Heights Senior Village at the intersection of Martin Luther King Dr & Roberson Ave
in Council District 2

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

RESOLUTION **2021-02-11-0010R**

IN SUPPORT OF CSH DENVER HEIGHTS SENIOR VILLAGE, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF DENVER HEIGHTS SENIOR VILLAGE, A 96-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE TAX INCREMENT REINVESTMENT ZONE NO. 11 INNER CITY.

* * * * *

WHEREAS, CSH Denver Heights Senior Village, Ltd (the "Applicant") has proposed a 96-unit affordable multi-family rental housing development named Denver Heights Senior Village (the "Development"), to be located at the SWC of MLK Drive & Roberson Avenue in Council District 2 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 96-unit affordable multi-family rental housing development named Denver Heights Senior Village (the "Development"), to be located at the SWC of MLK Drive & Roberson Avenue in Council District 2 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021, and

WHEREAS, City staff has identified that the Development is located within the Tax Increment Reinvestment Zone #11-Inner City; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone #11- Inner City; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does support the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 96-unit affordable multi-family rental housing development named Denver Heights Senior Village (the “Development”), to be located at the SWC of MLK Drive & Roberson Avenue in Council District 2 in the City of San Antonio, Texas.

SECTION 3. The City hereby identifies Denver Heights Senior Village as the Development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone #11-Inner City.

SECTION 4. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.


M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



TEXAS HOUSE *of* REPRESENTATIVES

Elizabeth "Liz" Campos

*House District 119
Representing Bexar County*

02/22/2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Denver Heights Senior Village in San Antonio, Texas, TDHCA Application #21002

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Denver Heights Senior Village, Ltd., request to allocate tax credits from the Texas Department of Housing and Community Affairs to Denver Heights Senior Village, TDHCA Application #21002.

I support this development, which is to be located West of the SWC of MLK Drive and Robeson Avenue in San Antonio, Texas in Bexar County. As the Texas Representative of District 119, in which San Antonio is located, I see an increasing need for affordable housing in my district.

The City of San Antonio, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (512) 463-0452.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Campos".

Representative Elizabeth "Liz" Campos
House District 119

Community Input Scoring Items

TDHCA#:

Self Score Total:

134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested

17

City of Tomball

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Goodwill Houston

Name of Community Organization

Support

Alma Duldulao-Ybarra

Opposition

Contact Name

B. Houston Food Bank

Name of Community Organization

Support

Brian Greene

Opposition

Contact Name

C. Brite Star Community Center

Name of Community Organization

Support

Oluwakemi Tubi

Opposition

Contact Name

D. Northwest Assistance Ministries

Name of Community Organization

Support

Les Cave

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

RESOLUTION NO. 2021-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS SUPPORTING THE PROPOSED TOMBALL SENIOR VILLAGE HOUSING COMMUNITY; APPROVING AN APPLICATION FOR FEDERAL HOUSING TAX CREDITS TO FINANCE SUCH PROJECT; PROVIDING AN IN KIND CONTRIBUTION FOR SUCH PROJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, CSH Tomball Senior Village, Ltd. and its affiliates (the "Applicant") propose to build an affordable housing development with up to 80 residential units (the "Housing") in the City of Tomball; and

WHEREAS, the Housing is expected to be located at the Southeast Corner of Medical Complex Drive and SH249, Tomball, Texas 77377 and is expected to be named "Tomball Senior Village"; and

WHEREAS, the Applicant has submitted a pre-application (TDHCA #21003) and proposes to submit a final full application for financing for the Housing, including Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TOMBALL, TEXAS THAT:

SECTION ONE. The City Council of the City of Tomball hereby confirms its support for the development and construction of the Housing described above and that this formal action has been taken to put on record the opinion expressed by the City on this date.

SECTION TWO. The City Council of the City of Tomball hereby approves the Applicant's application for Tax Credits from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

SECTION THREE. That as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Tomball has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

SECTION FOUR. That the City of Tomball hereby supports the proposed Tomball Senior Village development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

SECTION FIVE. In accordance with 10 Texas Administrative Code §11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a reduced fee for the benefit of the Housing in the amount of \$250.00.

SECTION SIX. That for and on behalf of the Governing Body of the City of Tomball, Mayor Gretchen Fagan is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION SEVEN. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 1st day of March, 2021 at a Regular Meeting of the City Council of the City of Tomball, Texas.

CITY OF TOMBALL



Mayor
City of Tomball

ATTEST:



City Secretary
City of Tomball



STATE *of* TEXAS
HOUSE *of* REPRESENTATIVES

Tom Oliverson, M.D.
District 130

March 3rd, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Tomball Senior Village in Tomball, Texas, TDHCA Application #21003

HOUSE of REPRESENTATIVES

Tom Oliverson, M.D.

HOUSE of REPRESENTATIVES

Eiman.Siddiqui@house.texas.gov
Grace.Handley@house.texas.gov

A handwritten signature in black ink, appearing to read "Tom Oliverson".

State Representative Tom Oliverson, M.D.
House District 130

21004

Community Input Scoring Items

TDHCA#: 21007

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 0

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Family Gateway

Name of Community Organization

Support

Ellen Magnis

Opposition

Contact Name

B. Matrocare Services Dallas

Name of Community Organization

Support

Linda Thompson

Opposition

Contact Name

C. Promise House

Name of Community Organization

Support

Ja'net Huling

Opposition

Contact Name

D. Metro Dallas Homeless Alliance

Name of Community Organization

Support

Carl Falconer

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

A Resolution

NO. 5353-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR RETTA STREET LOFTS, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT RETTA STREET LOFTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE SIX POINTS URBAN VILLAGE

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, CSH Retta Street Lofts, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for senior multifamily rental housing named Retta Street Lofts to be located at 2904 East Belknap Street in the City of Fort Worth;

WHEREAS, CSH Retta Street Lofts, Ltd. advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2021 Competitive (9%) Housing Tax Credits for the Retta Street Lofts, a new complex consisting of approximately 80 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Urban Villages beginning in 2002 in order to promote central city revitalization and create districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. There are currently sixteen (16) Urban Villages, all of which are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2020 Comprehensive Plan, Part III, Chapter 10: Economic Development);

WHEREAS, the Retta Street Lofts will be located in the Six Points Urban Village; and

WHEREAS, the City has determined that the application for Retta Street Lofts submitted to TDHCA by CSH Retta Street Lofts, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Six Points Urban Village;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Retta Street Lofts, Ltd. to the Texas Department of Housing and Community Affairs for 2021 Competitive (9%) Housing Tax Credits for the purpose of the development of the Retta Street Lofts to be located at 2904 East Belknap Street (TDHCA Application No. 21007), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to CSH Retta Street Lofts, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Retta Street Lofts (TDHCA Application No. 21007) as the development in the 2021 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Six Points Urban Village, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, CSH Retta Street Lofts, Ltd.

Adopted this 23rd day of February 2021.

ATTEST:

By: *Mary J. Kayser*
Mary J. Kayser, City Secretary





February 26, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Retta Street Lofts in Fort Worth, Texas, TDHCA Application #21007

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Retta Street Lofts, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Retta Street Lofts, TDHCA Application #21007.

I support this development, which is to be located at the 2904 East Belknap Street in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district.

The City of Fort Worth, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (817)924-6788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero', written in a cursive style.

Ramón Romero
State Representative
House District 90



Community Input Scoring Items

TDHCA#:

Self Score Total:

131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested

17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Houston Food Bank

Name of Community Organization

Support

Brian Greene

Opposition

Contact Name

B. Brite Star Community Center

Name of Community Organization

Support

Kerri Tubi

Opposition

Contact Name

C. Goodwill

Name of Community Organization

Support

Alma Duldulao-Ybarra

Opposition

Contact Name

D. Harmony House

Name of Community Organization

Support

Meg Pohodich

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

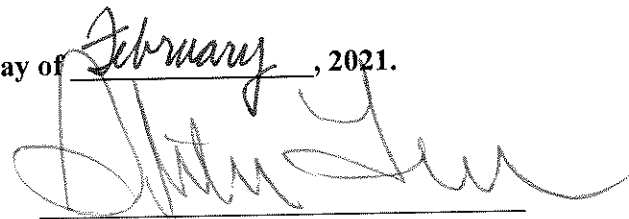
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Huntington Witte Partners, Ltd.	Huntington at Witte	1106 Witte Rd	21019
Laurel Terrace, LP	Laurel Terrace	1041 Conrad Sauer Drive The approximate 3300 block of West Gulf Bank, just north of	21091
Parkway Meadows, Ltd.	Parkway Meadows	West Gulf Bank and west of West Montgomery	21133
DWR Greens Way 21, LP	Greens Way Villas	At Intersection of N Sam Houston Pkwy and Interstate 45	21183
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
SBP Fisher Street Apartments	Fisher Street Apartments	909 Fisher St	21128
CSH Harvard Street Lofts, Ltd.	Harvard Street Lofts	815 Harvard Street	21001
Campanile on Minimax LP	Campanile at Minimax	SEC of Minimax Dr. and West Loop 610 North	21292
Hebron Village Ltd	Hebron Village Supportive Housing	7350 Calhoun Rd	21210
Manson Place Apts, LP	Manson Place Apartments	SWO of Reeves St and Scott St	21035
Acadia Terrace, LP	Acadia Terrace	Appr. 600 block of Rogerdale Road	21264
Huntington BAB Partners, Ltd.	Huntington at Bay Area	SE corner of Bay Area Blvd and Seawolf Dr	21020
Evening Star Senior Housing Limited Partnership	Evening Star Apartments	11800 South Glen Drive	21058
Hawthorn Terrace, LP	Hawthorn Terrace	Approximately 3103 block of Hayes Road	21100
Acadia Terrace, LP	Acadia Terrace	Appr. 6000 block of Rogerdale Road	21264
DWR Dove Gardens, LP	Dove Gardens	SWC of Westchase Way Dr. and W. Sam Houston Pkwy. S	21188
Azalea Terrace, LP	Azalea Terrace	Approximately 601 State Hwy 6 South	21108
Houston DMA Housing II, LLC	Ella Grand	2077 S Gessner Rd	21137
HTG Rushmore, LLC	The Rushmore	800 Highway 6 South	21245
CSH Maury Street Lofts, Ltd.	Maury Street Lofts	2918 Elysian Street	21010
Jackson Hinds Gardens, LP	Jackson Hinds Garden	607 Thornton Road	21238
William Booth Senior Housing Limited Partnership	William Booth Apartments	808 Frawley Street	21148
DWR OST 20, LP	OST Lofts	5520 Old Spanish Trail Northwest of the intersection of Park Place Blvd and Juniper	21132
Vista at Park Place, LP.	Vista at Park Place	Street	21026
NHF Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
Houston DMA Housing III, LLC	Boulevard 61	6101 Richmond Avenue	21131

Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	21213
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES WHICH ARE SUBJECT TO THE ONE MILE THREE YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council finds and, as provided in 10 Texas Administrative Code § 11.3(d), acknowledges that the proposed New Construction or Adaptive Reuse of a Development of each Applicant’s Project is located one linear mile or less from a Development that serves the same type of household as such Applicant’s Project and has received an allocation of Housing Tax Credits for New Construction at any time during the three-year period preceding the date the Application Round begins (capitalized terms not defined herein are defined in 10 Texas Administrative Code § 11.1(d));

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **NOW, THEREFORE**,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.



PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

City Secretary

DocuSigned by: 

(Prepared by Legal Dept. _____)
2D15F4E132574E1...
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - One Mile Three Year - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Manson Place Apts, LP	Manson Place Apartments	SWQ of Reeves St and Scott St	21035
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
NHH Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006

City of Houston, Texas, Resolution No. 2021- 10

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City is a municipality with a population of two million or more where a federal disaster has been declared by the Full Application Delivery Date as identified in 10 Texas Administrative Code §11.2(a), and the City is authorized to administer disaster recovery funds as a subgrant recipient, for the disaster identified in the federal disaster declaration; and

WHEREAS, as provided for in 10 Texas Administrative Code §11.3(b), it is hereby acknowledged that the proposed Development Site is located less than two linear miles from the proposed Development Site of another Application within said City that is proposed for award in the same calendar year; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project pursuant to Texas Government Code §2306.6711(f-1); **NOW, THEREFORE**,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

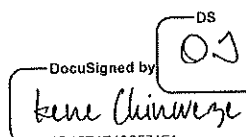
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

(Prepared by Legal Dept.  _____)
Senior Assistant City Attorney

City Secretary

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		THOMAS
		TRAVIS
	✓	
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - Two Mile Same Year - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Laurel Terrace, LP	Laurel Terrace	1041 Conrad Sauer Drive	21091
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
Campanile on Minimax LP	Campanile at Minimax	SEC of Minimax Dr. and West Loop 610 North	21292
SBP Fisher Street Apartments	Fisher Street Apartments	909 Fisher St	21128
Manson Place Apts, LP	Manson Place Apartments	SWQ of Reeves St and Scott St	21035
Acadia Terrace, LP	Acadia Terrace	Appr. 6000 block of Rogerdale Road	21264
Hawthorn Terrace, LP	Hawthorn Terrace	Approximately 3103 block of Hayes Road	21100
DWR Dove Gardens, LP	Dove Gardens	SWC of Westchase Way Dr. and W. Sam Houston Pkwy. S	21188
Azalea Terrace, LP	Azalea Terrace	Approximately 601 State Hwy 6 South	21108
HTG Rushmore, LLC	The Rushmore	800 Highway 6 South	21245
CSH Maury Street Lofts, Ltd.	Maury Street Lofts	2918 Elysian Street	21010
Jackson Hinds Gardens, LP	Jackson Hinds Garden	607 Thornton Road	21238
William Booth Senior Housing Limited Partnership	William Booth Apartments	808 Frawley Street	21148
DWR OST 20, LP	OST Lofts	5520 Old Spanish Trail	21132
NHH Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
Houston DMA Housing III, LLC	Boulevard 61	6101 Richmond Avenue	21131
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006



TEXAS HOUSE OF REPRESENTATIVES
GENE WU
STATE REPRESENTATIVE · DISTRICT 137

February 24, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Westheimer Garden Villas in Houston, Texas, TDHCA Application #21006

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Westheimer Garden Villas, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Westheimer Garden Villas, TDHCA Application #21006.

I support this development, which is to be located at 5811 Winsome Lane in Houston, Texas in Harris County. As the Texas Representative of District 137, in which Houston is located, I see an increasing need for affordable housing in my district.

The City of Houston, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu".

Gene Wu
State Representative

Community Input Scoring Items

TDHCA#: 21007

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Catholic Charities of Fort Worth

Name of Community Organization

Support

Debra McNamara

Opposition

Contact Name

B. United Way of Tarrant County

Name of Community Organization

Support

Leah M. King

Opposition

Contact Name

C. Sixty & Better

Name of Community Organization

Support

Jerome H. Mosman

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

A Resolution

NO. 5353-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR RETTA STREET LOFTS, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT RETTA STREET LOFTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE SIX POINTS URBAN VILLAGE

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, CSH Retta Street Lofts, Ltd., an affiliate of Brompton Community Housing Development Corporation, has proposed a development for senior multifamily rental housing named Retta Street Lofts to be located at 2904 East Belknap Street in the City of Fort Worth;

WHEREAS, CSH Retta Street Lofts, Ltd. advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2021 Competitive (9%) Housing Tax Credits for the Retta Street Lofts, a new complex consisting of approximately 80 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Urban Villages beginning in 2002 in order to promote central city revitalization and create districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. There are currently sixteen (16) Urban Villages, all of which are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2020 Comprehensive Plan, Part III, Chapter 10: Economic Development);

WHEREAS, the Retta Street Lofts will be located in the Six Points Urban Village; and

WHEREAS, the City has determined that the application for Retta Street Lofts submitted to TDHCA by CSH Retta Street Lofts, Ltd. qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Six Points Urban Village;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of CSH Retta Street Lofts, Ltd. to the Texas Department of Housing and Community Affairs for 2021 Competitive (9%) Housing Tax Credits for the purpose of the development of the Retta Street Lofts to be located at 2904 East Belknap Street (TDHCA Application No. 21007), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to CSH Retta Street Lofts, Ltd. conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Retta Street Lofts (TDHCA Application No. 21007) as the development in the 2021 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Six Points Urban Village, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, CSH Retta Street Lofts, Ltd.

Adopted this 23rd day of February 2021.

ATTEST:

By: Mary J. Kayser
Mary J. Kayser, City Secretary





February 26, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

RE: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Retta Street Lofts in Fort Worth, Texas, TDHCA Application #21007

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the CSH Retta Street Lofts, Ltd. request to allocate tax credits from the Texas Department of Housing and Community Affairs to Retta Street Lofts, TDHCA Application #21007.

I support this development, which is to be located at the 2904 East Belknap Street in Fort Worth, Texas in Tarrant County. As the Texas Representative of District 90 in which Fort Worth is located, I see an increasing need for affordable housing in my district.

The City of Fort Worth, like many other communities, is experiencing a shortage of quality affordable housing. Developments like this will help address the needs of this community by providing affordable housing and needed social services to the residents at this complex. This proposed project will make a very positive impact in our community.

If you have questions regarding my support of this proposed development, please contact me at (817)924-6788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon Romero', written in a cursive style.

Ramón Romero
State Representative
House District 90



Community Input Scoring Items

TDHCA#: 21015

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Garland

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. North Texas Fair Housing Center

Name of Community Organization

Francis Espinoza

Contact Name

Support

Opposition

B. Metrocare Services of Dallas

Name of Community Organization

Linda Thompson

Contact Name

Support

Opposition

C. REACH

Name of Community Organization

Charlotte A. Stewart

Contact Name

Support

Opposition

D. Shared Housing

Name of Community Organization

Maria Machado

Contact Name

Support

Opposition

E. Garland Chamber of Commerce

Name of Community Organization

Paul Mayer

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 10477

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING A PROPOSED DEVELOPMENT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2021 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING A REDUCTION OF CERTAIN FEES; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas;

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant;

WHEREAS, the City Council desires to evidence its support of certain of those applications by adopting this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it ~~is~~ the proposed development presented to the City Council by Palladium USA (the "Applicant") as "Embree Eastside LTD", 1010 State Highway 66, Garland, Texas 75040 (Region 3/Urban 21015 - approximately 107 units)(the "Development") and that formal action by way of the adoption of this Resolution has been taken to put on record the opinion of support for the Development expressed by the City as of the effective date of this Resolution.

Section 2

That the City Manager or his designee may issue a letter confirming that the City will provide a reduction of fees in an amount not to exceed \$500.00 for the benefit of the Development so that the Applicant may receive one point under the applicable Texas Administrative Code regulations for the contribution.

Section 3

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 4

That this Resolution shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 23rd day of February, 2021.

CITY OF GARLAND, TEXAS


Mayor

ATTEST:


City Secretary



Community Input Scoring Items

TDHCA#: 21016

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. SEARCH

Name of Community Organization

Thao Costis

Contact Name

Support

Opposition

B. ARTreach

Name of Community Organization

Nicole Moraw

Contact Name

Support

Opposition

C. The Coalition for Barrier Free Living, Inc

Name of Community Organization

Charmane Barrow

Contact Name

Support

Opposition

D. RaiseUp Families

Name of Community Organization

Angela M. Burgess

Contact Name

Support

Opposition

E. Catholic Charities

Name of Community Organization

Steve Mikelman

Contact Name

Support

Opposition

F. Baker Ripley

Name of Community Organization

Jane Bavineau

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, [REDACTED] Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

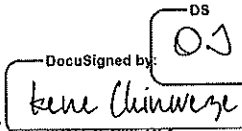
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

Prepared by Legal Dept. ^{DocuSigned by:}  Gene Chinweze
2D1BFAE132574F1...

 City Secretary
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
	ABSENT-ON PERSONAL BUSINESS	THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Rev. 12/16

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE: **MAR 02 2021**

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Houston Willow Chase Living, Ltd.	Houston Willow Chase Living	SEQ Brenton Ridge St. and Willow Chase Blvd	21016

TEXAS HOUSE of REPRESENTATIVES



SAM HARLESS

DISTRICT 126

January 27, 2021

Marni Holloway
Director, Multifamily Finance Division
P.O. Box 13941, Capitol Station
Austin, Texas 78711

Dear Ms. Holloway:

My office received notice of an application for a housing tax credit for Houston Willow Chase Living (Project # 21016), located at SEQ Breton Ridge St. and Willow Chase Blvd., Houston, TX 77070, has been submitted. As the State Representative from this area, it is my responsibility to oppose this tax credit based on the input I have received from my constituents.

My constituents have expressed concern that the project would not be in the best interest of the community, citing overcrowded schools, lack of public transportation, and increased traffic congestion as just some of the problems that could be experienced with the additional influx of people multi-family construction would bring. For these reasons, **I respectfully request that the housing tax credit application for Houston Willow Chase Living be denied.**

Thank you for allowing me to submit this letter in order for my district to be heard in this matter. Should you have any questions or concerns please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Harless".

Sam Harless
State Representative
District 126
512.463.0496 (Capitol office)

Community Input Scoring Items

TDHCA# 21017

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Boys & Girls Clubs of Greater Tarrant County

Name of Community Organization

Daphne Barlow Stigliano

Contact Name

Support

Opposition

B. Brighter Outlook, Inc.

Name of Community Organization

Reverend Bruce Datcher

Contact Name

Support

Opposition

C. Tarrant County Homeless Coalition

Name of Community Organization

Lauren King

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A Resolution

NO. 5349-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR HUGHES HOUSE, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT HUGHES HOUSE CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE CAVILE PLACE/HISTORIC STOP SIX TRANSFORMATION PLAN AREA, AND ACKNOWLEDGING THAT HUGHES HOUSE IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

~~**WHEREAS**, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority,~~

WHEREAS, FW Hughes House, LP, an affiliate of Fort Worth Housing Solutions, has proposed a development for mixed income multifamily rental housing named **Hughes House to be located at 4830 and 4908 East Rosedale Street in the City of Fort Worth;**

WHEREAS, FW Hughes House, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2021 Competitive (9%) Housing Tax Credits for the Hughes House apartments, a new complex consisting of approximately 210 units, of which at least five percent (5%) of the total units will be Permanent Supportive Housing units and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City adopted the revised Cavile Place/Historic Stop Six Transformation Plan in 2019 which is a comprehensive plan that is community driven and is aligned with three core goals: Housing, People, and Neighborhood (M&C 19-0628). The adopted plan has been incorporated into the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods (2020 Comprehensive Plan, Appendix A);

WHEREAS, the Hughes House apartments will be located in the Cavile Place/Historic Stop Six Transformation Plan area;

WHEREAS, the City has determined that the application for Hughes House apartments submitted to TDHCA by FW Hughes House, LP qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Cavile Place/Historic Stop Six Transformation Plan area; and

WHEREAS, section 10 TAC §11.101(a)(3) of the QAP also states that applications for developments that will be located in a census tract with more than forty percent (**40%**) poverty rate among individuals must be specifically allowed by the governing body of the jurisdiction, and that the governing body must also submit a resolution to TDHCA authorizing the development to move forward.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

~~The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of FW Hughes House, LP to the Texas Department of Housing and Community Affairs for 2021 Competitive (**9%**) Housing Tax Credits for the purpose of the development of the Hughes House apartments to be located at 4830 and 4908 East Rosedale Street (TDHCA Application No. 21017), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.~~

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to FW Hughes House, LP conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Hughes House apartments (TDHCA Application No. 21017) as the development in the 2021 Competitive (**9%**) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts in the Cavile Place/Historic Stop Six Transformation Plan area, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, acknowledges that Hughes House apartments will be located in a census tract that has more than forty percent (**40%**) poverty rate among individuals and that it has voted to approve the location of the development and authorize it to move forward, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, FW Hughes House, LP.

Adopted this 23rd day of February 2021.

ATTEST:

By: *Mary J. Kayser*
Mary J. Kayser, City Secretary



Community Input Scoring Items

TDHCA#: 21020

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Goodwill Industries

Name of Community Organization

Alma Duldulao-Ybarra

Contact Name

Support

Opposition

B. Rebuilding Together Houston

Name of Community Organization

Christine Holland

Contact Name

Support

Opposition

C. Krist Samaritan Center

Name of Community Organization

Jacklin Tawadrous

Contact Name

Support

Opposition

D. Community Artists' Collective

Name of Community Organization

Michelle Swain Barnes

Contact Name

Support

Opposition

E. MyFriends - A Neuenschwander Foundation

Name of Community Organization

Kathy Neuenschwander

Contact Name

Support

Opposition

F. _____

Name of Community Organization

Contact Name

Support

Opposition

LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

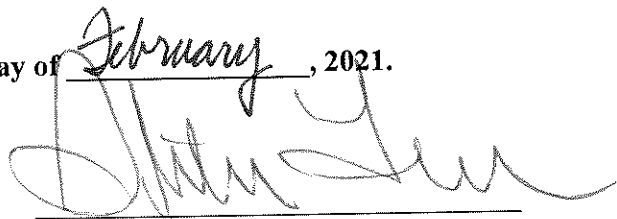
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

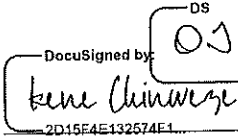
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  _____
City Secretary
(Prepared by Legal Dept. _____
Senior Assistant City Attorney)

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
.....	.....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA#: 21023

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. SA Clubhouse

Name of Community Organization

Eric Estrada

Contact Name

Support

Opposition

B. The Arc of San Antonio

Name of Community Organization

Mike Bennett

Contact Name

Support

Opposition

C. Jewish Family Service of San Antonio

Name of Community Organization

Talli Dolge

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION **2021-02-11-0016R**

IN SUPPORT OF VISTA MED L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VISTA MED, A 68-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 8.

* * * * *

WHEREAS, Vista Med, L.P. (the "Applicant") has proposed a 68-unit affordable multi-family rental housing development named Vista Med (the "Development"), to be located at 4932 Research in Council District 8 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 68-unit affordable multi-family rental housing development named Vista Med (the "Development"), to be located at 4932 Research in Council District 8 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

92100-1150-1505
(iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and

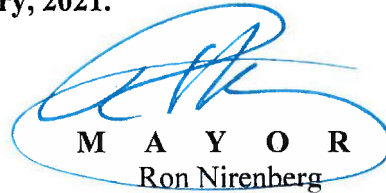
(iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 68-unit affordable multi-family rental housing development named Vista Med (the “Development”), to be located at 4932 Research in Council District 8 in the City of San Antonio, Texas.

SECTION 3. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 4. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.


M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



City of San Antonio

City Council

February 11, 2021

Item: 22J

File Number: 21-1601

Enactment Number:

2021-02-11-0016R

Vista Med at 4932 Research in Council District 8

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Community Input Scoring Items

TDHCA#: 21024

Self Score Total: 142

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Waco

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Heart of Texas Veterans One Stop

Name of Community Organization

Bobbi Stewart

Contact Name

Support
 Opposition

B. Heart of Texas Homeless Coalition

Name of Community Organization

Shaun Lee

Contact Name

Support
 Opposition

C. Waco Housing Authority

Name of Community Organization

Milet Hopping

Contact Name

Support
 Opposition

D. Stan Parker Foundation

Name of Community Organization

Stan Parker

Contact Name

Support
 Opposition

E. Kendrick Neighborhood Association

Name of Community Organization

Amber Nava

Contact Name

Support
 Opposition

F. Senator Brian Birdwell

Name of Community Organization

Sherry Verlander

Contact Name

Support
 Opposition



TEXAS HOUSE OF REPRESENTATIVES
CHARLES "DOC" ANDERSON

STATE REPRESENTATIVE DISTRICT 16
TEXAS LEGISLATIVE RURAL CAUCUS, CHAIRMAN
COMMITTEES: AGRICULTURE & LIVESTOCK, VICE-CHAIRMAN
COUNTY AFFAIRS • HOUSE ADMINISTRATION

February 8, 2021

Craig Taylor
Wellington Waco USA, LP
dba Freedom's Path at Waco
5599 San Felipe Street, Suite 110
Houston, Texas 77056

Re: 2021 Housing Tax Credit Application—TDHCA #21024-Freedom's Path at Waco

Dear Mr. Taylor,

I am writing to express my support for the historic rehabilitation of Buildings 19, 20 and 21, and the new construction of a single residential and community support building to create 32 units of Veterans housing to be located at 4800 Memorial Drive on the Doris Miller VA Medical Center Campus as Permanent Supportive Housing. Disabled, senior and very low income (including homeless or near homeless) Veterans will have priority access to the housing.

In addition to the rehab/adaptive reuse and construction of 32 apartments, the project will include a Commons Area, Library, Computer Lab, Fitness Center, Meeting/Counseling Rooms, on-site management and a laundry.

This project meets not only a local community need, but addresses an overall State shortage of affordable housing for disabled and lower income/homeless/near homeless Veterans. Uniquely located on the Doris Miller campus, this housing will complement the medical services already utilized by many Veterans, and provide immediate access to the health care for Veterans who come to live there.

The project is being undertaken by several organizations, including the Waco Housing Authority, the Wellington Development Company, Munger Development (a Texas Historically Underutilized Business), Solutions for Veterans and Garrison for Veterans (a service connected disabled, Veteran-owned, minority small business).

I support this project because of its service to our community of Texas Veterans who are disabled, homeless or near homeless and live on limited incomes. This will be a welcome and much needed asset to our community.

Sincerely,



Community Input Scoring Items

TDHCA#: 21026

Self Score Total: 128

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. American Red Cross

Name of Community Organization

Support

Henry Van de Putte

Opposition

Contact Name

B. 11 1/2 St Foundation

Name of Community Organization

Support

Ruth Kravetz

Opposition

Contact Name

C.

Name of Community Organization

Support

Contact Name

Opposition

D.

Name of Community Organization

Support

Contact Name

Opposition

E.

Name of Community Organization

Support

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

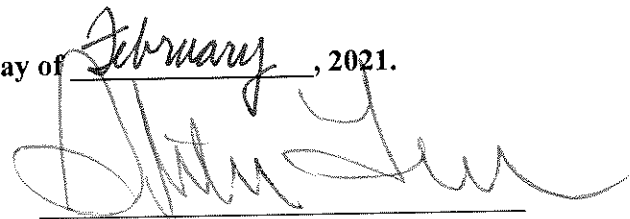
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.


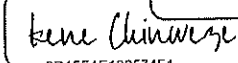
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  City Secretary
 (Prepared by Legal Dept. )
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
	✓	THOMAS
		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA#: 21027

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Houston

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Baker Ripley

Name of Community Organization

Support

Rene Solis

Opposition

Contact Name

B. Center for Pursuit

Name of Community Organization

Support

Charles Canton

Opposition

Contact Name

C. Healthcare for the Homeless

Name of Community Organization

Support

Frances E. Isbell

Opposition

Contact Name

D. Star of Hope

Name of Community Organization

Support

Hank Rush

Opposition

Contact Name

E.

Name of Community Organization

Support

Contact Name

Opposition

F.

Name of Community Organization

Support

Contact Name

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

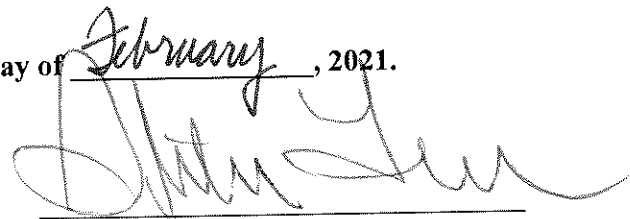
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

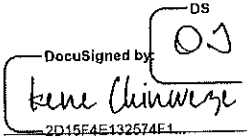
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

(Prepared by Legal Dept. )
City Secretary _____
Senior Assistant City Attorney _____

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA#: 21030

Self Score Total: 133

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

17

City of Abilene

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Food Bank of West Central Texas

Name of Community Organization

Ronnie C. Kidd

Contact Name

Support

Opposition

B. Noah Project

Name of Community Organization

Dan Cox

Contact Name

Support

Opposition

C. Abilene Chamber of Commerce

Name of Community Organization

Doug Peters

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

RESOLUTION NO. 01-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
SUPPORTING A HOUSING TAX CREDIT APPLICATION SUBMITTED FOR ABILENE
PIONEER CROSSING AND COMMITTING DEVELOPMENT INCENTIVES**

WHEREAS, Abilene Pioneer Crossing, LLC has proposed the development of affordable rental housing at approximately 149-182 Eplens Court named "Abilene Pioneer Crossing" in the City of Abilene, Taylor County, Texas; and

WHEREAS, Abilene Pioneer Crossing, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the proposed development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE:

PART 1.

it supports the application for Abilene Pioneer Crossing, to be located at approximately 149-182 Eplens Court and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on January 14, 2021.

PART 2. That the City of Abilene does hereby commit to provide a loan, grant, reduced fees, or contribution of other value that equals \$500.00, conditioned upon Abilene Pioneer Crossing receiving a commitment of 2021 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Development.

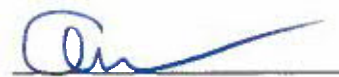
PART 3. That for and on behalf of the Governing Body of the City of Abilene, Mr. Robert Hanna, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PART 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

ADOPTED this 14th day of January 2021.

ATTEST:


Shawna Atkinson, City Secretary


Anthony Williams, Mayor

APPROVED:


Stanley E. Smith, City Attorney

TEXAS HOUSE OF REPRESENTATIVES



STAN LAMBERT

STATE REPRESENTATIVE · DISTRICT 71

February 11, 2021

Ms. Marni Holloway,
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for Abilene Pioneer Crossing (Project Number 21030)

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Abilene Pioneer Crossing (149-182 Eplens Court, Abilene, Texas, 79605). The Development will provide needed housing for residents of my district.

Thank you for including my support for Pioneer Crossing in the full application for the Development. Should you have any questions, please feel free to call my Austin Office at 512.463.0718.

Sincerely,

A handwritten signature in cursive script that reads "Stan Lambert".

Stan Lambert





5505 North First Street.
Abilene, Texas 79603

Telephone 325.695.6311
Fax (office) 325.695.6827
Fax (warehouse) 325.695.3948

www.fbwct.org

January 27, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Abilene Pioneer Crossing – TDHCA #21030
Community Support

Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #21030, Abilene Pioneer Crossing, proposed to be located at approximately 149 – 182 Eplens Court, Abilene, Texas 79605.

The Food Bank of West Central Texas serves the community and we believe that there is a need for affordable workforce housing in Abilene for our citizens of moderate-income levels. We also believe Abilene Pioneer Crossing will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 325.695-6311 any time.

Sincerely,

A handwritten signature in black ink that reads "Ronnie Kidd". The signature is written in a cursive style.

Ronnie C. Kidd
President / Chief Executive Officer

food bank
of West Central Texas
5505 North First • Abilene, Texas 79603

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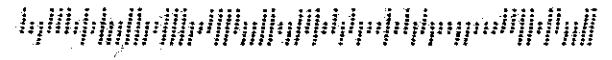


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Texas Department of Housing
and Community Affairs

Mr. Bobby Wilkinson, Executive Director
Texas Dept of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

78701\$2410 0011



Community Input Scoring Items

TDHCA#: 21031

Self Score Total: 129

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application. Resolution(s) of either "no objection" or "support" is included behind this tab.**

17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4) Application expects to receive QCP points.

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5) Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested

0

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6) Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Any Baby Can

Name of Community Organization

Veronda L. Durden

Contact Name

 Support Opposition**B. The SAFE Alliance**

Name of Community Organization

Kelly White

Contact Name

 Support Opposition**C. Youth and Family Alliance (AKA Lifeworks)**

Name of Community Organization

Susan McDowell

Contact Name

 Support Opposition**D.**

Name of Community Organization

Contact Name

 Support Opposition**E.**

Name of Community Organization

Contact Name

 Support Opposition**F.**

Name of Community Organization

Contact Name

 Support Opposition

RESOLUTION NO. 20210204-013

WHEREAS Libertad Austin Gardner, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 900 Gardner Road, Austin, TX 78721 (Proposed Development) within the City; and

WHEREAS, Applicant intends for the development to be for the general population; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Libertad Austin; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.3 of Texas' Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located one linear mile or less from a

development that serves the same type of household as the Development and has received an allocation of Housing Tax Credits (or private activity bonds) since January 4, 2018.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; affirms that the Proposed Development is consistent with the City's obligation affirmatively further fair housing; and authorizes the Proposed Development move forward.

BE IT FURTHER RESOLVED:

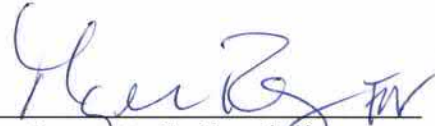
Pursuant Section 11.9(d)(1) of Texas' Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 4, 2021

ATTEST:



Jannette S. Goodall
City Clerk

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ

FIFTY-FIRST DISTRICT

March 3, 2021

Marni Holloway
Director, Multifamily Finance Division
P.O. Box 13941
Austin, TX 78711-3941

RE: TDHCA Application #21031 (Libertad Austin)

Dear Ms. Holloway:

Please accept this letter of support for TDHCA Project Number 21031 ("Libertad Austin"), a proposed affordable rental housing community to be located in Texas House District 51 at 900 Gardner Road, Austin, TX 78721.

This development will bring much-needed newly-constructed affordable housing to the community and pair that housing with supportive services that will enrich and stabilize lives. Units will be available for families already residing in the neighborhood in order to expand existing roots and preserve affordable housing opportunities in the Austin area.

The foregoing being the case, and appreciating the need for affordable housing in House District 51, I am proud to submit this letter of support for TDHCA Project Number 21031, Libertad Austin.

Sincerely,

A handwritten signature in black ink that reads "E Rodriguez".

Eddie Rodriguez
State Representative, House District 51



Community Input Scoring Items

TDHCA#: 21032

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** 17

City of Lufkin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Casa of the Pines, Inc

Name of Community Organization

Natalie Thornton

Contact Name

Support

Opposition

B. Mosaic Center, Inc. (of Lufkin)

Name of Community Organization

Rebecca Reid

Contact Name

Support

Opposition

C. Walter St IGLESIA DE CRISTO

Name of Community Organization

Max Alamo

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

RESOLUTION NO. 2021-0005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, SUPPORTING ROYAL GARDENS LUFKIN, LLC, IN ITS APPLICATION FOR DEVELOPMENT OF AN AFFORDABLE MULTI-FAMILY DWELLING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Royal Gardens Lufkin, LLC, has proposed a development for affordable family rental housing, to be situated on realty lying at approximately 110 Harmony Hill Drive, Lufkin, Angelina County, Texas, and

WHEREAS, Royal Gardens Lufkin, LLC. proposes to name the project Royal Gardens Lufkin in the City of Lufkin, Texas; and

WHEREAS, Royal Gardens Lufkin, LLC. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Royal Gardens Lufkin; and

WHEREAS, the City Council of the City of Lufkin, Texas, desires to endeavor to support the aforementioned project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS THAT:

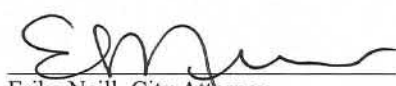
1. The City of Lufkin, acting through its governing body, hereby confirms that it supports the proposed Royal Gardens Lufkin, LLC development located at approximately 110 Harmony Hill drive and that this formal action has been taken to put on record the opinion expressed by the City of Lufkin on February 16th, 2021; and
2. The City of Lufkin, acting through its governing body, hereby confirms that, upon successful award of 2021 Competitive 9% Housing Tax Credits the City of Lufkin commits to providing a deferral of fees or a contribution of other value that equals a minimum of \$250 for the benefit of Royal Gardens Lufkin; and
3. Upon presentation of the Final Construction Inspection Closeout Letter, confirming completion of construction and fulfillment of application representations by Royal Gardens Lufkin, LLC, the City of Lufkin will waive the referenced deferred fees or contribution of other value; and
4. This Resolution shall become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED on this 2nd day of March 2021, at a regular meeting of the City Council of the City of Lufkin, Texas, which meeting was held in compliance with the Open Meetings Act, Texas Government Code §551.001, *et Seq.* at which meeting a quorum was present and voting.




Kara Andrepont, City Secretary


Bob F. Brown, Mayor

APPROVED AS TO FORM:

Erika Neill, City Attorney

02/04/2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Royal Gardens Lufkin – TDHCA #21032
Community Support

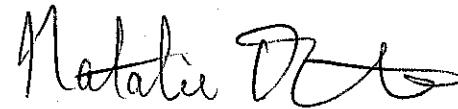
Dear Mr. Wilkinson,

I am writing to you to express our support for the Texas Department of Housing and Community Affairs Housing Tax Credit Application #21032, Royal Gardens Lufkin, proposed to be located at approximately 110 Harmony Hill Drive, Lufkin, Texas 75901.

Casa of the Pines serves the community and we believe that there is a need for affordable workforce housing in Lufkin for our citizens of moderate-income levels and Royal Gardens Lufkin will assist the community in meeting this very important need.

If I can be of further assistance to this important cause, please do not hesitate to contact me directly at 936.634.6725 any time.

Sincerely,



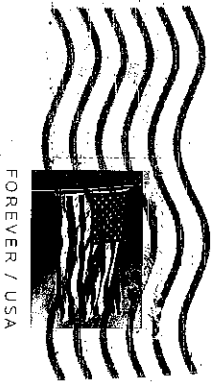
Natalie Thornton
Executive Director



CASA
 Court Appointed Special Advocates
 FOR CHILDREN
 P.O. Box 835
 Lufkin, Texas 75902-0835

Mr. Bobby Wilkenson
 221 E 11th St.
 AUSTIN TX 78701

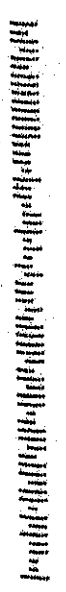
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 SHREVEPORT LA 710
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78701-241021



Community Input Scoring Items

TDHCA#: 21033

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** 0

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Nutrition & Services for Seniors

Name of Community Organization

Janci Kimball

Contact Name

Support

Opposition

B. Borden Chapel Baptist Church

Name of Community Organization

Dr. Airon Reynolds, Jr.

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Community Input Scoring Items

TDHCA# 21034

Self Score Total: 123

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Kenedy, Texas

Name of Local Government Body

City of Karnes City, Texas

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Kenedy Lions Club International

Name of Community Organization

Cindy Saenz

Contact Name

Support

Opposition

B. Karnes City Chamber of Commerce

Name of Community Organization

Ameilia Martinez

Contact Name

Support

Opposition

C. Kenedy Rotary Club

Name of Community Organization

Dr. Wade Phelps

Contact Name

Support

Opposition

D. Karnes City Lions Club

Name of Community Organization

Cason Newberry

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION 21-01

WHEREAS **Karnes Community Affordable Housing LP, through the Sole Owner of its General Partner, Kenedy Public Facilities Corporation** has proposed a development for affordable rental housing at **116 Stewart Street, Kenedy, Texas 78119** named **Oasis Springs** in the **City of Kenedy, Texas**; and

WHEREAS, **Karnes Community Affordable Housing LP** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for **Oasis Springs**

IT IS HEREBY RESOLVED, THAT

The City of Kenedy, acting through its governing body, hereby confirms that it **supports** the proposed **Oasis Springs development located at 116 Stewart Street, Kenedy, Texas 78119** and that this formal action has been taken to put on record the opinion expressed by the City of Kenedy on **February 9, 2021**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Joe Baker, Mayor are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 9th DAY of February, 2021.

CITY OF KENEDY, TEXAS

By:  _____
Mayor Joe Baker

ATTEST:

 _____
Amanda Hines, City Secretary

RESOLUTION 2021-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KARNES CITY, TEXAS, ACKNOWLEDGING AND CONFIRMING UNITS PER CAPITA SUPPORTED BY HOUSING TAX CREDITS AND CONFIRMING SUPPORT FOR AN APPLICATION BY KARNES COMMUNITY AFFORDABLE HOUSING, LP TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS FOR AN AFFORDABLE RENTAL HOUSING PROJECT AT 506 N. MARKET STREET, KARNES CITY, TEXAS.

WHEREAS, Karnes Community Affordability Housing, LP, through the sole owner of its General Partner, Kenedy Public Facilities Corporation has proposed a development for affordable rental housing at 506 N. Market Street, Karnes City, Texas 78118 to be named Oasis Springs in Karnes City, Texas ("Oasis Springs" or "Development"); and

WHEREAS, Karnes Community Affordable Housing LP has communicated to the city that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHA") for 2021 Housing Tax Credit funds for Oasis Springs; and

WHEREAS, city finds that the Oasis Springs project would be beneficial to the community and now wishes to acknowledge its support for the project.

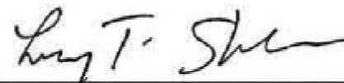
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KARNES CITY, TEXAS:

SECTION 1. As provided for in 10 TAC Sec. 11.3(c), city expressly acknowledges and confirms that Karnes City, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

SECTION 2. City supports the proposed Oasis Springs, and confirms that as the governing body of Karnes City, Texas, that it approves construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code Sec. 2306.6703(a)(4).

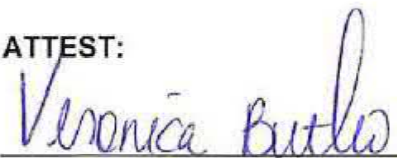
SECTION 3. That Ken Roberts, city manager, is hereby authorized, empowered, and directed to certify this resolution on behalf of the city to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KARNES CITY, TEXAS, THIS THE 23rd DAY OF FEBRUARY, 2021.



Leroy T. Skloss, Mayor

ATTEST:



Veronica Butler, City Secretary



Community Input Scoring Items

TDHCA# 21035

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Houston Area Urban League

Name of Community Organization

Judson Robinson, III

Contact Name

Support

Opposition

B. Habitat for Humanity

Name of Community Organization

Allison Hay

Contact Name

Support

Opposition

C. Harmony House

Name of Community Organization

Med Pohodich

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING [REDACTED] FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

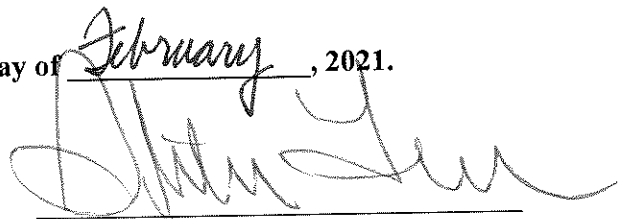
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.


Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  _____
City Secretary
(Prepared by Legal Dept. _____
Senior Assistant City Attorney)

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES, EACH OF WHICH IS LOCATED IN THE CITY OF HOUSTON, TEXAS AND WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE 40% FOR INDIVIDUALS; ALLOWING CONSTRUCTION OF SUCH PROPERTIES; SUPPORTING THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council finds and, as provided in 10 Texas Administrative Code § 11.101(a)(3), acknowledges that the proposed new construction or reconstruction of each Applicant’s Project is located in a census tract that has a poverty rate above 40% for individuals; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:


Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant’s

Project and the submittal of Applicant's Application related to each such project, (ii) acknowledges that each such project is located in a census tract that has a poverty rate above 40% for individuals; (iii) authorizes the construction of each such project; and (iv) authorizes the allocation of Housing Tax Credits to each such project.

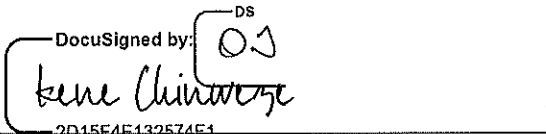
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.


Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

City Secretary

(Prepared by Legal Dept. 
2D15F4E132574F1...
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - Resolutions of Support - Greater than 40% Poverty Rate - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Jackson Hinds Gardens, LP	Jackson Hinds Gardens	607 Thornton Road	21238
Manson Place Apts, LP	Manson Place Apartments	SWQ of Reeves St and Scott St	21035
CSH Maury Street Lofts, Ltd.	Maury Street Lofts	2918 Elysian Street	21010

City of Houston, Texas, Resolution No. 2021- 6

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF CERTAIN PROPERTIES WHICH ARE SUBJECT TO THE **ONE MILE THREE YEAR RULE**, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that each of the entities whose name is listed in the column on Schedule I captioned "Applicant Name" (individually referred to as "Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" (individually referred to as "Applicant's Project" with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" (individually referred to as "Applicant's Application" with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council finds and, as provided in 10 Texas Administrative Code § 11.3(d), acknowledges that the proposed New Construction or Adaptive Reuse of a Development of each Applicant's Project is located one linear mile or less from a Development that serves the same type of household as such Applicant's Project and has received an allocation of Housing Tax Credits for New Construction at any time during the three-year period preceding the date the Application Round begins (capitalized terms not defined herein are defined in 10 Texas Administrative Code § 11.1(d));

WHEREAS, the City Council, as the governing body of the City, supports each Applicant's Project and the submittal of each Applicant's Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project; **NOW, THEREFORE**,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.



PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

City Secretary

DocuSigned by: 

(Prepared by Legal Dept. _____)
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Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - One Mile Three Year - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Manson Place Apts, LP	Manson Place Apartments	SWQ of Reeves St and Scott St	21035
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
NHH Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006

City of Houston, Texas, Resolution No. 2021- 10

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT AS AFFORDABLE RENTAL HOUSING OF ONE OR MORE PROPERTIES WHICH ARE SUBJECT TO THE TWO MILE SAME YEAR RULE, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; ALLOWING THE CONSTRUCTION OF SUCH DEVELOPMENTS; AND AUTHORIZING THE ALLOCATION OF TAX CREDITS TO SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that each of the entities whose name is listed in the column on Schedule I captioned “Applicant Name” (individually referred to as “Applicant”) has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned “Project Name” and “Project Address” (individually referred to as “Applicant’s Project” with respect to the Applicant whose name is listed beside such information), each located in the City of Houston, Texas; and

WHEREAS, the City Council finds that each Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned “TDHCA Number” (individually referred to as “Applicant’s Application” with respect to the Applicant whose name is listed beside such TDHCA Number), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City is a municipality with a population of two million or more where a federal disaster has been declared by the Full Application Delivery Date as identified in 10 Texas Administrative Code §11.2(a), and the City is authorized to administer disaster recovery funds as a subgrant recipient, for the disaster identified in the federal disaster declaration; and

WHEREAS, as provided for in 10 Texas Administrative Code §11.3(b), it is hereby acknowledged that the proposed Development Site is located less than two linear miles from the proposed Development Site of another Application within said City that is proposed for award in the same calendar year; and

WHEREAS, the City Council, as the governing body of the City, supports each Applicant’s Project and the submittal of each Applicant’s Application related thereto and, in connection therewith, supports allowing the construction of each such project and authorizing an allocation of Housing Tax Credits to each such project pursuant to Texas Government Code §2306.6711(f-1); **NOW, THEREFORE**,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby (i) confirms that it supports each Applicant's Project and the submittal of Applicant's Application related to each such project, (ii) allows the construction of each such project, and (iii) authorizes an allocation of Housing Tax Credits to each such project.

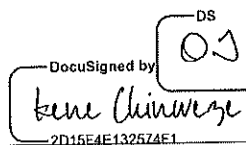
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

(Prepared by Legal Dept. 

Senior Assistant City Attorney

City Secretary

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		THOMAS
		TRAVIS
	✓	
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - Two Mile Same Year - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Laurel Terrace, LP	Laurel Terrace	1041 Conrad Sauer Drive	21091
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
Campanile on Minimax LP	Campanile at Minimax	SEC of Minimax Dr. and West Loop 610 North	21292
SBP Fisher Street Apartments	Fisher Street Apartments	909 Fisher St	21128
Manson Place Apts, LP	Manson Place Apartments	SWQ of Reeves St and Scott St	21035
Acadia Terrace, LP	Acadia Terrace	Appr. 6000 block of Rogerdale Road	21264
Hawthorn Terrace, LP	Hawthorn Terrace	Approximately 3103 block of Hayes Road	21100
DWR Dove Gardens, LP	Dove Gardens	SWC of Westchase Way Dr. and W. Sam Houston Pkwy. S	21188
Azalea Terrace, LP	Azalea Terrace	Approximately 601 State Hwy 6 South	21108
HTG Rushmore, LLC	The Rushmore	800 Highway 6 South	21245
CSH Maury Street Lofts, Ltd.	Maury Street Lofts	2918 Elysian Street	21010
Jackson Hinds Gardens, LP	Jackson Hinds Garden	607 Thornton Road	21238
William Booth Senior Housing Limited Partnership	William Booth Apartments	808 Frawley Street	21148
DWR OST 20, LP	OST Lofts	5520 Old Spanish Trail	21132
NHH Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
Houston DMA Housing III, LLC	Boulevard 61	6101 Richmond Avenue	21131
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006

STATE of TEXAS
HOUSE of REPRESENTATIVES



GARNET F. COLEMAN
STATE REPRESENTATIVE
DISTRICT 147

February 26, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Manson Place TDHCA ID 21035 SWQ of Reeves St & Scott St Houston, Texas 77004

Dear Mr. Wilkinson,

I received the Public Notification for Manson Place located at the above address in Texas State House District 147, which I represent.

Manson Place will include housing intended to serve families seeking self-sufficiency through postsecondary education, career entry, and advancement. All residents will have access to academic and career coaching with an emphasis on credentialing and apprenticeship programs as pathways to equity. Additionally, Manson Place will provide services focused on the developmental and educational needs of children to ensure that they are reading at grade level and are on a strong path for their own future success. This multi-generational approach will provide more than just affordable housing by promoting a pathway to self-sufficiency for families seeking a better future by lifting themselves up.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,

A handwritten signature in black ink that reads "Garnet F. Coleman".

Garnet F. Coleman
State Representative, District 147

Community Input Scoring Items

TDHCA# 21038

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Connect Ministry

Name of Community Organization

Denise Chinn-Caldwell

Contact Name

Support

Opposition

B. Nehemiah Community Church

Name of Community Organization

Gloria Russell

Contact Name

Support

Opposition

C. Texas Southern Univeristy

Name of Community Organization

Jamie L. Russell

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

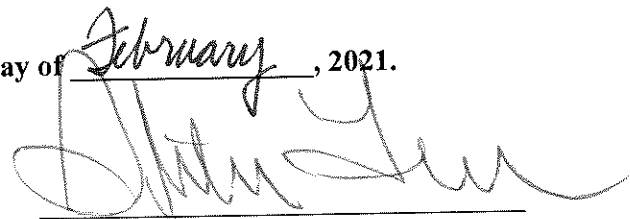
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

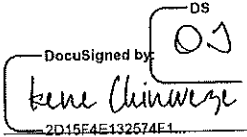
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



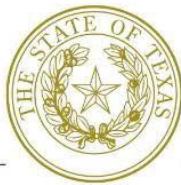
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  _____
City Secretary
(Prepared by Legal Dept. _____
Senior Assistant City Attorney)

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	



TEXAS HOUSE OF REPRESENTATIVES
ANN JOHNSON

DISTRICT 134

February 26, 2021

Mr. Bobby Wilkinson
Executive Director, Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: 6970 Portwest Drive Houston, TX 77024

Dear Mr. Wilkinson,

I received the Public Notification for Houston 150 Bayou Apartments located at the above address located in Texas State House District 134 with the 2021 TX Credit Application Number 21038.

I am pleased to lend my support to this Development which will serve the constituents in my District. If you have any questions please feel free to contact my Capitol office.

Sincerely,

A handwritten signature in blue ink that reads "Ann Johnson".

Rep. Ann Johnson

Texas House of Representative
House District 134

Community Input Scoring Items

TDHCA#: 21040

Self Score Total: 128

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

17

City of Burk Burnett

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested

4

A. Redneck Culinary Academy

Name of Community Organization

E. L. Harvey

Contact Name

Support

Opposition

B. Lions Club

Name of Community Organization

Guy Duke

Contact Name

Support

Opposition

C. Burk Burnett Chamber of Commerce

Name of Community Organization

Laurianne Rodriguez

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

RESOLUTION NUMBER 695

A RESOLUTION OF SUPPORT OF THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS SUPPORTING THE BURKBURNETT ROYAL GARDENS, LLC'S PROPOSED DEVELOPMENT OF AFFORDABLE RENTAL HOUSING KNOWN AS BURKBURNETT ROYAL GARDENS, TO BE LOCATED AT DW TAYLOR PATHWAY IN THE CITY OF BURKBURNETT, WICHITA COUNTY, FINDING AND DETERMINING THIS MEETING WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Burkburnett Royal Gardens, LLC has proposed a development for affordable rental housing at DW Taylor Pathway, Burkburnett, Texas 76354

APPROXIMATELY 5 ACRES OUT OF 16.62 AC ABST 3 S ANDERSON

named Burkburnett Royal Gardens in the City of Burkburnett, Texas; and

WHEREAS, Burkburnett Royal Gardens, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Burkburnett Royal Gardens.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE CITY OF BURKBURNETT, TEXAS;

SECTION 1. That acting through its Governing Body, hereby confirms that it supports the proposed Burkburnett Royal Gardens and that this formal action has been taken to put on record the opinion expressed by the City of Burkburnett on February 15, 2021; and

SECTION 2. That acting through its Governing Body, hereby confirms that, upon successful award of 2021 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of Burkburnett Royal Gardens; and

SECTION 3. That on behalf of the Governing Body, Carl Law, Mayor of the City of Burkburnett, Texas is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

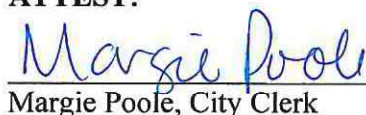
SECTION 4. The meeting at which this resolution was passed was open to the public as required by law.

PASSED AND APPROVED ON THIS 22ND DAY OF FEBRUARY 2021.



Carl Law, Mayor

ATTEST:



Margie Poolé, City Clerk



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

JAMES B. FRANK

District 69

March 1, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing & Community Affairs
211 E 11th Street
Austin, Texas 78701

Re: Letter for Support for TDHCA Housing Tax Credit Application # 21040 – Burkburnett Royal Garden

Dear Mr. Wilkinson,

I have recently received the Public Notice for Burkburnett Royal Garden to be located in the City of Burkburnett, which I represent, at approximately 350 DW Taylor (South of 109 Willams Drive). Please accept this as a letter of support for this development which should provide much needed high-quality affordable housing for those living in Burkburnett and the surrounding area.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (940) 767-1700.

Sincerely,

A handwritten signature in black ink, appearing to read "James B. Frank".

Representative James B. Frank
House District 69



JAMES B. FRANK
DISTRICT 69
TEXAS HOUSE OF REPRESENTATIVES
P.O. Box 2910
AUSTIN, TEXAS 78768-2910

TELEPHONE: 512-463-1111
FAX: 512-463-1112
E-MAIL: JFRANK@HOUSE.TX.GOV

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PRIVATE USE

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US POSTAGE
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041M12250593

Bobby Wilkinson
Texas Department of Housing & Community Affairs
211 E 11th Street
Austin, Texas 78701

Community Input Scoring Items

TDHCA# 21042

Self Score Total: 136

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Houston

Name of Local Government Body

Harris County

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 0

Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Goodwill Industries of Houston

Name of Community Organization

Steven Lufburrow

Contact Name

 Support Opposition

B. Non-Profit Housing Corporation of Greater Houston

Name of Community Organization

William Haley

Contact Name

 Support Opposition

C. Search Homeless Services

Name of Community Organization

Thao Costis

Contact Name

 Support Opposition

D. Portfolio Resident Services

Name of Community Organization

Lisa Hess

Contact Name

 Support Opposition

E. Brite Star Community Center Inc.

Name of Community Organization

Kemi Tubi

Contact Name

 Support Opposition

F.

Name of Community Organization

 Support Opposition

Contact Name

A RESOLUTION CONFIRMING SUPPORT FOR COLE CREEK ESTATES, A PROPOSED DEVELOPMENT FOR AFFORDABLE RENTAL HOUSING TO BE LOCATED AT 6850 GESSNER ROAD, HOUSTON, TEXAS 77040, LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, TEXAS OR HAVING BEEN ANNEXED INTO THE CITY OF HOUSTON ONLY FOR LIMITED PURPOSES, AND THE SUBMITTAL OF AN APPLICATION FOR HOUSING TAX CREDITS FOR SAID DEVELOPMENT; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the “City Council”) of the City of Houston (the “City”) finds that Cole Creek Estates, Ltd. (“Applicant”) has proposed a development for affordable rental housing to be named Cole Creek Estates, to be located at 6850 Gessner Road, Houston, Texas 77040 (“Applicant’s Project”), located in the Extraterritorial Jurisdiction of the City of Houston, Texas or having been annexed into the City of Houston only for limited purposes pursuant to an agreement between the City and the applicable municipal utility or other special purpose district, which provides that the areas remain in the Extraterritorial Jurisdiction of the City of Houston Texas for all other purposes; and

WHEREAS, the City Council finds that Applicant has advised that it has submitted or intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2021 Competitive 9% Housing Tax Credits for the Applicant’s Project and that the application has been assigned TDHCA Number 21042; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant’s Project and the submittal of TDHCA Number 21042 related thereto; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant’s Project and the submittal of TDHCA Number 21042 related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.


 Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by: 
Kene Chinweze
 2D15F4E132574F1
 Senior Assistant City Attorney

 City Secretary

(Prepared by Legal Dept. _____)

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW DATE: **MAR 02 2021**

February 19, 2021

Texas Department of Housing and Community Affairs
P.O. Box 13941, Austin, TX 78711-3941
221 East 11th Street
Austin, Texas 78701-2410

Re: Cole Creek Estates TDHCA#21042

To Whom It May Concern:

This letter is to affirm my support for Cole Creek Estates TDHCA#21042, an affordable 9% tax credit development located at the approximate 6850 block of Gessner, just north of Highway 290, east of Hahl, and west of Gessner in Houston (ETJ), Texas 77040. The proposed development is located within the boundaries of my district

Sincerely,



Jon Rosenthal
Texas State representative, District 135

Community Input Scoring Items

TDHCA#: 21046

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from
Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. On Track Ministries

Name of Community Organization Support

Cliff McDaniel Opposition

Contact Name

B. Austin Habitat for Humanity

Name of Community Organization Support

Phyllis Snodgrass Opposition

Contact Name

C. ECHO

Name of Community Organization Support

Bree Williams Opposition

Contact Name

D.

Name of Community Organization Support

Contact Name Opposition

E.

Name of Community Organization Support

Contact Name Opposition

F.

Name of Community Organization Support

Contact Name Opposition

RESOLUTION NO. 20210204-020

WHEREAS, MHP Village Square, [REDACTED] (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near [REDACTED] E. St. Elmo Rd, Austin, TX 78745 (Proposed Development) within the City; and

WHEREAS, Applicant intends for the development to be for the general population; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Village Square; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:


Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports

the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

BE IT FURTHER RESOLVED:

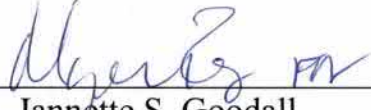
Pursuant to Section 11.9(d)(1) of Texas' Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports  Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 4, 2021

ATTEST:


Jannette S. Goodall
City Clerk

Community Input Scoring Items

TDHCA# 21047

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. On Track Ministries

Name of Community Organization

Cliff McDaniel

Contact Name

Support

Opposition

B. Austin Habitat for Humanity

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support

Opposition

C. Echo

Name of Community Organization

Bree Williams

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 20210204-018

WHEREAS, MHP Anderson Creek, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 1701 E. Anderson Lane, Austin, TX 78752 (Proposed Development) within the City; and

WHEREAS, Applicant intends for the development to be for the general population; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Anderson Creek; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City is more than twice the average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.3 of Texas' Qualified Allocation Plan, the City Council acknowledges that the Proposed Development is located less than one linear mile from the City Center.

development that serves the same type of household as the Development and has received an allocation of Housing Tax Credits (or private activity bonds) since January 4, 2018.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

BE IT FURTHER RESOLVED:

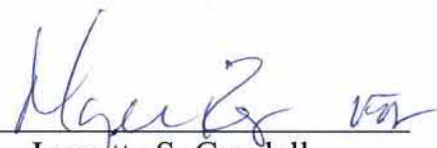
Pursuant to Section 11.9(d)(1) of Texas' Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the Council confirms that it supports Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 4, 2021

ATTEST:


Jannette S. Goodall
City Clerk

Community Input Scoring Items

TDHCA# 21048

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. United Way of Southern Cameron County

Name of Community Organization

Wendy Hanson

Contact Name

Support

Opposition

B. Cameron County Housing Finance Corporation

Name of Community Organization

Sergio Gonzalez

Contact Name

Support

Opposition

C. Brownsville Affordable Homeownership Corporation

Name of Community Organization

Steven D Solis

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 2021-016

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS APPLICATION FOR A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS PRICE LOFTS TO BE LOCATED AT 54 SOUTH PRICE ROAD, BROWNSVILLE, CAMERON COUNTY, TEXAS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, Brownsville Price Housing Partners, LP has proposed a development for affordable rental housing at 54 South Price Road named Price Lofts in the City of Brownsville; and,

WHEREAS, Brownsville Price Housing Partners, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Price Lofts; and,

WHEREAS, the City of Brownsville confirms it will provide reduced permit fees in the amount of \$500 for the benefit of the Project.

NOW THEREFORE, BE IT RESOLVED, that the City of Brownsville, acting through its governing body, hereby confirms that it supports the TDHCA application for the proposed Price Lofts development located at 54 South Price Road, and that this formal action hereby records the expressed opinion of the City Commission of the City of Brownsville on February 16, 2021; and,

BE IT FURTHER RESOLVED that the City of Brownsville, acting through its governing body, hereby authorizes the City Manager of the City of Brownsville, Texas to grant a five hundred dollars (\$500) permit fee reduction for Price Lofts to meet program criteria; and,

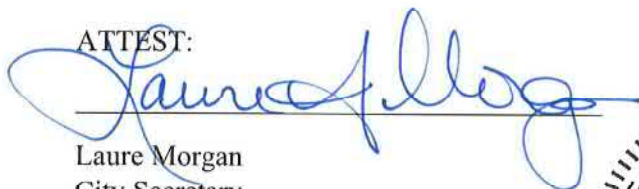
BE IT FURTHER RESOLVED that the City of Brownsville, acting through its governing body, hereby authorizes, empowers, and directs the City Manager of the City of Brownsville, Texas to certify this resolution to the Texas Department of Housing and Community Affairs.

DULY PASSED, ADOPTED AND APPROVED by the City Commission of the City of Brownsville, Texas on the 16th day of February 2021.



Trey Mendez
Mayor

ATTEST:



Laure Morgan
City Secretary





ALEX DOMINGUEZ



TEXAS HOUSE OF REPRESENTATIVES
DISTRICT 37

January 21, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

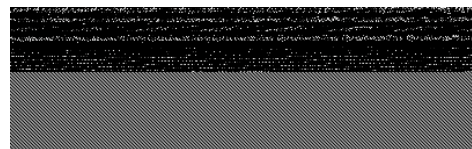
RE: Price Lofts TDHCA ID 21048 54 S. Price Road Brownsville, TX 78521

Dear Mr. Wilkinson,

I received the Public Notification for Price Lofts located at the above address in Texas State House District 37, which I represent.

I am pleased to lend my support to this Development which will serve the constituents in my District.

Sincerely,



Alex Dominguez
State Representative
District 37
Texas House of Representatives



Community Input Scoring Items

TDHCA# 21051

Self Score Total: 133

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Canyon

Name of Local Government Body

Randall County

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Trinity Fellowship Bethesda Outreach Center

Name of Community Organization

Russell Pennington

Contact Name

Support

Opposition

B. Hope Choice

Name of Community Organization

Candy Gibbs

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 04-2021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS, ~~RESOLVING~~ SUPPORT FOR THE PROPOSED CANYON LOFTS DEVELOPMENT LOCATED AT APPROXIMATELY THE SOUTHEAST CORNER OF 13TH AVENUE AND 18TH STREET AND AUTHORIZING THE CITY MANAGER TO GRANT A TWO HUNDRED FIFTY DOLLARS (\$250.00) REDUCTION IN FEES FOR CANYON LOFTS TO MEET ALL PROGRAM CRITERIA

WHEREAS, Canyon Midwest Housing Partners, LP, has proposed a development for affordable rental housing at approximately the southeast corner of 13th Avenue and 18th Street, named Canyon Lofts located in the City of Canyon extraterritorial jurisdiction, and,

WHEREAS, Canyon Midwest Housing Partners, LP, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Canyon Lofts

WHEREAS, The City of Canyon confirms it will provide reduced fees in the amount of \$250 00 for the benefit of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CANYON;

SECTION 1:

That the City of Canyon, acting through its governing body, hereby confirms that it ~~is~~ located at approximately the southeast corner of 13th Avenue and 18th Street and that this formal action has been taken to put on record the position of the City of Canyon on Monday, February 1, 2021

SECTION 2:

That the City Manager is authorized to grant a Two Hundred Fifty Dollars and No Cents (\$250 00) reduction in fees for Canyon Lofts to meet all program criteria.

SECTION 3:

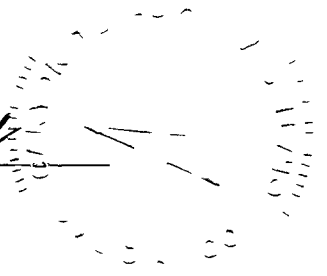
That for and on behalf of the Governing Body of the City of Canyon, Gretchen Mercer, City Secretary, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

RESOLUTION PASSED AND ADOPTED by the City Commission of the City of Canyon, Texas, with a quorum of the City Commission duly and lawfully assembled and voting and at a public meeting properly called and noticed in accordance with the Texas Open Meetings Act, on the 1st of February, 2021

CITY OF CANYON, TEXAS



GARY HINDERS, Mayor



ATTEST



GRETCHEN MERCER, City Secretary

RESOLUTION NO. 2021- 8

**A RESOLUTION OF THE RANDALL COUNTY
COMMISSIONER'S COURT, CONFIRMING SUPPORT
FOR THE PROPOSED CANYON LOFTS DEVELOPMENT**

WHEREAS, Canyon Midwest Housing Partners, LP, has proposed a development for affordable rental housing at approximately the southeast corner of 13th Avenue and 18th Street, named Canyon Lofts, located in the City of Canyon extraterritorial jurisdiction; and

WHEREAS, Canyon Midwest Housing Partners, LP, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Canyon Lofts.

**NOW, THEREFORE, BE IT RESOLVED BY THE RANDALL COUNTY
COMMISSIONERS COURT:**

SECTION 1:

That Randall County, acting through its governing body, hereby confirms that [redacted] located at approximately the southeast corner of 13th Avenue and 18th Street in the ETJ of Canyon and that this formal action has been taken to put on record the position of Randall County.

SECTION 2:

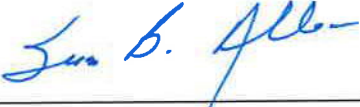
That for and on behalf of the Governing Body of Randall County, the County Clerk, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED on the 9th day of February, 2021.



Christy Dyer, County Judge

ATTEST:



Susan Allen, County Clerk





John Smithee
State Representative
District 86

The State of Texas
House of Representatives
Austin, Texas

Counties:
Dallam
Deaf Smith
Hartley
Oldham
Parmer
Randall

February 2, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Dear Mr. Wilkinson,

I am writing to voice my support for Canyon Lofts (TDHCA ID 21051), a proposed affordable housing community to be located at 13th Ave and 18th St, Canyon, Texas 79015. This project would be located in House District 86, the district I represent in the Texas Legislature.

My support for this project is based both on the need for quality, affordable housing for senior citizens in this community as well as the expressed support of the City of Canyon for this particular project.

With that in mind, I am pleased to lend my support to this development which will serve my constituents.

Yours very truly,

A handwritten signature in cursive script that reads "John Smithee".

John Smithee

Community Input Scoring Items

TDHCA#: 21052

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Del Rio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from
Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Del Rio Chamber of Commerce

Name of Community Organization

Blanca G. Larson

Contact Name

Support
 Opposition

B. Del Rio Hispanic Chamber of Commerce

Name of Community Organization

Isidro Valdez Fernandez

Contact Name

Support
 Opposition

C. Loaves and Fishes

Name of Community Organization

Sue Kinsey

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. R:2021-012

**A Resolution by the Del Rio City Council
Applying for the Texas Department of Housing and Community Affairs Housing Tax Credit Program for the Del Rio Lofts Development Project**

WHEREAS, Del Rio Midwest Housing Partners, LP is proposing a 6.39-acre development with 72 multiple-family units for affordable rental housing off Newton Drive, 500' east of Dodson Ave; and

WHEREAS, the City Council extends this resolution of support contingent upon the development and property complying with all applicable state and local code requirements: and

WHEREAS, this resolution of support is contingent upon Del Rio Midwest Housing Partners, LP's full compliance with all platting and zoning requirements pursuant to Texas Local Government Code Chapter 211, Sec 211.007, and TLGC Chapter 212, Section 212.004 with future zoning requests not hereby guaranteed; and

WHEREAS, Del Rio Midwest Housing Partners, LP intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for the 2021 Competitive 9% Housing Tax Credits for the Del Rio Lofts Project; and

WHEREAS, offering a letter of support and providing a financial commitment of a \$250.00 reduction of building or plan review fees from the municipality to the project offers additional points within the program and thus places the application in better standing within this competitive TDHCA grant program.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEL RIO, TEXAS, THAT:

- 1) The City Council of the City of Del Rio, Texas lends its full support to Del Rio Midwest Housing Partners, LP in applying for the TDHCA housing tax credit application #21052 for the Del Rio Lofts development located off Newton Drive 500' off Dodson Ave.
- 2) The City Council authorizes the reduction of the plan review or building permit fees in the amount of \$250.00 for the Del Rio Lofts development.

PASSED AND APPROVED on this 9th day of February 2021.




BRUNO J. LOZANO
Mayor

ATTEST:


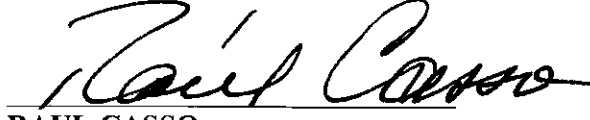
MARI C. ACOSTA
City Secretary

REVIEWED FOR ADMINISTRATION:



MATT WOJNOWSKI
City Manager

REVIEWED AS TO FORM AND LEGALITY:



RAUL CASSO
City Attorney



TEXAS HOUSE OF REPRESENTATIVES

EDDIE MORALES, JR.

District 74

February 25, 2021

Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

**RE: Del Rio Lofts TDHCA ID # 21052
Newton Drive approximately 500 feet East of Dodson Ave Del Rio, TX 78840**

Dear Mr. Wilkinson:

I have received the public notification for your proposed development known as Del Rio Lofts to be located at Newton Drive in Del Rio, Texas. This site is in House District 74, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Del Rio. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

Sincerely,

State Representative Eddie Morales, Jr.

Community Input Scoring Items

TDHCA#: 21053

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Garland

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. City Square Housing

Name of Community Organization

Chad Baker

Contact Name

Support
 Opposition

B. Housing Channel

Name of Community Organization

Donna VanNess

Contact Name

Support
 Opposition

C. Samaritan House

Name of Community Organization

Norbert White

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 10476

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING A PROPOSED DEVELOPMENT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2021 COMPETITIVE 9% HOUSING TAX CREDITS; AUTHORIZING A REDUCTION OF CERTAIN FEES; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas;

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant;

WHEREAS, the City Council desires to evidence its support of certain of those applications by adopting this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it [redacted] the proposed development presented to the City Council by MVAH Partners (the "Applicant") as the "Reserve at Shiloh", 1102 N. Shiloh Road, Garland, Texas 75042 (Region 3/Urban 21053 - approximately 106 units)(the "Development") and that formal action by way of the adoption of this Resolution has been taken to put on record the opinion of support for the Development expressed by the City as of the effective date of this Resolution.

Section 2

That the City Council hereby confirms that the Development, as proposed, contributes more than any other development proposed to the City concerning revitalization efforts as described in the TIF [redacted] 3 Preliminary Financing and Project Plan.

Section 3

That the City Manager or his designee may issue a letter confirming that the City will provide a reduction of fees in an amount not to

exceed \$500.00 for the benefit of the Development so that the Applicant may receive one point under the applicable Texas Administrative Code regulations for the contribution.

Section 4

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 5

That this Resolution shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 23rd day of February, 2021.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



Community Input Scoring Items

TDHCA#: 21054

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Palestine

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

 Support Opposition

B. CASA of Trinity Valley

Name of Community Organization

Lee McCain Brown

Contact Name

 Support Opposition

C. Meals on Wheels

Name of Community Organization

Ruby Taylor

Contact Name

 Support Opposition

D. Samaritan House

Name of Community Organization

Norbert White

Contact Name

 Support Opposition

E. YMCA

Name of Community Organization

Cindy Piersol

Contact Name

 Support Opposition

F.

Name of Community Organization

 Support Opposition

Contact Name

RESOLUTION NO. R-44-20

WHEREAS, Reserve at Palestine LLC has proposed a development for affordable rental housing at 3310 S. Loop 256 Palestine, Texas named Reserve at Palestine in the City of Palestine; and

WHEREAS, Reserve at Palestine LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Reserve at Palestine.

It is hereby

RESOLVED, that the City acting through its governing body, hereby confirms that it [REDACTED] [REDACTED] proposed Reserve at Palestine development located at 3310 S. Loop 256 Palestine, Texas and that this formal action has been taken to put on record the opinion expressed by the City of Palestine on December 14, 2020, and

FURTHER RESOLVED, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Palestine has more [REDACTED] [REDACTED] [REDACTED] state average of units per capita supported by Housing Tax Credits and

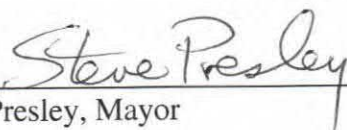
FURTHER RESOLVED, that the City of Palestine hereby supports the proposed Reserve at Palestine, and confirms that its governing body has voted specifically to approve the construction [REDACTED] the Development and [REDACTED] authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED, that the City Manager is authorized grant a Two Hundred and Fifty Dollars and No Cents (\$250.00) reduction [REDACTED] permit fees for Reserve at Palestine to meet all program criteria.

FURTHER RESOLVED, that for and on behalf of the Governing Body, Mayor for the City of Palestine, Texas, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND ADOPTED, this 14th December 2020.

CITY OF PALESTINE, TEXAS

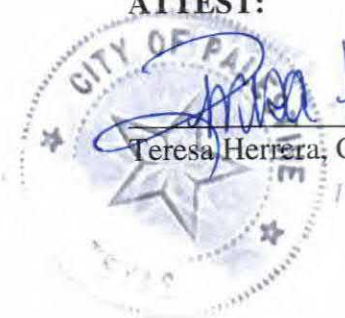


Steve Presley, Mayor

ATTEST:



Teresa Herrera, City Secretary



Community Input Scoring Items

TDHCA#: 21055

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Jacksonville

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support
 Opposition

B. Samaritan House

Name of Community Organization

Norbert White

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 02-2021-02

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, TEXAS (“CITY”) SUPPORTING APPLICATION FOR 2021 HOUSING TAX CREDITS BY MVAH DEVELOPMENT, LLC FOR A DEVELOPMENT TO BE LOCATED AT 1708 S. JACKSON, NAMED THE RESERVE AT JACKSONVILLE TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS TO DEVELOP AFFORDABLE RENTAL SENIOR HOUSING, WITHIN THE CITY OF JACKSONVILLE, AUTHORIZING THE MAYOR TO CERTIFY RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, AUTHORIZING THE CITY MANAGER TO WAIVE \$250.00 IN DEVELOPMENT FEES AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MVAH Development LLC (MVAH) has proposed a development for affordable rental housing, for persons 55 and older, at 1708 S. Jackson St. in the City of Jacksonville, Cherokee County, Texas; and

WHEREAS, there is a need for affordable senior housing for the City of Jacksonville citizens of modest means; and

WHEREAS, MVAH has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for the Reserve at Jacksonville; and

WHEREAS, it is anticipated that the City of Jacksonville and MVAH will enter into an Agreement for Payment In Lieu of Taxes (PILOT) and Development Agreement with MVAH, the anticipated entry into such agreements represents at least a portion of the City's impetus behind this resolution and without which, the City may determine to withdraw its support; and

WHEREAS, there is a requirement for a de minimis commitment of development funding by the Local Political Subdivision of \$250.

THEREFORE, BE IT RESOLVED, that [REDACTED] proposed Reserve at Jacksonville development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4); and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor Randy

Gorham is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs; and

FURTHER RESOLVED that the City Manager is authorized to execute a letter granting a Two Hundred Fifty and no/100 Dollars (\$250.00) reduction in permit fees in order for the Reserve at Jacksonville to meet program criteria.

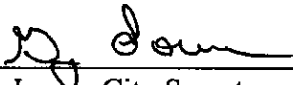
This Resolution shall become effective from and after its passage.

PASSED AND APPROVED this 9th day of February, 2021.



Randy Gorham, Mayor

ATTEST:



Greg Lowe, City Secretary

Community Input Scoring Items

TDHCA#: 21056

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Lufkin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support

Opposition

B. Samaritan House

Name of Community Organization

Norbert White

Contact Name

Support

Opposition

C. American Red Cross Deep East Territory

Name of Community Organization

Donald Brawley

Contact Name

Support

Opposition

D. Love INC

Name of Community Organization

Ken Smith

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-0004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, SUPPORTING MVAH PARTNERS, LLC IN ITS APPLICATION FOR DEVELOPMENT OF AN AFFORDABLE MULTI-FAMILY DWELLING PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, MVAH Partners, LLC., has proposed a development for affordable senior rental housing, to be situated on realty lying at approximately 2106 Tulane Dr., Lufkin, Angelina County, Texas, and

WHEREAS, MVAH Partners, LLC. proposes to name the project Reserve at Lufkin in the City of Lufkin, Texas; and

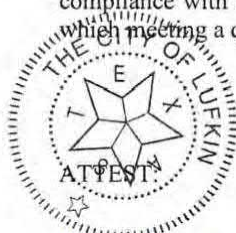
WHEREAS, MVAH Partners, LLC. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Reserve at Lufkin; and

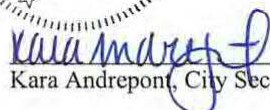
WHEREAS, the City Council of the City of Lufkin, Texas, desires to endeavor to support the aforementioned project.

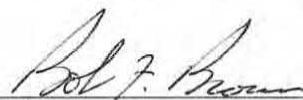
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS THAT:

1. The City of Lufkin, acting through its governing body, hereby confirms that [REDACTED] senior development located at approximately 2106 Tulane Drive and that this formal action has been taken to put on record the opinion expressed by the City of Lufkin on February 16, 2021; and
2. The City of Lufkin, acting through its governing body, hereby confirms that, upon successful award of 2021 Competitive 9% Housing Tax Credits the City of Lufkin commits to providing a deferral of fees or a contribution of other value that equals a minimum of \$250 for the benefit of Reserve at Lufkin; and
3. Upon presentation of the Final Construction Inspection Closeout Letter, confirming completion of construction and fulfillment of application representations by MVAH Partners, LLC, the City of Lufkin will waive the referenced deferred fees or contribution of other value; and
4. This Resolution shall become effective immediately upon adoption.

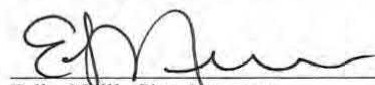
PASSED, APPROVED AND ADOPTED on this 2nd day of March 2021, at a regular meeting of the City Council of the City of Lufkin, Texas, which meeting was held in compliance with the Open Meetings Act, Texas Government Code §551.001, *et Seq.* at which meeting a quorum was present and voting.




Kara Andrepont, City Secretary


Bob F. Brown, Mayor

APPROVED AS TO FORM:


Erika Neill, City Attorney

Community Input Scoring Items

TDHCA#: 21058

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested:

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested: 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 4

A. Chinese Community Center

Name of Community Organization

Pearl Yang

Contact Name

Support

Opposition

B. Alief Super Neighborhood Council

Name of Community Organization

Barbara Quattro

Contact Name

Support

Opposition

C. International District (Management District under TX Code 375)

Name of Community Organization

Natali Hurtado

Contact Name

Support

Opposition

D. Jewish Family Service- Houston

Name of Community Organization

Linda Burger

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

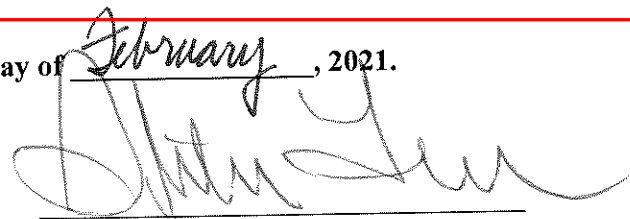
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

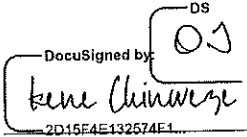
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  _____
City Secretary
(Prepared by Legal Dept. Gene Chinweze)
2D15F4E132574E1
Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA# 21061

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Hope Farm Inc.

Name of Community Organization

Tonya Chancey Lincoln

Contact Name

Support

Opposition

B. United Community Centers

Name of Community Organization

Celia Esparza

Contact Name

Support

Opposition

C. Tarrant County Black Historical and Genealogical Society

Name of Community Organization

Brenda Sanders-Wise

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A Resolution

NO. 5350-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR MAGNOLIA LOFTS, COMMITTING DEVELOPMENT FUNDING, AND DETERMINING THAT MAGNOLIA LOFTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE SOUTHSIDE/MEDICAL DISTRICT TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Magnolia Lofts Ltd., an affiliate of The NRP Group, has proposed a development for mixed income multifamily rental housing named Magnolia Lofts to be located at 300 East Magnolia Avenue in the City of Fort Worth;

WHEREAS, Magnolia Lofts Ltd has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for 2021 Competitive (**9%**) Housing Tax Credits for Magnolia Lofts, a new complex consisting of approximately **69** units, of which at least ten percent (**10%**) of the total units will be set aside for households earning at or below thirty percent (**30%**) Area Median Income and at least ten percent (**10%**) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("**QAP**") provides that an application for Housing Tax Credits may receive seventeen (**17**) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (**1**) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (**2**) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created the Southside/Medical District Tax Increment Financing District ("**Southside/Medical District TIF**") in 1997 in accordance with Chapter 311 of the Texas Tax Code by which local governments can publicly finance needed structural improvements and enhanced infrastructure within a defined area called a reinvestment zone;

WHEREAS, Magnolia Lofts will be located in the Southside/Medical District TIF; and

WHEREAS, the City has determined that the application for Magnolia Lofts submitted to TDHCA by Magnolia Lofts Ltd qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Southside/Medical District TIF.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Magnolia Lofts Ltd to the Texas Department of Housing and Community Affairs for 2021 Competitive (9%) Housing Tax Credits for the purpose of the development of Magnolia Lofts to be located at 300 East Magnolia (TDHCA Application No. 21061), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

to fee waivers in an amount not exceed \$2,500.00 to Magnolia Lofts Ltd conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Magnolia Lofts (TDHCA Application No. 21061) as the development in the 2021 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Southside/Medical District TIF, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Magnolia Lofts Ltd.

Adopted this 23rd day of February 2021.

ATTEST:

By: Mary J. Kayser
Mary J. Kayser, City Secretary



Community Input Scoring Items

TDHCA# 21062

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Classical Music Institute

Name of Community Organization

Donald Mason

Contact Name

Support

Opposition

B. Cesar E Chavez Legacy & Educational Foundation

Name of Community Organization

Ernest J Martinez

Contact Name

Support

Opposition

C. SMART

Name of Community Organization

Andy Benavides

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION **2021-02-11-0012R**

IN SUPPORT OF ADA STREET APARTMENTS, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF ADA STREET APARTMENTS, AN 80-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 3; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE SA TOMMORROW BROOKS AREA PLAN.

* * * * *

WHEREAS, Ada Street Apartments, Ltd. (the "Applicant") has proposed an 80-unit affordable multi-family rental housing development named Ada Street Apartments (the "Development"), to be located at 3618 S. New Braunfels in Council District 3 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 80-unit affordable multi-family rental housing development named Ada Street Apartments (the "Development"), to be located at 3618 S. New Braunfels in Council District 3 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021, and

WHEREAS, City staff has identified that the Development is located within the SA Tomorrow Brooks Area Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the SA Tomorrow Brooks Area Plan; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does support the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 80-unit affordable multi-family rental housing development named Ada Street Apartments (the “Development”), to be located at 3618 S. New Braunfels in Council District 3 in the City of San Antonio, Texas.

SECTION 3. The City hereby identifies Ada Street Apartments as the Development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the SA Tomorrow Brooks Area Plan.

SECTION 4. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.


M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk



James Williams for
Andrew Segovia, City Attorney



City of San Antonio

City Council

February 11, 2021

Item: 22E

File Number: 21-1596

Enactment Number:

2021-02-11-0012R

Ada Street Apartments at 3618 S New Braunfels in Council District 3

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

Community Input Scoring Items

TDHCA# 21064

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Classical Music Institute

Name of Community Organization

Donald Mason

Contact Name

Support

Opposition

B. Cesar E Chavez Legacy & Educational Foundation

Name of Community Organization

Ernest J Martinez

Contact Name

Support

Opposition

C. SMART

Name of Community Organization

Andy Benavides

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION **2021-02-11-0015R**

IN SUPPORT OF FIESTA TRAILS, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF FIESTA TRAILS, A 74-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 8.

* * * * *

WHEREAS, Fiesta Trails, Ltd. (the "Applicant") has proposed a 74-unit affordable multi-family rental housing development named Fiesta Trails (the "Development"), to be located at 12485 W. Interstate 10 in Council District 8 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that **it supports** the proposed 74-unit affordable multi-family rental housing development named **Fiesta Trails** (the "Development"), to be located at **12485 W. Interstate 10** in Council District 8 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

- 202100-11 SO 1508
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
 - (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 74-unit affordable multi-family rental housing development named Fiesta Trails (the “Development”), to be located at 12485 W. Interstate 10 in Council District 8 in the City of San Antonio, Texas.

SECTION 3. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 4. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.


M A Y O R
Ron Nirenberg

ATTEST:



Tina J. Flores, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney for



TREY MARTINEZ FISCHER

MEMBER:
WAYS & MEANS

TEXAS STATE REPRESENTATIVE • DISTRICT 116
Dean, Bexar County Delegation

MEMBER:
CORRECTIONS

February 25, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Fiesta Trails TDHCA ID 21064
12485 W IH 10 San Antonio 78230

Dear Mr. Wilkinson:

I received the Public Notification for Fiesta Trails located at the above address in Texas House District 116, which I represent. I am pleased to lend my support to this development, which will serve the constituents in my district.

Sincerely,

A handwritten signature in black ink, appearing to read "Trey".

Trey Martinez Fischer
State Representative, HD-116
Dean, Bexar County Delegation



Community Input Scoring Items

TDHCA#: 21069

Self Score Total: 136

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

Support

Name of Local Government Body

City of Pharr

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Amigos Del Valle, Inc.

Name of Community Organization

Alex Guerra

Contact Name

Support

Opposition

B. Goodwill Industries of South Texas, Inc.

Name of Community Organization

Marjorie N. Boudreaux

Contact Name

Support

Opposition

C. United Way of South Texas

Name of Community Organization

Lilly Lopez-Killelea

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. R-2021-09

RATIFICATION OF RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS SUPPORTING THE PROPOSED DEVELOPMENT OF DAHLIA VILLAS, AN AFFORDABLE HOUSING COMMUNITY, AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY

WHEREAS, TGO Dahlia 21, LP, and its affiliates (the "**Applicant**"), has brought to the City of Pharr (the "**City**") a proposal to develop Dahlia Villas, an affordable rental housing community of approximately 130 total units (the "**Housing Community**") to be located on approximately 4.62+/- acres of land located at 409 W. Sam Houston Blvd., Pharr, Hidalgo County Texas 78577 ("**Development Site**"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("**TDHCA**") for an award of 2021 Competitive 9% Housing Tax Credits to finance the acquisition and development of the Housing Community; and

WHEREAS, the Applicant has requested from the City support for the Housing Community and its application to TDHCA and for a commitment of development funding that will benefit the Housing Community.

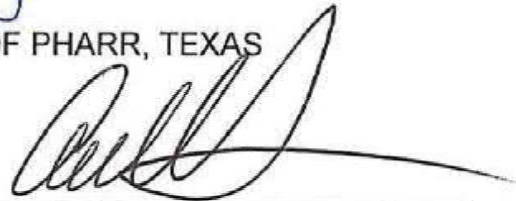
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THAT:

1. The findings contained in the preambles of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and that this formal action has been taken to put on record the opinion expressed by the City as of the date set forth below.
3. The City, acting through its governing body, hereby approves a commitment of funding assistance to the Applicant in the amount of \$500.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of housing tax credits to the Applicant. The City will provide a letter to the Applicant describing the value and form of the contribution and any caveats to delivering the contribution.
4. The City, acting through its governing body, hereby authorizes, empowers, and directs Mayor Ambrosio Hernandez to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

CONSIDERED, PASSED and APPROVED on this the 1st day of March, 2021, at a regular meeting of the Board of Commissioners of the City of Pharr, Texas at which a quorum was present, and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED ON THIS THE 26 day of FEBRUARY 2021.

CITY OF PHARR, TEXAS



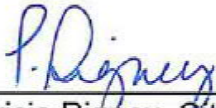
Dr. Ambrosio "Amos" Hernandez, Mayor

ATTEST:



Hilda Pedraza, City Clerk

APPROVED AS TO FORM:



Patricia Rigney, City Attorney



State of Texas
House of Representatives

SERGIO MUÑOZ, JR.
STATE REPRESENTATIVE

DISTRICT OFFICE
121 E. TOM LANDRY
MISSION, TEXAS 78572
956-584-8999
956-584-7555 (FAX)
SERGIO.MUNOZ@HOUSE.TEXAS.GOV

CAPITOL OFFICE
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
512-463-0704
(FAX) 512-463-5364
RM. 4S.2

March 3, 2021

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Re: Support for Dahlia Villas, TDHCA #21069

Dear Ms. Holloway:

I am writing to show my support for Dahlia Villas, a proposed affordable rental housing community for individuals and families to be located at 409 W. Sam Houston Blvd., Pharr, Hidalgo County, Texas 78577. It is my understanding that TGO Dahlia 21, LP, an affiliate of Texas Grey Oaks, LLC, the applicant of this proposed development is seeking housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing for individuals and families like Dahlia Villas. I therefore fully support Dahlia Villas at its proposed location in Pharr, Texas, and HTC Application #21069.

Sincerely,

A handwritten signature in blue ink that reads "Sergio Muñoz, Jr.".

Sergio Muñoz, Jr.
State Representative, District 36

cc: Steve Lollis – Via Email – steve@texasgreyoaks.com
Texas Grey Oaks, LLC

Donna Rickenbacker – Via Email – donna@marqueconsultants.com
Marque Real Estate Consultants

Community Input Scoring Items

TDHCA# 21070

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Any Baby Can

Name of Community Organization

Veronda L. Durden

Contact Name

Support

Opposition

B. Austin Habitat for Humanity

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support

Opposition

C. Capital IDEA

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

D. SAFE Alliance

Name of Community Organization

Julia Spann

Contact Name

Support

Opposition

E. Sustainable Food Center

Name of Community Organization

Mark Bethell

Contact Name

Support

Opposition

F. Skillpoint Alliance

Name of Community Organization

Kevin Brackmeyer

Contact Name

Support

Opposition

RESOLUTION NO. 20210204-009

WHEREAS, Saison North, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 10010 North Capital of Texas Hwy, Austin TX 78759 (Proposed Development) within the City; and

WHEREAS, Applicant intends for the development to be for the general population; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Saison North; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports

the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

BE IT FURTHER RESOLVED:

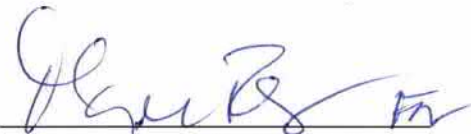
Pursuant to Section 11.9(d)(1) of Texas' Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 4, 2021

ATTEST:



Jannette S. Goodall
City Clerk

Community Input Scoring Items

TDHCA# 21075

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Austin

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Any Baby Can of Austin

Name of Community Organization

Veronda L. Durden

Contact Name

Support

Opposition

B. Austin Habitat for Humanity

Name of Community Organization

Phyllis Snodgrass

Contact Name

Support

Opposition

C. Capital IDEA

Name of Community Organization

Steve Jackobs

Contact Name

Support

Opposition

D. The SAFE Alliance

Name of Community Organization

Julia Spann

Contact Name

Support

Opposition

E. Sustainable Food Center

Name of Community Organization

Mark Bethell

Contact Name

Support

Opposition

F. Skillpoint Alliance

Name of Community Organization

Kevin Brackmeyer

Contact Name

Support

Opposition

RESOLUTION NO. 20210204-012

WHEREAS, June West, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be located at or near 1200-1206 W Koenig Ln. Austin, TX 78756 (Proposed Development) within the City; and

WHEREAS, Applicant intends for the development to be for the general population; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as June West; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, **the City Council supports**

the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.

BE IT FURTHER RESOLVED:

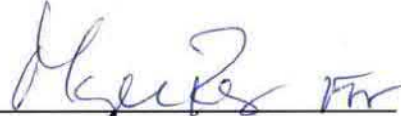
Pursuant to Section 11.9(d)(1) of Texas' Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 4 _____, 2021

ATTEST:



Jannette S. Goodall
City Clerk

Community Input Scoring Items

TDHCA# 21078

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Hands of Hope

Name of Community Organization

John Ramsey

Contact Name

Support

Opposition

B. Meals on Wheels, Inc. of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

C. Pathfinders

Name of Community Organization

Kathryn Arnold

Contact Name

Support

Opposition

D. United Way of Tarrant County

Name of Community Organization

Leah M. King

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

A Resolution

NO. 5347-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR CLIFTON RIVERSIDE, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT CLIFTON RIVERSIDE CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN NEIGHBORHOOD EMPOWERMENT ZONE AREA FOUR, AND ACKNOWLEDGING THAT CLIFTON RIVERSIDE IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Clifton Riverside, LLC, an affiliate of Saigebrook Development, LLC and O-SDA Industries, LLC, has proposed a development for affordable multifamily rental housing named Clifton Riverside to be located at 2406 and 2412 East Belknap Street in the City of Fort Worth;

WHEREAS, Clifton Riverside, LLC has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for **2021 Competitive (9%) Housing Tax Credits for the Clifton Riverside**, a new complex consisting of approximately 97 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below 30% Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Neighborhood Empowerment Zones ("NEZ") beginning in 2001 in accordance with Chapter 378 of the Texas Local Government Code in order to promote affordable housing and economic development in the designated zones. The City consolidated its 20 NEZs into (6) NEZs in January 2019 (M&C G-19469). All of the City's NEZs are included in the City's annual Comprehensive

Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2020 Comprehensive Plan, Part II, Chapter 5:Housing);

WHEREAS, the Clifton Riverside will be located in NEZ Area Four;

WHEREAS, the City has determined that the application for Clifton Riverside submitted to TDHCA by Clifton Riverside, LLC qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in NEZ Area Four; and

WHEREAS, section 10 TAC §11.3(d) of the QAP states that the Governing Body of the appropriate municipality where the Development is to be located must by vote specifically allow the construction of a new development located within one linear mile or less from a development which serves the same target population.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Clifton Riverside, LLC to the Texas Department of Housing and Community Affairs for 2021 Competitive (9%) Housing Tax Credits for the purpose of the development of the Clifton Riverside apartments to be located at 2406 and 2412 East Belknap Street (TDHCA Application No. 21078), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed \$2,500.00 to Clifton Riverside, LLC conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Clifton Riverside (TDHCA Application No. 21078) as the development in the 2021 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in Neighborhood Empowerment Zone Area Four, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth acknowledges that Clifton Riverside is located one linear mile or less from a development that serves the same target population as the proposed Clifton Riverside and has received an allocation of Housing Tax Credits for new construction and adaptive reuse, and this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth to authorize the Development to move forward.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Clifton Riverside, LLC

Adopted this 23rd day of February 2021.

ATTEST:

By: Mary J. Kayser
Mary J. Kayser, City Secretary



Community Input Scoring Items

TDHCA#: _____

Self Score Total: **131**

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested **17**

City of Jarrell

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested _____

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested **0**

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested **8**

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested **4**

A. Boys & Girls Club of Georgetown

Name of Community Organization

Daniel Anstee

Contact Name

Support
 Opposition

B. Texas State Independent Living Council

Name of Community Organization

Brian White

Contact Name

Support
 Opposition

C. Jarrell Chamber of Commerce

Name of Community Organization

Lara Ingalsbee

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



City of Jarrell

161 Town Center Blvd
Jarrell, TX 76537
512-746-4593

www.cityofjarrell.com

RESOLUTION NO: 2020-1215-05

**RESOLUTION OF SUPPORT FOR A HOUSING TAX CREDIT
APPLICATION FOR KODU CROSSING AND COMMITMENT OF
DEVELOPMENT FUNDING BY A LOCAL POLITICAL SUBDIVISION**

WHEREAS, KCG DEVELOPMENT, LLC has proposed a development for affordable rental housing at the NW corner of Don Currie Drive and Town Center Blvd., named KODU CROSSING in the CITY OF JARRELL in Williamson County; and

WHEREAS, KCG DEVELOPMENT, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for KODU CROSSING.

It is hereby

RESOLVED, that the CITY OF JARRELL, acting through its governing body, hereby confirms that it SUPPORTS the proposed KODU CROSSING, at the NW corner of Don Currie Drive and Town Center Blvd., and that this formal action has been taken to put on record the opinion expressed by the CITY OF JARRELL on December 15th, 2020 and


RESOLVED, that the CITY OF JARRELL, acting through its governing body, additionally confirms that it will commit to fee waivers in an amount no less than \$250 to KODU CROSSING, conditioned upon its receipt of Housing Tax Credits.

FURTHER RESOLVED that for and on behalf of the Governing Body, LARRY BUSH, the Mayor of the City of Jarrell, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the **15th** day of **DECEMBER 2020**.


THE CITY OF JARRELL

BY:


Larry Bush, Mayor



ATTEST:


Dianne Peace, City Secretary

Community Input Scoring Items

TDHCA# 21081

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Genesis Women's Shelter & Support

Name of Community Organization

Jan Langbein

Contact Name

Support

Opposition

B. Dallas Area Habitat for Humanity

Name of Community Organization

David J. Crawford

Contact Name

Support

Opposition

C. Metro Dallas Homeless Alliance

Name of Community Organization

Carl W. Falconer

Contact Name

Support

Opposition

D. United Way of Metropolitan Dallas

Name of Community Organization

Ashley Brundage

Contact Name

Support

Opposition

E. NA

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

February 24, 2021

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; and

WHEREAS, the Comprehensive Housing Policy provides a policy for developers requesting a Resolution of Support or No Objection (Resolutions) for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Saigebrook Development, LLC and/or O-SDA Industries, LLC, or its affiliate (Applicant) has proposed the development of a mixed income multifamily complex to be known as Kiva East located at 4724 and 4806 East Side Avenue in the City of Dallas, Texas; and

WHEREAS, the development is part of a concerted revitalization plan area, meaning in an area covered by a local planning document, as more specifically outlined in the The 360 Plan area, and

WHEREAS, on December 13, 2017, City Council authorized such plan by Resolution No. 17-1940, as amended; and

WHEREAS, the Applicant proposes to develop 87 units, to include 18 one-bedrooms, 48 two-bedrooms, and 21 three-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make seven of the 87 units available to households earning 0%-30% of Area Median Income (AMI), 28 of the 87 units available to households earning between 31%-50% of AMI, and 35 of the 87 units available to households earning between 51%-60% of AMI and 17 of the 87 units being non income-restricted; and

February 24, 2021

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2021 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as Kiva East (TDHCA No. 21081); and

WHEREAS, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 9% HTC application for Kiva East located at 4724 and 4806 East Side Avenue, Dallas, Texas.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its governing Body, hereby confirms that it supports the proposed development by Saigebrook Development, LLC and/or O-SDA Industries, LLC or its affiliate, to be located at 4724 and 4806 East Side Avenue, Dallas, Texas, the development's application for 9% HTC, and any allocation by the TDHCA of 9% HTC for the proposed development.

SECTION 2. That the City Manager or their designee, is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Saigebrook Development, LLC and/or O-SDA Industries, LLC or its affiliates, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Saigebrook Development, LLC and/or O-SDA Industries, LLC or its affiliate must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2021-00015617, Vendor VC21121.

210376

February 24, 2021

SECTION 4. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in Fund 0001, in the amount of \$500.00.

SECTION 5. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant from the General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

SECTION 6. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 24, 2021, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

SECTION 7. That this resolution affirms that the above-named development has been identified as contributing significantly more than any other to the concerted revitalization efforts of the City as outlined in The 360 Plan area (Plan). The City Manager, or designee, is hereby authorized to execute a letter providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the Plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter will also discuss how the improvements will lead to an appropriate area for the placement of housing.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Community Input Scoring Items

TDHCA# 21087

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Irving

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 0

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Dallas Area Habitat for Humanity

Name of Community Organization

David J. Crawford

Contact Name

Support

Opposition

B. Metro Dallas Homeless Alliance (MDHA)

Name of Community Organization

Carl W. Falconer

Contact Name

Support

Opposition

C. United Way of Metropolitan Dallas

Name of Community Organization

Ashley Brundage

Contact Name

Support

Opposition

D. Genesis Women's Shelter and Support

Name of Community Organization

Jan Langbein

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

CITY OF IRVING

COUNCIL RESOLUTION NO. RES-2021-71

WHEREAS, The Versia, LLC has proposed a development for affordable rental housing for seniors at the NWC of Grove St. and S. Story Rd. named The Versia in the City of Irving; and

WHEREAS, there is a need for affordable housing for the City of Irving senior citizens of modest means; and

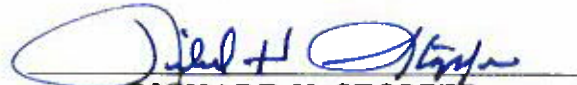
WHEREAS, The Versia, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for The Versia; and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

- SECTION I. THAT this resolution affirms the City of Irving's support for the above named development; and
- SECTION II. THAT the City of Irving also affirms that it will provide a <fee waiver, reduced building permit fee, etc> for the benefit of the development in the amount of \$500.
- SECTION III. THAT this resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,
on February 11, 2021.


RICHARD H. STOPFER
MAYOR

ATTEST:


Shanae Jennings
City Secretary



APPROVED AS TO FORM:


Kuruvilla Oommen
City Attorney

TEXAS HOUSE *of* REPRESENTATIVES



TERRY MEZA

DISTRICT 105

January 26, 2021

Ms. Marni Holloway
Director, Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711

RE: Support for the Multifamily Development -- The Versia

Dear Director Holloway:

This letter concerns the Competitive (9%) Housing Tax Credit Program Application submitted by Saigebrook Development, LLC for The Versia: A Senior Living Community, to be located at the lots of 923, 1003, & 1013 South Story Road in the City of Irving, Dallas County, Texas.

As you are well aware, there is an urgent need for high-quality, service-enriched, affordable housing for the residents of Irving. This project is greatly needed in this community.

Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this letter of support of the application submitted by the developer.

Thank you for your consideration of my letter in support.

Sincerely,

A handwritten signature in black ink that reads "Terry Meza". The signature is written in a cursive, flowing style.

Representative Terry Meza
House District 105

Community Input Scoring Items

TDHCA#: 21092

Self Score Total: 135

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Tyler

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. East Texas Human Needs Network

Name of Community Organization

Christina Fulsom

Contact Name

Support

Opposition

B. PATH

Name of Community Organization

Andrea Wilson

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. R-2021-7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, INDICATING SUPPORT FOR THE APPLICATION OF SCENIC PARK APARTMENTS, LP AND ITS AFFILIATES, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS SCENIC PARK APARTMENTS, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS, APPROVING A WAIVER OF DEVELOPMENT /PERMIT FEES IN THE AMOUNT OF \$500.00, AUTHORIZING THE MAYOR AND/OR DESIGNATED CITY STAFF TO TAKE ALL NECESSARY OR APPROPRIATE ACTIONS ASSOCIATED THEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City Council to promote the general public welfare;
and

WHEREAS, it is the intent of the City Council to promote and encourage affordable housing; and

WHEREAS, Scenic Park Apartments, LP and its affiliates have proposed the construction of the development of affordable rental housing known as Scenic Park Apartments located at 641 East Southeast Loop 323 in the City of Tyler, Smith County, Texas; and

WHEREAS, Scenic Park Apartments, LP and its affiliates have communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Housing Tax Credits for the Scenic Park Apartments development; and

WHEREAS, Scenic Park Apartments, LP and its affiliates have requested a waiver of development/permit fees in the amount of \$500.00 for the Scenic Park Apartments development as a commitment of development funding from the City of Tyler, Texas; and

WHEREAS, as noted in Tyler City Code Section 1-9, the City Council has the authority to refund, transfer or waive any fee when, in its sole discretion, it determines that circumstances justify such action in order to promote a public purpose or the public welfare; and

WHEREAS, the City of Tyler, Texas has the authority to defer development fees on the property located at 641 East Southeast Loop 323, Tyler, Texas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TYLER TEXAS:

PART 1: That the City of Tyler, acting through its governing body, hereby confirms that it supports the proposed Scenic Park Apartments proposed to be located at 641 East Southeast Loop 323 and that this formal action has been taken to put on record the opinion expressed by the City of Tyler on January 27, 2021.

PART 2: That the City Council, as governing body of the City of Tyler, Texas, hereby adopts this Resolution as evidence to its commitment of funds in the amount of \$500.00 to be provided to the development in the form of a waiver of development /permit fees.

PART 3: That for and on behalf of the governing body, Donald P. Warren, Mayor, and/or designated City Staff, is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing Community Affairs and to take all other necessary or appropriate steps or actions associated with this development funding.

PART 4: That this Resolution shall be effective immediately upon adoption.

PASSED AND APPROVED, this 27th day of January, A. D. 2021.



DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

ATTEST:



~~CASSANDRA BRAGER, CITY CLERK~~

Patricia Beas, Deputy City Clerk

Community Input Scoring Items

TDHCA#: 21093

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Grand Prairie

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Alzheimer's Disease & Related Disorders Assoc. dba Alzheimer's Association

Name of Community Organization

Kathy Shockley

Contact Name

Support

Opposition

B. Senior Citizens of Greater Dallas, Inc. dba The Senior Source

Name of Community Organization

Rena Perry

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 5153-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS IN SUPPORT OF THE SUBMISSION OF AN APPLICATION TO THE 2021 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY JES DEV CO. INC., FOR THE NEW CONSTRUCTION OF AFFORDABLE SENIOR HOUSING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jes Dev Co. Inc. ("Applicant") has requested support from the City of Grand Prairie for the new construction of 45 affordable senior housing units named Parkside on Carrier located at 1217 South Carrier Parkway, Grand Prairie, Dallas County, Texas (the "Development"); and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2021 Competitive 9% Housing Tax Credits ("HTC") for the rehabilitation of Parkside on Carrier; and

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision to the Development will improve the overall success of its application; and

WHEREAS, pursuant to the rules that govern the allocation of HTCs by TDHCA, an applicant who provides a resolution from the governing body of a local political subdivision agreeing to commit a minimum of \$500.00 of funding assistance to the Development will improve the overall success of its application; and

WHEREAS, the Applicant has requested a commitment of required funding assistance for \$500.00 for its application in the form of a reduced fees for the benefit of the Development from the City of Grand Prairie for its application to TDHCA for the new development of affordable senior housing; and

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, THAT:

SECTION 1. The City of Grand Prairie, Texas hereby supports the proposed new development of Parkside on Carrier, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

SECTION 2. The City of Grand Prairie, will commit a funding amount to the Development of waiving or reducing the Building Permit Fee in a minimum amount of \$500.00 should the project be selected for funding; and

SECTION 3. Notwithstanding anything herein to the contrary, the funding commitment by the City of Grand Prairie, shall be contingent on the Applicant's receipt of commitment of HTCs for the Development from TDHCA; and

SECTION 4. The City of Grand Prairie, Dallas County, Texas hereby supports the proposed new development of Parkside on Carrier, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), and

SECTION 5. For and on behalf of the Governing Body, Ron Jensen, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs; and

SECTION 6. The City of Grand Prairie is not a related party to the Applicant, and any funding assistance committed by the City to the new development of Parkside on Carrier pursuant to this resolution will not have been first provided to the City by the Applicant or any related party to the Applicant.

SECTION 7. This Resolution shall be and become effective immediately upon and after its adoption and approval.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 2ND DAY OF FEBRUARY 2021.

APPROVED:



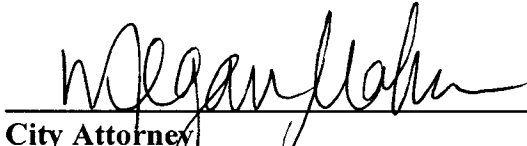
Ron Jensen, Mayor

ATTEST:



Jennifer Stubb, Deputy City Secretary
City Secretary

APPROVED AS TO FORM:



Megan Hahn
City Attorney

TEXAS HOUSE *of* REPRESENTATIVES



TERRY MEZA

DISTRICT 105

February 26, 2021

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for Parkside on Carrier (TDHCA # 21093), Grand Prairie, Dallas County, Texas

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Parkside on Carrier (the Development), located at 1217 S Carrier Parkway, Grand Prairie, Dallas County, TX. The Development will provide needed housing for residents of my district.

Thank you for including my support for Parkside on Carrier in the full application for the Development.

Sincerely,

A handwritten signature in blue ink that reads "Terry Meza".

Representative Terry Meza
Texas State House of Representatives

Community Input Scoring Items

TDHCA#: 21095

Self Score Total: 135

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Longview

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization I

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. United Way

Name of Community Organization

Donna Sharp

Contact Name

Support

Opposition

B. Silver Paws, Inc.

Name of Community Organization

Casie Buck

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 5751

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2021 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED PORTER PLACE TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, JES Dev Co, Inc., (TDHCA No. 21095) has proposed a development for affordable Senior rental housing named Porter Place located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Porter Place is expected to be located at or near 411 Porter Lane shown approximately on Exhibit A; and,

WHEREAS, JES Dev Co, Inc., has advised the City of Longview that JES Dev Co, Inc., intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Porter Place development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens within the boundaries of the City of Longview; and,


WHEREAS, the City of Longview supports Porter Place development;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW,


TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Porter Place.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Porter Place development and authorizes an allocation of Housing Tax Credits for the Porter Place development. 

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of the Porter Place development in the amount of \$500. 

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepherd, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

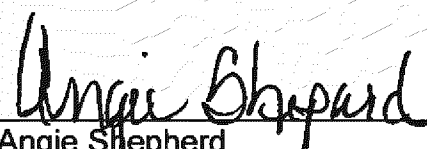
Section 8. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 11th day of February, 2021.



Dr. Andy Mack
Mayor

ATTEST:



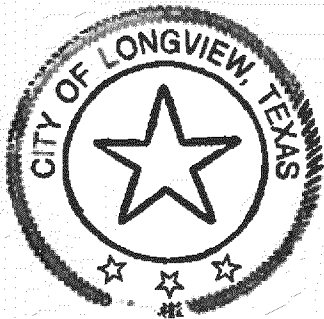
Angie Shepherd
City Secretary

APPROVED AS TO FORM:



Jim Finley
City Attorney

R DS SUPPORT PORTER PLACE 2-11-21



TEXAS HOUSE of REPRESENTATIVES



Jay Dean

DISTRICT 7

GREGG COUNTY, UPSHUR COUNTY

February 24, 2021

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Porter Place, TDHCA Application #21095

Dear Ms. Holloway;

I have received the public notification for the proposed development known as *Porter Place* to be located on Porter Lane, Longview, Texas. This site is in House District 7, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Longview. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

God bless,

A handwritten signature in black ink, appearing to read "Jay Dean".

Rep. Jay Dean

Community Input Scoring Items

TDHCA# 21099

Self Score Total: 133

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application. Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Marshall

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4) Application expects to receive QCP points.

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5) Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6) Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. East Texas Food Bank

Name of Community Organization

 Support

Dennis Cullinane

 Opposition

Contact Name

B. Meals on Wheels

Name of Community Organization

 Support

Bonnie Andrews

 Opposition

Contact Name

C. Mission Marshall

Name of Community Organization

 Support

Misty Scott

 Opposition

Contact Name

D. The Bridge of Compassion

Name of Community Organization

 Support

Gregg Taylor

 Opposition

Contact Name

E.

Name of Community Organization

 Support

Contact Name

 Opposition**F.**

Name of Community Organization

 Support

Contact Name

 Opposition

RESOLUTION NO. R-21-06

**A RESOLUTION BY THE CITY COUNCIL OF MARSHALL TEXAS SUPPORTING A
PROPOSED AFFORDABLE SENIOR LIVING DEVELOPMENT
(MARSHALL CROSSING)**

WHEREAS, the City of Marshall (hereinafter "the City") is committed to promoting economic growth, redevelopment and community improvement; and

WHEREAS, a primary goal of the City's "Mobilize Marshall Strategic Plan" is to Improve Economic Development in the short term; and

WHEREAS, one important objective of the City under said primary goal is to establish alternatives for Senior Housing; and

WHEREAS, such alternative may be to increase the availability, financial accessibility, and support for safe, decent, and affordable senior housing in order to ultimately enhance the quality of life and quality of place of our senior citizens in the City; and

WHEREAS, Cobblestone Marshall Crossing, LP has proposed a 12-acre development for affordable rental housing at the southeast quadrant of Decker Dr. and East End Blvd S to be named Marshall Crossing in the City of Marshall; and

WHEREAS, Marshall Crossing will be a 48-75 unit age-restricted development whereby all residents must be 55 or older; and

WHEREAS, Cobblestone Marshall Crossing, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Marshall Crossing.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MARSHALL,
THAT:**

The City of Marshall acting through its governing body, hereby confirms that it supports the proposed Marshall Crossing (Application # 21099) and that this formal action has been taken to put on record the opinion expressed by the City on February 11th, 2021, and;

That for and on behalf of the Governing Body, Mr. Mark Rohr, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs (TDHCA); and

This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council.

**PASSED, APPROVED AND ADOPTED BY THE CITY OF MARSHALL CITY COUNCIL
ON THIS 11TH DAY OF FEBRUARY, 2021**

Terri W. Brown
Terri Brown, Mayor

ATTEST:

N. Smith
Nikki Smith, City Secretary

Community Input Scoring Items

TDHCA#: 21100

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in this Application.

Resolution(s) of either "no objection" or "support" is included behind this tab. ** Points/Points Requested: 17

City of Houston

Name of Local Government/Name of Local Government Body

Name of Local Government/Name of Local Government Body

** Note that letters are due 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Applicant(s) expects to receive (or has received) the requested packets (W/UST) (be received from Neighborhood/Organizational) Points/Points Requested: 4

** Note that packets are due 1, 2021 and (N/A) (be received from the requested packets (W/UST) (be received from Neighborhood/Organizational)

3. Input from State Representatives - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab. ** Points/Points Requested:

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab. **

No letter expressing support, neutrality, or opposition is included behind this tab. Points/Points Requested: 8

** Note that if there are both items will be considered as neutral. Letters are due 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant(s) has included one or more letters of support or opposition behind this tab. Points/Points Requested: 4

A. Work Faith Connections

Name of Community Organization/Name of Community Organization/Name of Community Organization

Matt Killian

Contact Name/Contact Name

Support
 Opposition

B. BuildAid Houston (AKA HomeAid, Inc)

Name of Community Organization/Name of Community Organization/Name of Community Organization

Christopher Yuko

Contact Name/Contact Name

Support
 Opposition

C. Portfolio Resident Services

Name of Community Organization/Name of Community Organization

Melinda Frazer

Contact Name/Contact Name

Support
 Opposition

D. Memorial Assistance Ministries

Name of Community Organization/Name of Community Organization/Name of Community Organization

Sonja Gee

Contact Name/Contact Name

Support
 Opposition

E.

Name of Community Organization/Name of Community Organization/Name of Community Organization

Contact Name/Contact Name

Support
 Opposition

F.

Name of Community Organization/Name of Community Organization/Name of Community Organization

Contact Name/Contact Name

Support
 Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

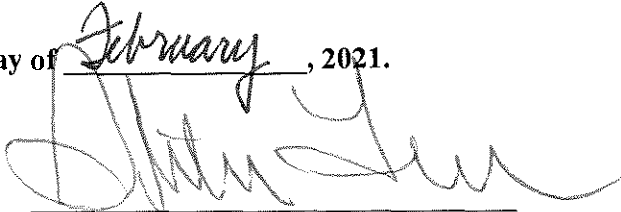
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.


Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by: 
2D15F7E132574E1

 City Secretary

(Prepared by Legal Dept. _____)
 Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
	✓	THOMAS
		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA# 21101

Self Score Total: 135

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Longview

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Meals on Wheels East Texas

Name of Community Organization

Tiffany Damskov

Contact Name

Support

Opposition

B. East Texas Food Bank

Name of Community Organization

Dennis Cullinane

Contact Name

Support

Opposition

C. Longview Museum of Fine Arts

Name of Community Organization

Tiffany Jehorek

Contact Name

Support

Opposition

D. United Way

Name of Community Organization

Donna Sharp

Contact Name

Support

Opposition

E. NA

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 5753

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2021 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED LONGVIEW CROSSING TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; PROVIDING FOR REDUCED FEES UP TO \$500.00; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Cobblestone Longview Crossing, LP, (TDHCA No. 21101) has proposed a development for affordable Senior rental housing named Longview Crossing located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Longview Crossing is expected to be located at or near the southwest quadrant of E Hawkins Parkway and Good Shepard Way shown approximately on Exhibit A: and,

WHEREAS, Cobblestone Longview Crossing, LP, has advised the City of Longview that Cobblestone Longview Crossing, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Longview Crossing development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens within the boundaries of the City of Longview; and,

WHEREAS, the City of Longview supports Longview Crossing development; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW,

TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Longview Crossing .

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Longview Crossing development and authorizes an allocation of Housing Tax Credits for the Longview Crossing development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of the Longview Crossing development in the amount of \$500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepherd, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

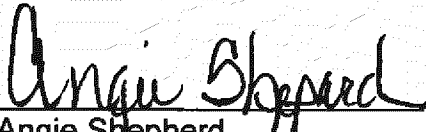
Section 8. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 11th day of February, 2021.




Dr. Andy Mack
Mayor

ATTEST:



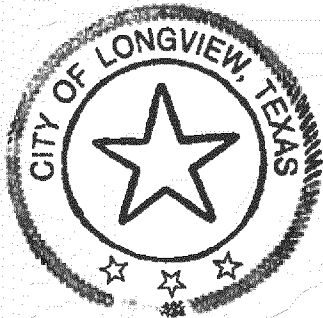
Angie Shepherd
City Secretary

APPROVED AS TO FORM:



Jim Finley
City Attorney

R DS SUPPORT LONGVIEW CROSSING 2-11-21



Community Input Scoring Items

TDHCA# 21104

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Abilene

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Habitat for Humanity Abilene, Inc.

Name of Community Organization

Steven Leggett

Contact Name

Support

Opposition

B. Meals on Wheels Plus, Inc.

Name of Community Organization

Betty L. Bradley

Contact Name

Support

Opposition

C. NA

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 22-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
(SUPPORTING A HOUSING TAX CREDIT APPLICATION SUBMITTED FOR HERITAGE
AT ABILENE) AND COMMITTING DEVELOPMENT INCENTIVES**

WHEREAS, OPG Heritage Partners, LLC has proposed the development of affordable rental housing located at 1101 S. 9th Street, and named Heritage at Abilene in the City of Abilene, Taylor County, Texas;

WHEREAS, there is a need for affordable housing for Abilene residents of modest means;

WHEREAS, OPG Heritage Partners, LLC, has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the proposed development; and

WHEREAS, Heritage at Abilene is located within the revitalization area known as Abilene Neighborhood Empowerment Zone No. 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE:

PART 1. That the City of Abilene, acting through its governing body, hereby confirms that it supports the application for Heritage at Abilene, located at 1101 S. 9th Street, and that this formal action has been taken to put on record the opinion expressed by the City of Abilene on February 11, 2021.

PART 2. That this Resolution affirms that Heritage at Abilene has been identified as contributing most significantly to the concerted revitalization efforts of the City of Abilene as outlined in Abilene Empowerment Zone No. 1.

PART 3. That the City of Abilene does hereby commit to provide a loan, grant, reduced fees, or contribution of other value that equals \$500.00, conditioned upon Heritage at Abilene receiving a commitment of 2021 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Development.

PART 4. That for and on behalf of the Governing Body of the City of Abilene, Mr. Robert Hanna, City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PART 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Abilene, and it is accordingly so resolved.

[Redacted]

[Redacted]


Shawna Atkinson, City Secretary

[Redacted]



[Redacted]

Community Input Scoring Items

TDHCA# 21109

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Garland

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Hope Clinic of Garland

Name of Community Organization

Alice Mae Britt

Contact Name

Support

Opposition

B. Garland Chamber of Commerce

Name of Community Organization

Paul Mayer

Contact Name

Support

Opposition

C. NA

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 10478

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS CONFIRMING A PROPOSED DEVELOPMENT TO BE FUNDED WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2021 COMPETITIVE 9% HOUSING TAX CREDITS; FINDING THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A CERTAIN PROXIMITY TO A CERTAIN OTHER DEVELOPMENT; AUTHORIZING A REDUCTION OF CERTAIN FEES; AUTHORIZING THE CERTIFICATION OF THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a number of applicants have proposed various developments for affordable rental housing to be located within the City of Garland, Texas;

WHEREAS, those applicants have advised that they intend to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the development being proposed by the respective applicant;

WHEREAS, the City Council desires to evidence its support of certain of those applications by adopting this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City, by and through its City Council, hereby confirms that it supports the proposed development presented to the City Council by OPG Sycamore Creek Partners, LLC (the "Applicant") as "Sycamore Creek", 701 Dairy Road, Garland, Texas 75040 (Region 3/Urban 21109 (senior housing)) (the "Development") and that formal action by way of the adoption of this Resolution has been taken to put on record the opinion of support for the Development expressed by the City as of the effective date of this Resolution.

Section 2

That the City Council finds that, as provided for in 10 TAC §11.3(d), the Development is located one linear mile or less from a development that serves the same Target Population as the proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) for new construction since January 4, 2018.

Section 3

That the City Manager or his designee may issue a letter confirming that the City will provide a reduction of fees in an amount not to exceed \$500.00 for the benefit of the Development so that the Applicant may receive one point under the applicable Texas Administrative Code regulations for the contribution.

Section 4

That, for and on behalf of the City Council, the City Secretary is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

Section 5

That this Resolution shall be and become effective immediately upon and after its passage and approval.


PASSED AND APPROVED this the 23rd day of February, 2021.

CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



Community Input Scoring Items

TDHCA# 21111

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** 17

City of Conroe

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. 4

A. Montgomery County Homeless Coalition

Name of Community Organization

Andre Hauser

Contact Name

Support

Opposition

B. Meals on Wheels Montgomery County

Name of Community Organization

Sadie Milstead

Contact Name

Support

Opposition

C. Montgomery County NAACP

Name of Community Organization

Carl White

Contact Name

Support

Opposition

D. NA

Name of Community Organization

Contact Name

Support

Opposition

E. Name of Community Organization

Contact Name

Support

Opposition

F. Name of Community Organization

Contact Name

Support

Opposition

CERTIFICATE FOR RESOLUTION

I.

On the 11th day of February, 2021, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Jody Czajkoski, Mayor; Raymond McDonald, Mayor Pro Tem; Council Members, Duke W. Coon, Marsha Porter, Todd Yancey, and Curt Maddux** did convene in public session in the Council Chamber of the City Hall at 300 West Davis in Conroe, Texas. The roll being first called, a quorum was established, all members being present. The Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

II.

WHEREUPON, AMONG OTHER BUSINESS transacted, the Council considered adoption of the following written Resolution, to-wit:

RESOLUTION NO. 4555-21

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE LOCATED AT 301 S. 1ST STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS

III.

Upon motion of Council Member Maddux, seconded by Council Member Porter, all members present voted for adoption of the Resolution, except the following: No one voted against and no one abstained. A majority of those Council Members present having voted for adoption, the presiding officer declared the Resolution passed and adopted.

IV.

A true, full and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate.

SIGNED AND SEALED this 11th day of February, 2021.


SOCO M. GORJON, City Secretary



RESOLUTION NO. 4555-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS EXPRESSING SUPPORT FOR A PROPOSED SENIOR LIVING AFFORDABLE HOUSING PROJECT TO BE LOCATED AT 301 S. 1ST STREET; AUTHORIZING A FEE WAIVER IN THE AMOUNT OF \$500; AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE LETTERS OF SUPPORT AND PROVIDING FOR OTHER RELATED MATTERS

* * * * *

WHEREAS, OPG Montgomery Partners, LLC has proposed a development for affordable rental housing at 301 S 1st St. provisionally named Landmark at Montgomery in the City of Conroe; and

WHEREAS, there is a need for affordable housing for the City of Conroe senior citizens of modest means; and

WHEREAS, OPG Montgomery Partners, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for Landmark at Montgomery; and

WHEREAS, the development is part of the revitalization area as outlined in the *Downtown Conroe Development Plan*; and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS:

[REDACTED]

Section 2. The City of Conroe also affirms that it will waive a portion of the applicable building permit fees in the amount of \$500 for the benefit of the project. The developer shall be responsible for all permit fees in excess of the \$500.

Section 3. This resolution affirms that the above described project has been identified as contributing significantly to the concerted revitalization efforts of the city as outlined in the *Downtown Conroe Development Plan*.

Section 4. The City Administrator is authorized to sign and deliver letters of support confirming the project fee waiver, confirming the location of the project within the boundaries of

the are subject to the *Downtown Conroe Development Plan*, and making such other representations are consistent with the terms of this resolution.

Section 5. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED this the 11th day of February, 2021.




JODY CZAJKOSKI, Mayor


ATTEST:



SOCO M. GORJON, City Secretary



APPROVED AS TO FORM:



MARCUS L. WINBERRY, City Attorney

RESOLUTION NO. R21-003

A RESOLUTION OF THE CITY OF PAMPA, TEXAS, SUPPORTING A PROPOSED HOUSING TAX CREDIT COMMUNITY, SUMMER VILLAGE, TO BE LOCATED AT THE NORTHWEST CORNER OF NORTH SUMNER STREET AND WEST SOMERVILLE STREET, PAMPA, TEXAS

WHEREAS, Summer Village, L.P., has advised the City of Pampa that it intends to submit an application for affordable rental housing to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits within Region #1, Rural Category, in the City of Pampa, Gray County, Texas; and,

WHEREAS, Summer Village, L.P., has proposed a development for a new affordable multi-family housing development at the northwest corner of N. Sumner St. and W. Somerville St., named Summer Village in the City of Pampa, Gray County, Texas; and,

WHEREAS, there is a TDHCA scoring item that requires a de-minimis commitment of development funding by the local political subdivision (City of Pampa); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PAMPA, TEXAS, THAT:

1. The governing body of the City of Pampa supports new opportunities to encourage the development of quality, affordable housing for its residents.
2. The City of Pampa, acting through its governing body, hereby confirms its support for the proposed Summer Village to be located at the northwest corner of N. Sumner St. and W. Somerville St., Pampa, Texas; and this formal action has been taken to put on record the opinion expressed by the City of Pampa.
3. This Resolution supports and is intended to allow Summer Village, L.P., to receive funding from Texas Department of Housing and Community Affairs (TDHCA) Competitive 9% Housing Tax Credits for the Summer Village located in Pampa, Texas.
4. This resolution of support is intended to allow Summer Village to receive the maximum number of scoring points in relation to its Housing Tax Credit (HTC) application for its multifamily development project to be located in Pampa.
5. The governing body of the City of Pampa confirms it will provide a \$250 contribution to the project in the form of a fee waiver for Summer Village.

6. The governing body of the City of Pampa is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs (TDHCA).

7. This resolution shall take effect immediately from and after its passage.

READ, APPROVED AND ADOPTED this 25th day of January 2021.

CITY OF PAMPA, TEXAS

By: 
Brad Pingel, Mayor

ATTEST:


Karen L. Price, City Secretary

APPROVED AS TO FORM:


Bryan J. Guymon, City Attorney

PAMPA SENIOR CITIZENS
500 W. FRANCIS
PAMPA, TEXAS 79065
PH. 806-669-7414

Teresa Dalrymple-Direct

February 26th, 2021

To Whom it may concern,

Here at the Pampa Senior Citizens we serve lunches that are paid for by donations. We also have games and art room. We have rooms that can be rented out for organizations to have party or play games. They can come here to just have fellowship.

Sincerely,

Teresa Dalrymple

February 26th, 2021

Ms. Marni Holloway, Director of Multifamily Finance
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

RE: Letter of Community Organization Support
HTC Application No. 21112

Dear Ms. Holloway:

On behalf of Pampa Senior Citizens, a 501 (c)(3) non-profit organization serving the needs of individuals and families in Pampa and Gray County, Texas, I am pleased to provide this letter of support for the proposed affordable housing community for seniors known as Summer Village (#21112). This proposed development will be located at northwest corner of N Summer Street and W Somerville Street within our service area.

As a community service organization, our primary purpose is the overall betterment, development, and improvement of our community. We do this by enhancing the lives of families and individuals we serve through programs involving education, social activities, transportation, health, and nutrition. The services we provide and our connection to the community are more fully described in the accompanying information from our web site.

There is a tremendous need in our service area for high quality, affordable housing. We strongly encourage your approval of this proposed development. We hope that this project will serve as a catalyst for more affordable housing options in our community. Please see attached 501(c)(3) determination letter from the IRS. I have also included information showing how we serve this area and detailing the services we provide to our community. Should you have any questions, please feel free to contact me at 806-669-7414

Sincerely,

Teresa Dalrymple

Director, Pampa Senior Citizens

Community Input Scoring Items

TDHCA# 21113

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of San Angelo

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Concho Valley Regional Food Bank

Name of Community Organization

Lee Pipkin

Contact Name

Support

Opposition

B. The Salvation Army

Name of Community Organization

Darvin Carpenter

Contact Name

Support

Opposition

C. Concho Valley Community Action Agency

Name of Community Organization

Mark Bethune

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION 2021-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, IN SUPPORT OF THE APPLICATION OF COBBLESTONE SAN ANGELO CROSSING, LP TO BE MADE TO THE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR AN AWARD AND ALLOCATION OF 2021 LOW INCOME HOUSING TAX CREDIT PROGRAM FUNDS FOR THE CONSTRUCTION OF AFFORDABLE HOUSING FOR LOW INCOME CITIZENS, KNOWN AS SAN ANGELO CROSSING, TO BE LOCATED AT THE NORTHWEST CORNER OF W. HOUSTON HARTE EXPRESSWAY AND NORTHWEST DRIVE

WHEREAS, the City of San Angelo, Texas, has a Community Development Program, implemented pursuant to Article 1.06 of the City of San Angelo Code of Ordinances, adopted pursuant to the Texas Community Development Act of 1975, Texas Local Government Code Chapter 373; and,

WHEREAS, one of the primary goals of the Community Development Program is to improve the living and economic conditions of persons of low and moderate income; and,

WHEREAS, Cobblestone San Angelo Crossing, LP intends to submit to the Low Income Housing Tax Credit (LIHTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, to be known as San Angelo Crossing, TDHCA #21113 to be located at the northwest corner of W Houston Harte Expressway and Northwest Drive in the City of San Angelo (the "Project"); and,

WHEREAS, consistent with the primary goals of the Community Development Program the City of San Angelo has previously supported federal assistance to encourage construction of qualified Low Income Housing Tax Credit development projects.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SAN ANGELO, TEXAS, THAT:

Section 1: The City Council for the City of San Angelo adopts the foregoing recitals as true and correct, and hereby affirms that it supports the application of Cobblestone San Angelo Crossing, LP to the Low Income Housing Tax Credit (HTC) Program through the Texas Department of Housing and Community Affairs (TDHCA) for an award and allocation of 2021 competitive nine percent (9%) LIHTC Program funds for the construction of affordable housing for low income citizens, known as San Angelo Crossing, to be located at the northwest corner of W. Houston Harte Expressway and Northwest Drive in the City of San Angelo, Texas.

Section 2: This resolution shall take effect immediately from and after its adoption.

Section 3: The City Clerk is hereby authorized and directed to certify this resolution to the Texas Department of Housing and Community affairs.

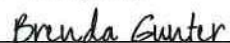
ADOPTED this 16th day of February 2021.

THE CITY OF SAN ANGELO, TEXAS:

ATTEST:

DocuSigned by:


Julia Antiney, City Clerk

DocuSigned by:


Brenda Gunter, Mayor

Community Input Scoring Items

TDHCA# 21114

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Kerrville

Name of Local Government Body

Kerr County

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Community Foundation of the Texas Hill Country

Name of Community Organization

Austin Dickson

Contact Name

Support
 Opposition

B. Christian Men's Job Corps

Name of Community Organization

Tom Jones

Contact Name

Support
 Opposition

C. Kerr County Area Christian Assistnace Ministry

Name of Community Organization

Dr. Danial R. Sebesta

Contact Name

Support
 Opposition

D. Kerr Economic Development Corporation

Name of Community Organization

Theresa Metcalf

Contact Name

Support
 Opposition

E. NA

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 11-2021**

**A RESOLUTION SUPPORTING THE APPLICATION OF
OPG HOLDSWORTH PARTNERS, LLC, TO CONSTRUCT
AFFORDABLE RENTAL HOUSING PURSUANT TO THE
LOW INCOME HOUSING TAX CREDIT PROGRAM
ADMINISTERED BY THE TEXAS DEPARTMENT OF
HOUSING AND COMMUNITY AFFAIRS**

WHEREAS, OPG Holdsworth Partners, LLC, (“the Applicant”) has proposed a development for affordable rental housing at 253 Holdsworth Drive, Kerrville, Kerr County, Texas named The Reserves at Holdsworth (“the Project”), and located within the extraterritorial jurisdiction of the City of Kerrville, Texas (“City”); and

WHEREAS, pursuant to several studies, there is a need for affordable housing for citizens of modest means; and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for the Project; and

WHEREAS, to be competitive, the Applicant’s tax credit application requires a commitment of a financial contribution to the project by the City in an amount of at least \$250.00 as a loan, grant, or reduced fees; and

WHEREAS, City Council finds it in the public interest to support efforts by the private development sector to construct decent affordable housing in Kerrville;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The City of Kerrville, Texas, acting through its City Council, hereby confirms that it supports the proposed Reserves at Holdsworth, to be located 253 Holdsworth Drive, Kerr County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City of Kerrville on February 9, 2021.

SECTION TWO. In accordance with 10 Texas Administrative Code §11.9(d)(2), City Council hereby commits to an in-kind contribution in the form of reduced fees for the project referenced in Section One, above.

SECTION THREE. For and on behalf of City Council, the City Manager is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED ON this the 09 day of FEBRUARY,
A.D., 2021.



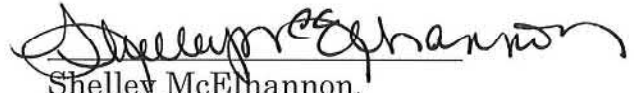
Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon,
City Secretary

**RESOLUTION
IN SUPPORT OF THE RESERVES AT HOLDSWORTH
DEVELOPMENT**


WHEREAS, Overland Property Group (OPG) Holdsworth Partners, LLC has proposed a development for affordable rental housing at 253 Holdsworth Drive N. (NWQ Paschal Ave and Holdsworth Dr.) named The Reserves at Holdsworth in Kerr County; and

WHEREAS, there is a need for affordable housing for Kerr County citizens of modest means; and

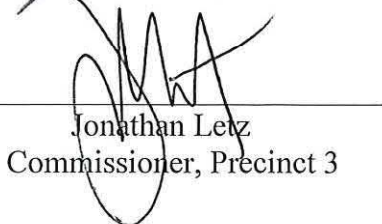
WHEREAS, OPG Holdsworth Partners, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for OPG Holdsworth Partners, LLC

THEREFORE, be resolved that Kerr County Commissioners' Court affirms their support of the above named development.

Adopted this 8th day of February, 2021



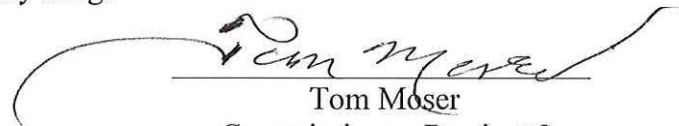
Harley David Belew
Commissioner, Precinct 1




Jonathan Letz
Commissioner, Precinct 3



Rob Kelly
County Judge



Tom Moser
Commissioner, Precinct 2



Don Harris
Commissioner, Precinct 4

Community Input Scoring Items

TDHCA#: 21116

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Sweetwater

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. The Chamber of Sweetwater & Nolan County

Name of Community Organization

Karen Hunt

Contact Name

Support

Opposition

B. Nolan County United Way

Name of Community Organization

Wendy Smartt

Contact Name

Support

Opposition

C. Sweetwater Lions Club

Name of Community Organization

Jason Shipp

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

E.

Name of Community Organization

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 2021-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEETWATER, TEXAS FOR RESOLUTION OF SUPPORT FOR AN AFFORDABLE RENTAL HOUSING LOCATED AT 1105 E. BROADWAY STREET NAMED SWEETWATER STATION.

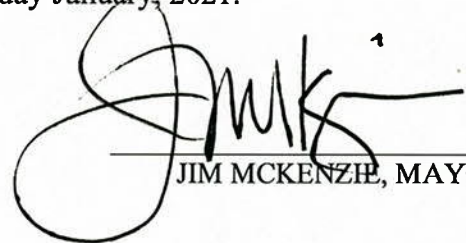
WHEREAS, JES Dev Co, Inc. has proposed a development for an affordable rental housing for seniors at 1105 E. Broadway Street named Sweetwater Station in the City of Sweetwater, Texas; and

WHEREAS, JES Dev Co, Inc. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Sweetwater Station; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Sweetwater, acting through its governing body, hereby confirms that it supports the proposed Sweetwater Station development located at 1105 E Broadway Street and that this formal action has been taken to put on record the opinion expressed by the City of Sweetwater on January 12, 2021 and will contribute a reduction in permitting fees with a value of \$250.00 for the benefit of the proposed development; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, Jim McKenzie, Mayor are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

READ, PASSED AND ADOPTED this the 12th day January, 2021.



JIM MCKENZIE, MAYOR

ATTEST:



PATTY TORRES, CITY SECRETARY

TEXAS HOUSE OF REPRESENTATIVES



STAN LAMBERT

STATE REPRESENTATIVE · DISTRICT 71

February 8, 2021

Ms. Marni Holloway,
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for Sweetwater Station (TDHCA # 21116), Sweetwater, Nolan County, Texas

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Sweetwater Station (TDHCA #21116) (the Development), located at 1105 E. Broadway Avenue, Sweetwater, Nolan County, Texas. The Development will provide needed housing for residents of my district.

Thank you for including my support for Sweetwater Station in the full application for the Development.

Sincerely,

A handwritten signature in cursive script that reads "Stan Lambert".

Stan Lambert



Community Input Scoring Items

TDHCA# 21117

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Belton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. The Salvation Army Bell County

Name of Community Organization

David Beckham

Contact Name

Support

Opposition

B. Belton Area Chamber of Commerce

Name of Community Organization

Randy Pittenger

Contact Name

Support

Opposition

C. Children's Advocacy Center of Central Texas

Name of Community Organization

Michelle Carter

Contact Name

Support

Opposition

D. Fort Hood Area Habitat for Humanity

Name of Community Organization

Ken Cates

Contact Name

Support

Opposition

E. NA

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-05-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING TEXAS HOUSING DEVELOPERS LLC'S TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR APARTMENT REHABILITATION FOR LOW AND MODERATE INCOME PERSONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, Texas Housing Developers LLC has made a request to the City Council regarding a tax credit application to the Texas Department of Housing and Community Affairs for rehabilitation of a combined 142-unit apartment complex located at 2200 N. Montrose Place, currently known as Montrose/Turtle Creek Apartments and proposed to be named Montrose Valley Apartments (the "Project").

WHEREAS, the City Council has adopted a position of support for the Project, which will provide the following in Belton:

1. Response to the need for affordable housing for low and moderate income persons;
2. An investment estimated at \$40,000 per dwelling unit, with some anticipated increase to the property tax rolls; and
3. 142 completely rehabilitated dwelling units, with each resident contributing to water and sewer revenues and sales taxes in the City.
4. Promotes local economic development, and stimulates business and commercial activity in Belton.

WHEREAS, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT:

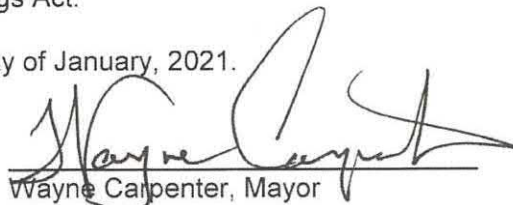
Part 1: The City Council supports Texas Housing Development LLC's tax credit application to the Texas Department of Housing and Community Affairs ("TDHCA"), and authorizes the City Manager to execute any documents that may be necessary for the applicant's submission to the State.

Part 2: The City Council hereby adopts this resolution evidencing its commitment of \$1,000 in reduced permit fees to the Project and in conformance with TDHCA guidelines.

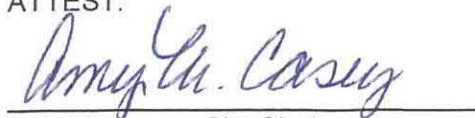
Part 3: The City Council hereby gives its approval to the TDHCA to issue an allocation of Housing Tax Credits for the Project.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 12th day of January, 2021.


Wayne Carpenter, Mayor

ATTEST:


Amy M. Casey, City Clerk

Community Input Scoring Items

TDHCA# 21118

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application. Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Belton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4) Application expects to receive QCP points.

4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5) Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6) Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Belton Area Chamber of Commerce

Name of Community Organization

 Support

Randy Pittenger

 Opposition

Contact Name

B. The Salvation Army Bell County

Name of Community Organization

 Support

David Beckham

 Opposition

Contact Name

C. Children's Advocacy Center of Central Texas

Name of Community Organization

 Support

Michelle Carter

 Opposition

Contact Name

D. Fort Hood Area Habitat for Humanity

Name of Community Organization

 Support

Ken Cates

 Opposition

Contact Name

E.

Name of Community Organization

 Support

Contact Name

 Opposition**F.**

Name of Community Organization

 Support

Contact Name

 Opposition

RESOLUTION NO. 2021-04-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, SUPPORTING TEXAS HOUSING DEVELOPERS LLC'S TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR APARTMENT REHABILITATION FOR LOW AND MODERATE INCOME PERSONS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, Texas Housing Developers LLC has made a request to the City Council regarding a tax credit application to the Texas Department of Housing and Community Affairs for rehabilitation of an 80-unit apartment complex located at 724 E. Avenue N, currently named Country Square Apartments and proposed to be named Cherry Village Apartments (the "Project").

WHEREAS, the City Council has adopted a position of support for the Project, which will provide the following in Belton:

1. Response to the need for affordable housing for low and moderate income persons;
2. An investment estimated at \$40,000 per dwelling unit, with some anticipated increase to the property tax rolls; and
3. 80 completely rehabilitated dwelling units, with each resident contributing to water and sewer revenues and sales taxes in the City.
4. Promotes local economic development and stimulates business and commercial activity in Belton.

WHEREAS, the City Council has considered the matter, and deems it in the public interest to authorize this position of support.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT:

Part 1: The City Council supports Texas Housing Development LLC's tax credit application to the Texas Department of Housing and Community Affairs ("TDHCA"), and authorizes the City Manager to execute any documents that may be necessary for the applicant's submission to the State.

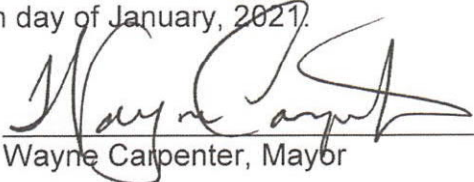
Part 2: This resolution affirms that the development contributes more than any other to the concerted revitalization efforts of the City of Belton.

Part 3: The City Council hereby adopts this resolution evidencing its commitment of \$1,000 in reduced permit fees to the Project and in conformance with TDHCA guidelines.

Part 4: The City Council hereby gives its approval to the TDHCA to issue an allocation of Housing Tax Credits for the Project.

Part 5: It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 12th day of January, 2021.


Wayne Carpenter, Mayor

ATTEST:


Amy M. Casey, City Clerk

2021 Board of Directors

Executive Committee

Matt Wood
Chair

The Wood Group of
Fairway Independent Mortgage

Terri Covington
Immediate Past Chair
Covington Real Estate

Dr. Brent Burks
Chair-Elect
University of Mary Hardin-Baylor

Misty Baker
Secretary
InHouse Systems

Jordan Samfield
Treasurer
First Texas Bank

Nelson Hutchinson
Temple Technology Services

Emilio Perales
Vista Real Estate

Directors

Rebecca Briggs
Magnolia Realty

Rhonda Eggleston
Bryn Oaks Bed & Breakfast

Scot Hrbacek
Edward Jones

David K. Leigh
Shine Branch

Mat Naegle
Lamar Outdoor Advertising

Sandra Russell
Workforce Solutions of Central Texas

Ike Shaw
Titan Total Training

Trevor Smith
Farmers Insurance

David Tuma
Belton Journal

Brett Turner
Monteith Abstract & Title

Davy Villanueva
Extraco Banks

Ex-Officio
Cynthia Hernandez
Belton EDC

Sam Listi
City of Belton

Frank Minosky
Military Relations Chair
Workforce Solutions of Central Texas

Tim Stephens
Bell County Expo Center

January 21, 2021

TDHCA
Alena Morgan
221 East 11th Street
Austin, TX 78701

RE: Cherry Village Apartments
TDHCA Application Number 21118

Dear Ms. Morgan:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 21118 Cherry Village Apartments which is located at 724 E Avenue N, in Belton, Texas.

The Belton Area Chamber of Commerce is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Randy Pittenger
President/CEO



General Brian Peddle, *International Leader*
Commissioner David Hudson, *National Commander*
Commissioner Willis Howell, *Territorial Commander*
Lt. Colonel Ronnie L. Raymer, *Divisional Commander*
Lieutenant David Beckham, *Commanding Officer*

TDHCA

Alena Morgan

221 East 11th Street

Austin, TX 78701

RE: Cherry Village Apartments
TDHCA Application Number 21118

Dear Ms. Morgan:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 21118 Cherry Village Apartments which is located at 724 E Avenue N, in Belton, TX.

The Salvation Army Bell County is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

David Beckham

Lieutenant

The Salvation Army of Bell County

419 West Avenue G - P.O. Box 1884, Temple, Texas 76503- Office: 254-774-9996

“...there is no reward equal to that of *doing the most good* to the most people in the most need.” -Evangeline Booth

Executive Director
Michelle Carter

2020-2021
Board of Directors

Stephanie Newell
President

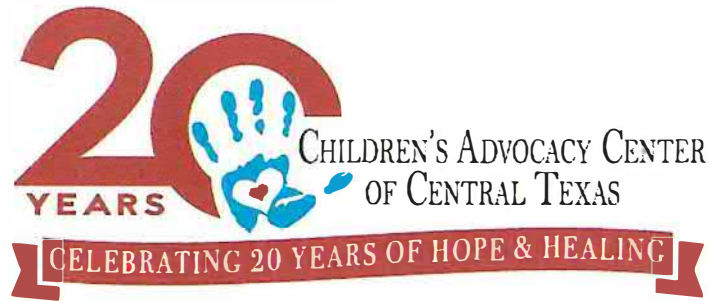
Michael Campbell, Ph.D.
Vice President

Megan Bradley
Treasurer

Dianne Campbell
Secretary

Amber Quaranta-Leech
Past President

Eric Hildenbrand
Felisha Rodriguez
Jack Bradley
Jason Johnson
Jennifer Loftin
Jessica Johnson
Lesley Keeling-Olsen
Marianne Ward
Robert Prestin
Shelly Johnson



February 9, 2021

TDHCA
Alena Morgan
221 East 11th Street
Austin, TX 78701

RE: Cherry Village Apartments
TDHCA Application Number 21118

Dear Ms. Morgan:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 21118 Cherry Village Apartments which is located at 724 E Avenue N, in Belton, TX.

The Children's Advocacy Center of Central Texas is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in black ink that reads "Michelle Carter".

Michelle Carter
Executive Director



We build strength, stability, self-reliance and shelter.

TDHCA
Alena Morgan
221 East 11th Street
Austin, TX 78701

RE: Cherry Village Apartments
TDHCA Application Number 21118

Dear Ms. Morgan:

I am writing this letter in support of the TDHCA Tax Credit Application # 21118 Cherry Village Apartments which is located at 724 E Avenue N, in Belton, TX.

The Fort Hood Area Habitat for Humanity is a 501c(3) non-profit organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of low-moderate income means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink, appearing to read "KC", is written over a light blue horizontal line.

Ken Cates
CEO
Fort Hood Area Habitat for Humanity

Community Input Scoring Items

TDHCA# 21119

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** 17

City of Buckholts

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. 4

A. Hill County Community Action Association Inc

Name of Community Organization

Tama Shaw

Contact Name

Support

Opposition

B. American Red Cross

Name of Community Organization

Marty McKellips

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

City of Buckholts Resolution for Cedar Grove Estates I Development

Whereas Cedar Grove Estates, LP has proposed the rehabilitation of affordable rental housing at 1000 S. Eighth Street named Cedar Grove Estates I in the City of Buckholts; and

Whereas, there is a need for affordable housing for the City of Buckholts citizens of modest means; and

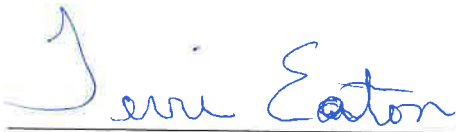
Whereas, Cedar Grove Estates, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for Cedar Grove Estates I; and

Be it resolved that:

This resolution affirms the City of Buckholts **support** for the above named development; and

This resolution also affirms that the development contributes more than any other to the concerted revitalization efforts of the City of Buckholts.

Passes and Approved on the 14th day of January, 2021 by the Town Council of Buckholts



Terri Eaton, Mayor



Linda R. Hauk, City Secretary

RESOLUTION NO. 2021-03-02

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF ROSEBUD, TEXAS OFFERING THE SUPPORT OF THE CITY FOR THE REHABILITATION OF AFFORDABLE RENTAL HOUSING IN THE CITY OF ROSEBUD KNOWN AS CEDAR GROVE ESTATES II; PROVIDING FOR SAVINGS, SEVERABILITY, REPEAL OF PRIOR RESOLUTIONS; OPEN MEETINGS, AND EFFECTIVE DATE CLAUSES.

WHEREAS, Cedar Grove Estates, LP has proposed the rehabilitation of affordable rental housing units located at 306 E. Avenue D, Rosebud, Texas, now known as the Rosebud Oaks Apartments, the name of which will be changed to Cedar Grove Estates II;

WHEREAS, there is a recognized need for affordable housing in the City of Rosebud for its citizens of modest and the availability of affordable housing serves to benefit the citizens of the City and the general health and welfare of the City and its residents;

WHEREAS, Cedar Grove Estates, LP represents to the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for Cedar Grove Estates II;

WHEREAS, the City supports the rehabilitation project proposed by Cedar Grove Estates, LP and the efforts to be undertaken by Cedar Grove Estates, LP for the rehabilitation of the affordable rental housing known as the Rosebud Oaks Apartments located at 306 E. Avenue D, Rosebud, Texas, which the City recognizes as contributing more than any other to the concerted revitalization efforts of the municipality;

WHEREAS, in order to demonstrate the City's support for the rehabilitation project and efforts to be undertaken by Cedar Grove Estates, LP for the rehabilitation of affordable rental housing known as the Rosebud Oaks Apartments, the name of which Cedar Grove Estates, LP, intends to change to Cedar Grove Estates II, the City Council authorizes and approves the waiver of up to \$250.00 in any permit fees required under the City Code of Ordinances;

WHEREAS, the City Council finds that that such a nominal waiver of permit fees not to exceed \$250.00, shall serve to benefit and further a public purpose which will serve to benefit the residents of the City of Rosebud;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROSEBUD, TEXAS, that:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2.

The City of Rosebud supports the rehabilitation of the

Rosebud Oaks Apartments, the name of which Cedar Grove Estates, LP intends to change to Cedar Grove Estates II.

Section 3. Compliance with the City Code of Ordinances. This Resolution shall not exempt or relieve Cedar Grove Estates, LP, or any related person or entity, from the requirement to comply with all City ordinances and regulations applicable to any rehabilitation projects located within the City of Rosebud.

Section 4. Waiver of Permit Fees. Cedar Grove Estates, LP, shall comply with all City ordinances and regulations and shall obtain all applicable and required City permits for any rehabilitation projects located within the City of Rosebud. However, the City of Rosebud authorizes a waiver of up to \$250.00 in total fees for any required City-issued permits for the rehabilitation of the affordable rental housing located at 306 E. Avenue D, Rosebud, Texas, to be named and known as Cedar Grove Estates II.

Section 5. Savings Clause. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances of the City which are pending or have accrued at the time of the effective date of this Resolution; and, as to any accrued violations, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Resolution but may be prosecuted until final disposition by the courts.

Section 6. Severability. If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Resolution or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Resolution that no portion be inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

Section 7. Repeal of Prior Resolutions. The City Council has considered and approved Resolution No. 01.19.2021. Resolution No. 01.19.2021 and all prior resolutions adopted by the City Council regarding the subject matter of this Resolution, is hereby repealed and replaced in its entirety by this Resolution.

Section 8. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

Section 9 **Effective Date.** This Resolution shall take effect upon its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.


PASSED AND APPROVED on the 2nd day of March, 2021.

ATTEST:

CITY OF ROSEBUD, TEXAS



Mary Quaas, City Secretary



Marlene Zipperlen, Mayor



Community Input Scoring Items

TDHCA#: 21121

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Waco

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Salvation Army

Salvation Army
Name of Community Organization

Major James Taylor
Contact Name

Support
 Opposition

B. First Spanish Assembly of God/Hands of Mercy Food Pantry

First Spanish Assembly of God/Hands of Mercy Food Pantry
Name of Community Organization

Pastor Francisco Alvarado
Contact Name

Support
 Opposition

C. Central Texas Ministry, Inc. dba Meals on Wheels

Central Texas Ministry, Inc. dba Meals on Wheels
Name of Community Organization

Debbie King
Contact Name

Support
 Opposition

D. Waco Cultural Arts Fest dba Cultural Arts of Waco

Waco Cultural Arts Fest dba Cultural Arts of Waco
Name of Community Organization

Doreen Ravenscroft
Contact Name

Support
 Opposition

E. Caritas of Waco

Caritas of Waco
Name of Community Organization

Alicia Jallah
Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 2021-113

WHEREAS, JES Dev Co, Inc., has proposed a development for affordable rental housing at 826 South 11th Street in the City of Waco, McLennan County, Texas; and

WHEREAS, JES Dev Co, Inc., has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Low Income Housing Tax Credit Program funds for the proposed development; and

WHEREAS, the proposed development is located in a census tract that has a poverty rate above 40% for individuals; and

WHEREAS, the application for the funding of tax credits requires a match of local funds in the form of a loan or in-kind contribution; and

WHEREAS, at least fifteen percent of the units in the proposed development will be rented at market rate; and

WHEREAS, at least five of the units will be set aside for Waco Housing Authority clients; and

WHEREAS, the construction and design for the proposed development are architecturally compatible with the existing neighborhood; and

WHEREAS, the proposed development's real property will be subject to property taxes; and

WHEREAS JES Dev Co, Inc., has satisfactorily sought and received community feedback regarding the proposed development by notifying neighboring owners of the proposed development and by holding at least two public meetings within the neighborhood to provide information to and receive comments from neighboring residents,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:

That the City Council of the City of Waco hereby confirms its support for an affordable housing development to be developed by JES Dev Co, Inc., ("Applicant") at 826 South 11th Street in Waco, McLennan County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date.

That the City Council of the City of Waco hereby approves the Applicant's application for Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

That in accordance with 10 Texas Administrative Code Section 11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee, or contribution of other value for the benefit of the Housing in the amount of no less than \$500.00.

That the City Manager is authorized to execute any documents in connection therewith, including a development agreement with the Applicant.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public, and that public notice of the time and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 16th day of February 2021.

DocuSigned by:
Dillon Meek
F21552A1F8944E5...

Dillion Meek, Mayor
City of Waco, Texas

ATTEST:

DocuSigned by:
Esmeralda Hudson
37E1F458E932456.

Esmeralda Hudson, City Secretary



APPROVED AS TO FORM & LEGALITY:

DocuSigned by:
Jennifer Richie
06A6F10D099610D

Jennifer Richie, City Attorney

RESOLUTION NO. 2021-114

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:

That the proposed development of the Paige Estates project by JES Dev Co., Inc., contributes more than any other to the concerted revitalization efforts of the City of Waco as described in the Imagine Waco, A Plan For Greater Downtown, and the Approved Project and Financing Plan for Reinvestment Zone Number One for Tax Increment Financing.

That the City Manager or his designee is authorized to execute all documents in connection therewith.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given as required.

PASSED AND APPROVED this 16th day of February 2021.

DocuSigned by:
Dillon Meek
F21552A1F8B44F5

Dillon Meek, Mayor
City of Waco, Texas

ATTEST:

DocuSigned by:
Esmeralda Hudson
87E1F458E032456

Esmeralda Hudson, City Secretary



APPROVED AS TO FORM & LEGALITY:

DocuSigned by:
Jennifer Richie
06A6F10D099640D

Jennifer Richie, City Attorney

Community Input Scoring Items

TDHCA# 21128

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Houston Habitat for Humanity

Name of Community Organization

Allison Hay

Contact Name

 Support Opposition

B. Rebuilding Together Houston

Name of Community Organization

Christine Holland

Contact Name

 Support Opposition

C. Houston Responds

Name of Community Organization

Colleen Henneke

Contact Name

 Support Opposition

D. Jewish Federation of Greater Houston

Name of Community Organization

Sacha Bodner

Contact Name

 Support Opposition

E. The Restoration Team

Name of Community Organization

Trevor Barnett

Contact Name

 Support Opposition

F.

Name of Community Organization

 Support Opposition

Contact Name

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

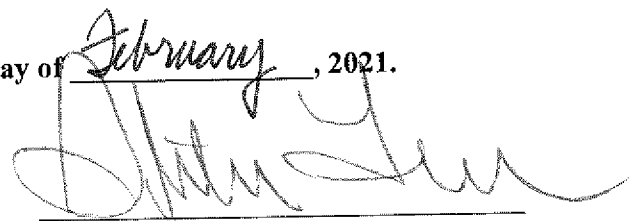
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. [REDACTED] and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Community Input Scoring Items

TDHCA#: 21130

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of El Paso

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. El Paso Coalition for the Homeless

Name of Community Organization

Carol H. Bohle

Contact Name

Support

Opposition

B. Project BRAVO

Name of Community Organization

Laura Ponce

Contact Name

Support

Opposition

C. Project VIDA

Name of Community Organization

Bill Schlesinger

Contact Name

Support

Opposition

D. NA

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION

WHEREAS, the Housing Authority of the City of El Paso (HACEP) has proposed a development for affordable rental housing at 4647 Maxwell Ave., El Paso, Texas 79904, named Sun Pointe Apartments, in the City of El Paso, Texas; and

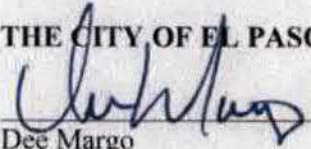
WHEREAS, HACEP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Sun Point Apartments; and

WHEREAS, HACEP has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Sun Pointe Apartments** located at 4647 Maxwell Ave., El Paso, Texas 79904 (TDHCA Application number 21130) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on December 15, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to HACEP, a waiver of \$500.00 in permit fees; these funds shall be used in developing **Sun Pointe Apartments** located at 4647 Maxwell Ave., El Paso, Texas 79904 (TDHCA Application number 21130).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs. Further, the City Clerk is authorized to add the application number to this Resolution above, once such application number is assigned.


APPROVED this 15th day of December, 2020.

THE CITY OF EL PASO


 Dee Margo
 Mayor

(Signatures Continue on Following Page)

ATTEST:


Laura D. Prine
Laura Prine
City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa
Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Nicolé M. Ferrini
Nicolé M. Ferrini
Chief Resilience Officer

Community Input Scoring Items

TDHCA#: 21131

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Houston Area Urban Community Development Corporation (HAUCDC)

Name of Community Organization

Benny Rodriguez

Contact Name

Support

Opposition

B. New Hope Housing Inc

Name of Community Organization

Joy Horak-Brown

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

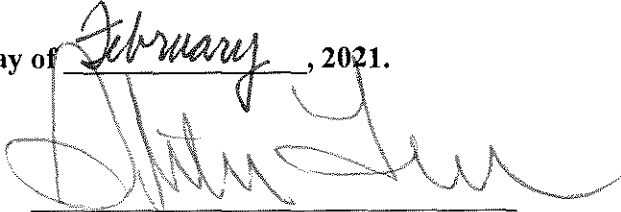
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston



GENE WU

STATE REPRESENTATIVE · DISTRICT 137
HARRIS COUNTY

January 21, 2021

Mr. Bobby Wilkinson
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Re: 2021 Application to the Texas Department of Housing and Community Affairs for an Allocation of Low-Income Housing Tax Credits to Construct Boulevard 61 in Houston, Texas, TDHCA # 21131

Dear Mr. Wilkinson:

I am writing to support Boulevard 61, a proposed family community community in West Houston, and specifically within my district. I understand that DMA Development Company, LLC will be submitting an application for Housing Tax Credits for this development in 2021.

Affordable housing is in demand in my district, both by those already residing in this neighborhood who would like to downsize from a single-family homes, and by others looking to relocate to the Houston area from other parts of the state and beyond.

If you have questions regarding my support of this proposed development, please contact me at (512)463-0492

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu", written in a cursive style.

Representative Gene Wu
House District 137

Community Input Scoring Items

TDHCA#: 21132

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

Support

Name of Local Government Body

City of Houston

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Goodwill Houston

Name of Community Organization

Alma Duldulao-Ybarra

Contact Name

Support

Opposition

B. SERJobs

Name of Community Organization

Sheroo Mukhtiar, ED & CEO

Contact Name

Support

Opposition

C. East End Chamber of Commerce

Name of Community Organization

Frances Castaneda Dyess

Contact Name

Support

Opposition

D. Covenant Community Capital

Name of Community Organization

Stephan Fairfield

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

City of Houston, Texas, Resolution No. 2021-0

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.

[Handwritten signature of the Mayor of the City of Houston]

Mayor of the City of Houston



Christina Morales

State Representative • District 145
Harris County

February 5th, 2021

Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

Attn: Marni Holloway - Via Email – marni.holloway@tdhca.state.tx.us
Director of Multifamily Finance

Re: Support for OST Lofts, TDHCA Application No. 21132

Dear Ms. Holloway,

I am writing to lend my support for the planned community being proposed at 5520 Old Spanish Trail, Houston, Texas 77023. The proposal is to combine OST Lofts, an affordable rental housing community, with a quality pre-kindergarten program that will be available to the residents of OST Lofts and to those living in the neighborhood. It is my understanding that the applicant of this proposed development is seeking 2021 9% housing tax credits (HTC) from the Texas Department of Housing and Community Affairs to finance a portion of the development cost for this project.

My district includes the area where the development site is located and I believe this area will benefit from the availability of quality affordable rental housing for individuals and families like OST Lofts. This is a unique opportunity to increase the supply of affordable housing and invest in our children especially our low income children through early education. I therefore fully support this development at its proposed location in Houston, Texas, and HTC Application No. 21132.

Sincerely,

A handwritten signature in black ink that reads "Christina Morales".

Representative Christina Morales
Texas State House District 145

cc: Dr. Adriana Tamez – adriana.tamez@tejanocenter.org
Donna Rickenbacker – donna@dwrdevelopment.com

Community Input Scoring Items

TDHCA#: 21139

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. A Brighter Day

Name of Community Organization

Elena Castoreno

Contact Name

 Support Opposition

B. Apartment Life

Name of Community Organization

Randy Ginnan

Contact Name

 Support Opposition

C. Inclusive Communities Project (ICP)

Name of Community Organization

Demetria L. McCain

Contact Name

 Support Opposition

D. Aids Services of Dallas

Name of Community Organization

Traswell Livingston

Contact Name

 Support Opposition

E. Marketplace Chaplains

Name of Community Organization

Robert D. Smith II

Contact Name

 Support Opposition

F. The Ruth Cheatham Foundation

Name of Community Organization

Lindsay Whittemore

Contact Name

 Support Opposition

February 24, 2021

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; and

WHEREAS, the Comprehensive Housing Policy provides a policy for developers requesting a Resolution of Support or No Objection (Resolutions) for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, Sycamore Strategies, LLC, or its affiliates (sometimes referred to as Applicant) has proposed the development of a mixed income multifamily complex to be known as Cypress Creek at Forest Lane Apartments at 11520 North Central Expressway in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 200 units, to include 80 one-bedrooms, 100 two-bedrooms, and 20 three-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make 50 of the 200 units available to households earning 0%-30% of Area Median Income (AMI), 57 of the 200 units available to households earning between 61%-80% of AMI, and 93 of the 200 units available to market rate; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2021 9% Competitive HTC (9% HTC) for the proposed acquisition and development of a property to be known as Cypress Creek at Forest Lane Apartments (TDHCA No. 21139); and

WHEREAS, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; and

February 24, 2021

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 9% HTC application for Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed development by Sycamore Strategies, LLC. or its affiliate, to be located at 11520 North Central Expressway, Dallas, TX 75243, the development's application for 9% HTC, and any allocation by the TDHCA of 9% HTC for the proposed development.

SECTION 2. That the City Manager or their designee, upon approval as to form by the City Attorney, is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with Sycamore Strategies, LLC. or its affiliate for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. Sycamore Strategies, LLC. or its affiliate must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed \$500.00 from the General Fund in accordance with this resolution from General Fund, Fund 0001 Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2021-00015662, Vendor VC22772.

SECTION 4. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in Fund 0001, in the amount of \$500.00.

SECTION 5. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant in General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

210378

February 24, 2021

SECTION 6. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 24, 2021, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





Agenda Information Sheet

File #: 21-165

Item #: 26.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: February 24, 2021
COUNCIL DISTRICT(S): 10
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize **(1)** the adoption of a Resolution of Support for Sycamore Strategies, LLC, or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Cypress Creek at Forest Lane; and **(2)** an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

BACKGROUND

Sycamore Strategies, LLC. or its affiliates (Applicant) submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 9% Competitive Housing Tax Credits (9% HTC) for the development of Cypress Creek at Forest Lane Apartments, a ground-up development of a 200-unit mixed-income multifamily complex located at 11520 North Central Expressway, Dallas, TX 75243. Anthem Interests, LLC (Anthem), an affiliate of applicant, has executed a purchase contract with Parula Partners LP, the current property owner. Anthem may transfer the purchase contract to an affiliate.

In the administration of its 9% HTC Program, TDHCA awards application points for a resolution from a governing body of a local municipality on the following basis:

Within a municipality, the application will receive:

- **17** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- **14** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- **8.5** points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or
- **7** points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant, a to be formed Texas limited partnership, is proposing to develop Cypress Creek at Forest Lane Apartments. The Applicant proposes the limited partnership include Cypress Creek Forest Lane LP, a to be a formed limited liability company with Sycamore Strategies, LLC or its affiliate as 100% owner of the Special Limited Partner as managing partner of the project. Additionally, a limited partner will be admitted to the partnership once a tax credit investor is identified.

The Applicant proposes to develop 200 units. The 200 units will be comprised of 80 one-bedrooms, 100 two-bedrooms, and 20 three-bedrooms. Planned amenities feature a resort style swimming pool, pavilion with seating and fans, a spacious dog park, a fitness studio, business center, library and movie theatre. Support staff will also be onsite to provide resources to residents. The site is also located within a half mile of the Forest Lane Dallas Area Rapid Transit rail station.

Total development costs are anticipated to be approximately \$47,589,846.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$31,709,727.00 which is \$158,549.00 per unit. The total construction amount includes a 5% contingency.

After the development is complete, 50 of the 200 units will be made available to households earning 0%-30% of Area Median Income (AMI), 57 of the 200 units will be made available to households earning between 61%-80% of AMI, and 93 of the 200 units will be made available at market rate.

Proposed Financing Sources	Amount
Permanent Loan	\$32,500,000.00
Housing Tax Credits Equity	\$14,098,590.00
Deferred Developer Fee	\$ 990,756.00
City of Dallas Grant	\$ 500.00
Total	\$47,589,846.00

Proposed Uses	Cost
Acquisition	\$ 6,000,000.00
Hard Construction Costs	\$31,709,727.00
Soft Costs & Financing Fees	\$ 3,593,094.00
Developer Fees	\$ 4,880,845.00
Reserves	\$ 1,406,180.00
Total	\$47,589,846.00

On May 9, 2018, City Council adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or Generation Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation;
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Department programs that may be created;
- The project is located in a census tract with a poverty rate below 20%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

Cypress Creek at Forest Lane is qualified to receive a staff recommendation for a resolution of support as it is a priority housing need development, located in a census tract with a poverty rate less than 20% (Census Tract 48113007805) and met the required application thresholds. The proposed site has insufficient data to provide a Market Value Analysis market type, but is surrounded by B, D, E, and H market types.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Housing and Homelessness Solutions Committee will be briefed regarding this matter on February 22, 2021.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$500.00	\$0.00	\$0.00



February 25, 2021

TDHCA Board of Directors

Via email to: info@tdhca.state.tx.us

RE: ICP's Support of Cypress Creek Apartment Homes at Forest Lane-11520 North Central Expressway, Dallas, Texas (application number 21139)

Dear TDHCA Board:

The Inclusive Communities Project (ICP) is a not-for-profit organization that works for the creation and maintenance of thriving racially and economically inclusive communities, expansion of fair and affordable housing opportunities for low income families, and redress for policies and practices that perpetuate the harmful effects of discrimination and segregation. This letter is written in support of the proposed Cypress Creek Apartment Homes (Forest Lane-11520 North Central Expressway, Dallas, Texas). ICP has a long-standing interest in seeing new low-income housing tax credit (LIHTC) apartment complexes in low poverty areas that offer opportunities to lower wage residents outside of high poverty, racially isolated neighborhoods where they have traditionally been steered.

An award of credits for this proposal would assist the State and City of Dallas in meeting its duty to affirmatively further fair housing. Based on the developer's application and public information, the area that would be served by Cypress Creek has only twelve percent (12%) poverty, a white non-Hispanic population of fifty-two (52%), and the low CDFI distress score of 1 out of 4. When compared to other LIHTC projects in the City of Dallas, these kinds of findings are far better than other Dallas neighborhoods where LIHTC complexes are replete. ICP believes this proposed complex will serve lower income families and wage earners who desire to live in this well-resourced community. It deserves the full support and the awarding of tax credits.

Sincerely,

Demetria L. McCain
President

Ann Lott
Vice President of Housing Initiatives

CC: Zachary Krochtengel, Sycamore Strategies, LLC
Daniel & Beshara, PC






ICPs Support Ltr to TDHCA re Cypress Creek LIHTC Proposal 2021

Final Audit Report

2021-02-25

Created:	2021-02-25
By:	Demetria McCain (dmccain@inclusivecommunities.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaZo8nHGGm5XB92Tzx-NVYyXtzLOlqH0e

"ICPs Support Ltr to TDHCA re Cypress Creek LIHTC Proposal 2021" History

-  Document created by Demetria McCain (dmccain@inclusivecommunities.net)
2021-02-25 - 5:32:01 PM GMT- IP address: 172.0.13.81
-  Document emailed to Ann Lott (alott@inclusivecommunities.net) for signature
2021-02-25 - 5:32:22 PM GMT
-  Email viewed by Ann Lott (alott@inclusivecommunities.net)
2021-02-25 - 5:46:31 PM GMT- IP address: 76.183.78.180
-  Document e-signed by Ann Lott (alott@inclusivecommunities.net)
Signature Date: 2021-02-25 - 5:53:42 PM GMT - Time Source: server- IP address: 76.183.78.180
-  Agreement completed.
2021-02-25 - 5:53:42 PM GMT

Alena Morgan

Subject: FW: Faith Forward Dallas Support of Cypress Creek Apartments

From: Almas Muscatwalla <almasmuscatwalla13@gmail.com>

Sent: Monday, March 8, 2021 3:54 PM

To: info <info@mail.tdhca.state.tx.us>

Cc: Rabbi Andrew Paley <apaley@templeshalomdallas.org>; Neil Thomas <RevNeil@cathedralofhope.com>

Subject: Faith Forward Dallas Support of Cypress Creek Apartments



March 8, 2021

TDHCA Board of Directors

Via email to: info@tdhca.state.tx.us

RE: ICP's Support of Cypress Creek Apartment Homes at Forest Lane-11520 North Central Expressway, Dallas, Texas (application number 21139)

Dear TDHCA Board:

Cypress Creek Apartment homes would bring "good news to the poor" (Isaiah 61:1) who long for and deserve affordable housing with access to transportation, places of employment, and grocery stores. Yet on the heels of the Dallas City Council approval for the purchase of the property located at Forest Lane-11520 North Central Expressway, you have single-handedly vetoed the decision. There has been a failure in community engagement and communication to educate and inform neighborhoods of the unity and equity such a development can stimulate.

FaithForwardDallas at ThanksGiving Square is an organization comprised of faith leaders representing multiple faith traditions. Across our diversity, we are unified in our faith-calling and as citizens to release those held captives by segregation. We are advocates for those who have no option to improve their standard of living and make their desired contribution to society because city development keeps them out of affordable improved standards. As faithful citizens, we raise our voices for those silenced by their circumstances to open the way for recovery. But the way must be opened by providing access to affordable, sustainable living.

Reinforcing racial segregation hurts our ability to live in harmony in Dallas. And the long history of squashing affordable housing projects' inaccessible areas must end. Rep. Turner, stopping this housing project is on the wrong side of history. Cypress Creek would make way for people, who cannot afford to keep up with our unaffordable housing market, to find a place to live outside of an impoverished area

and in a socioeconomic and racially diverse neighborhood. As stated in Dallas Morning News, this housing project would “add 200 high-quality workforce rentals...and chip away at a city shortage of about 20,000 affordable homes.”^[1]

You must find a way forward to support and encourage the development of the Cypress Creek Housing Project to equitably establish housing throughout the city – for the unity and progress of our city.

Thank you
Faith Forward Dallas

^[1] <https://epaper.dallasnews.com/app/DALNEW/editionguid/aac971e4-8846-4736-8117-f88303e2e4e9/pagenumber/13>.
Accessed March 8, 2021.

Almas Muscatwalla
almasmuscatwalla13@gmail.com
Cell: [214-448-8535](tel:214-448-8535)

"The great aim and end of all learning is service to society." Benjamin Franklin



February 25, 2021

TDHCA Board of Directors

Via email to: info@tdhca.state.tx.us

RE: ICP's Support of Cypress Creek Apartment Homes at Forest Lane-11520 North Central Expressway, Dallas, Texas (application number 21139)

Dear TDHCA Board:

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An award of credits for this proposal would assist the State and City of Dallas in meeting its duty to affirmatively further fair housing. Based on the developer's application and public information, the area that would be served by Cypress Creek has only twelve percent (12%) poverty, a white non-Hispanic population of fifty-two (52%), and the low CDFI distress score of 1 out of 4. When compared to other LIHTC projects in the City of Dallas, these kinds of findings are far better than other Dallas neighborhoods where LIHTC complexes are replete. ICP believes this proposed complex will serve lower income families and wage earners who desire to live in this well-resourced community. It deserves the full support and the awarding of tax credits.

Sincerely,

A blue ink signature of Demetria L. McCain, consisting of a stylized 'D' followed by 'L' and 'M'.

Demetria L. McCain
President

A blue ink signature of Ann Lott, consisting of a stylized 'A' followed by 'L' and 'O'.

Ann Lott
Vice President of Housing Initiatives

CC: Zachary Krochtengel, Sycamore Strategies, LLC
Daniel & Beshara, PC

ICPs Support Ltr to TDHCA re Cypress Creek LIHTC Proposal 2021

Final Audit Report

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2021-02-25 - 5:53:42 PM GMT

Community Input Scoring Items

TDHCA#: 21144

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

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Points Requested 17

City of Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

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4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Apartment Life

Name of Community Organization

Randy Ginnan, South Texas Regional President

Contact Name

 Support Opposition

B. Marketplace Chaplains

Name of Community Organization

Robert D. Smith II

Contact Name

 Support Opposition

C. Meals on Wheels Collin County

Name of Community Organization

Zella Tyson, MPH

Contact Name

 Support Opposition

D. Ruth Cheatham Foundation

Name of Community Organization

Lindsay Whittemore

Contact Name

 Support Opposition

E.

Name of Community Organization

Contact Name

 Support Opposition

F.

Name of Community Organization

Contact Name

 Support Opposition

RESOLUTION NO. 2021-2-6(R)

A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on 5± acres, at approximately the northwest corner of Plano Parkway and Dallas Parkway, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Mariposa Plano Parkway LP has proposed a development for affordable rental housing which will be named “Mariposa Apartment Homes at Plano Parkway” and will include approximately 180 units on 5± acres located at approximately northwest corner of Plano Parkway and Dallas Parkway, in the City of Plano, Collin County; and

WHEREAS, Mariposa Plano Parkway LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the Mariposa Apartment Homes at Plano Parkway development; and

WHEREAS, The Mariposa Apartment Homes at Plano Parkway development will include 68 market rate units and 112 units affordable to seniors with an income at or below 60% of the area median income; and

WHEREAS, Mariposa Plano Parkway LP has submitted a housing tax credit resolution application to the City which satisfies the process established in Resolution No. 2016-11-4(R) and criteria amendments approved during the Preliminary Open City Council Meeting on November 23, 2020; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, this Resolution of Support is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city’s development regulations, and approval of this resolution will not be construed as a development permit or approval; and

WHEREAS, the City of Plano will waive a minimum of \$500 in fees for each development of which a Resolution of Support was adopted by the City Council; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

RESOLUTION NO. 2021-2-6(R)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. In accordance with Texas Government Code §2306.6710 and Texas Administrative Code Title 10, § 11.9(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for Mariposa Apartment Homes at Plano Parkway, on 5± acres located at northwest corner of Plano Parkway and Dallas Parkway, Plano, TX 75093, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 8, 2021.

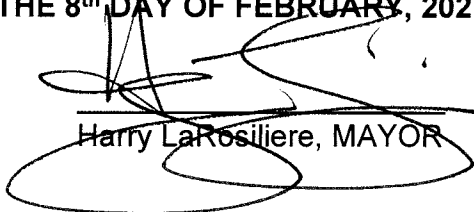
SECTION II. The Resolution of Support is based on the following information presented in the application for Mariposa Apartment Homes at Plano Parkway:

1. The application met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 68 market rate units and 112 units affordable to seniors with an income at or below 60% of the area median income.

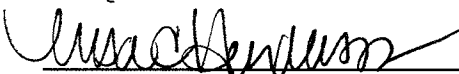
SECTION III. The City Manager is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION IV. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 8th DAY OF FEBRUARY, 2021.


Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY

21145

Community Input Scoring Items

TDHCA#: 21144

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

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Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

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Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

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4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Apartment Life

Name of Community Organization

Randy Ginnan, South Texas Regional President

Contact Name

Support

Opposition

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Name of Community Organization

Robert D. Smith II

Contact Name

Support

Opposition

C. Meals on Wheels Collin County

Name of Community Organization

Zella Tyson, MPH

Contact Name

Support

Opposition

D. Ruth Cheatham Foundation

Name of Community Organization

Lindsay Whittemore

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-2-7(R)

A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on 4.5± acres, at approximately the northeast corner of Spring Creek Parkway and Communications Parkway, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Mariposa Communications Parkway LP has proposed a development for affordable rental housing which will be named “Mariposa Apartment Homes at Communications Parkway” and will include approximately 180 units on 4.5± acres located at approximately northeast corner of Spring Creek Parkway and Communications Parkway, in the City of Plano, Collin County; and

WHEREAS, Mariposa Communications Parkway LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the Mariposa Apartment Homes at Communications Parkway development; and

WHEREAS, The Mariposa Apartment Homes at Communications Parkway development will include 68 market rate units and 112 units affordable to seniors with an income at or below 60% of the area median income; and

WHEREAS, Mariposa Communications Parkway LP has submitted a housing tax credit resolution application to the City which satisfies the process established in Resolution No. 2016-11-4(R) and criteria amendments approved during the Preliminary Open City Council Meeting on November 23, 2020; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, this Resolution of Support is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city’s development regulations, and approval of this resolution will not be construed as a development permit or approval; and

WHEREAS, the City of Plano will waive a minimum of \$500 in fees for each development of which a Resolution of Support was adopted by the City Council; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

RESOLUTION NO. 2021-2-7(R)

SECTION I. In accordance with Texas Government Code §2306.6710 and Texas Administrative Code Title 10, § 11.9(d)(1), the City of Plano, acting through its governing body, hereby confirms that it supports the proposed application for Mariposa Apartment Homes at Communications Parkway, on 4.5± acres located at northeast corner of Spring Creek Parkway and Communications Parkway, Plano, TX 75093, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 8, 2021.

SECTION II. The Resolution of Support is based on the following information presented in the application for Mariposa Apartment Homes at Communications Parkway:

1. The application met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 68 market rate units and 112 units affordable to seniors with an income at or below 60% of the area median income.

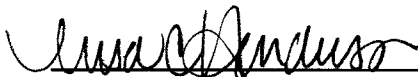
SECTION III. The City Manager is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION IV. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 8th DAY OF FEBRUARY, 2021.


Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY

Community Input Scoring Items

TDHCA# 21058

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. The Salvation Army of Greater Houston

Name of Community Organization

Major Zach Bell

Contact Name

Support

Opposition

B. The Salvation Army Boys and Girls Club

Name of Community Organization

Alesia A. Lane

Contact Name

Support

Opposition

C. Wesley Community Center

Name of Community Organization

Amy Corron and Samantha Sherman

Contact Name

Support

Opposition

D. Avenue CDC

Name of Community Organization

Mary Lawler

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

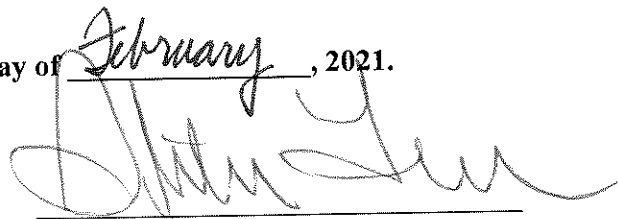
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

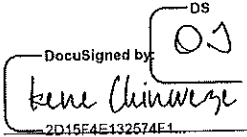
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by:  City Secretary
 (Prepared by Legal Dept. Senior Assistant City Attorney)
2D15F4E132574E1

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
ABSENT-ON PERSONAL BUSINESS		THOMAS
	✓	TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Housing and Community Development Department
Schedule I - Resolutions of Support - City of Houston Projects

Applicant Name	Project Name	Project Address	TDHCA Number
Huntington Witte Partners, Ltd.	Huntington at Witte	1106 Witte Rd	21019
Laurel Terrace, LP	Laurel Terrace	1041 Conrad Sauer Drive The approximate 3300 block of West Gulf Bank, just north of	21091
Parkway Meadows, Ltd.	Parkway Meadows	West Gulf Bank and west of West Montgomery	21133
DWR Greens Way 21, LP	Greens Way Villas	At Intersection of N Sam Houston Pkwy and Interstate 45	21183
2021 Houston 150 MF Housing, LP	Houston 150 Bayou Apartments	Approx 6970 Portwest Drive	21038
SBP Fisher Street Apartments	Fisher Street Apartments	909 Fisher St	21128
CSH Harvard Street Lofts, Ltd.	Harvard Street Lofts	815 Harvard Street	21001
Campanile on Minimax LP	Campanile at Minimax	SEC of Minimax Dr. and West Loop 610 North	21292
Hebron Village Ltd	Hebron Village Supportive Housing	7350 Calhoun Rd	21210
Manson Place Apts, LP	Manson Place Apartments	SWO of Reeves St and Scott St	21035
Acadia Terrace, LP	Acadia Terrace	Appr. 600 block of Rogerdale Road	21264
Huntington BAB Partners, Ltd.	Huntington at Bay Area	SE corner of Bay Area Blvd and Seawolf Dr	21020
Evening Star Senior Housing Limited Partnership	Evening Star Apartments	11800 South Glen Drive	21058
Hawthorn Terrace, LP	Hawthorn Terrace	Approximately 3103 block of Hayes Road	21100
Acadia Terrace, LP	Acadia Terrace	Appr. 6000 block of Rogerdale Road	21264
DWR Dove Gardens, LP	Dove Gardens	SWC of Westchase Way Dr. and W. Sam Houston Pkwy. S	21188
Azalea Terrace, LP	Azalea Terrace	Approximately 601 State Hwy 6 South	21108
Houston DMA Housing II, LLC	Ella Grand	2077 S Gessner Rd	21137
HTG Rushmore, LLC	The Rushmore	800 Highway 6 South	21245
CSH Maury Street Lofts, Ltd.	Maury Street Lofts	2918 Elysian Street	21010
Jackson Hinds Gardens, LP	Jackson Hinds Garden	607 Thornton Road	21238
William Booth Senior Housing Limited Partnership	William Booth Apartments	808 Frawley Street	21148
DWR OST 20, LP	OST Lofts	5520 Old Spanish Trail Northwest of the intersection of Park Place Blvd and Juniper	21132
Vista at Park Place, LP.	Vista at Park Place	Street	21026
NHF Ennis, LLC	New Hope Housing at Ennis	Approx. 1846 Ennis Street	21027
Houston DMA Housing III, LLC	Boulevard 61	6101 Richmond Avenue	21131

Fairways at Westwood, LP	Fairways at Westwood	9745 Bissonnet St	21213
CSH Westheimer Garden Villas, Ltd.	Westheimer Garden Villas	5811 Winsome Lane	21006

STATE of TEXAS
HOUSE of REPRESENTATIVES



PENNY MORALES SHAW

STATE REPRESENTATIVE • DISTRICT 148

March 8, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

**RE: 2021 Application to the Texas Department of Housing and Community Affairs
for an Allocation of Low-Income Housing Tax Credits to Rehab William Booth
Apartments in Houston, Texas, TDHCA Application #21148**

Delivered electronically

Dear Mr. Wilkinson,

Please accept this letter expressing my support for the National Church Residences request to allocate tax credits from the Texas Department of Housing and Community Affairs to the William Booth Apartments, TDHCA Application #21148.

I support this rehabilitation/renovation proposal development, which is located at 808 Frawley Street in Houston, Texas in Harris County. The City of Houston, like many other communities across the state, is experiencing a shortage of quality, inclusive housing. Updating and preserving this affordable, exclusively senior housing will serve the community for many years to come by extending the life of and improving the quality of the Frawley Street building. The 100% affordable, 64-unit residential complex, originally built in 1995, will maintain the same geographic footprint within its current space. Additionally, the applicant has confirmed that the renovation of units will take place in sections. This will facilitate an easier on-site transition for the seniors as their respective units are being renovated.

If you have questions regarding my support of this proposed development, please contact me at Penny.MoralesShaw@house.texas.gov, or call my Capitol office at (512) 463-0620.

Sincerely,

A handwritten signature in blue ink that reads "Penny Morales Shaw".

Penny Morales Shaw
State Representative, House District 148

Community Input Scoring Items

TDHCA#: 21149

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Dallas

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 8

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way Metro Dallas

Name of Community Organization

Ashley Brundage

Contact Name

Support

Opposition

B. Metro Dallas Homeless Alliance

Name of Community Organization

Carl Falconer

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

February 24, 2021

WHEREAS, on May 9, 2018, City Council adopted the Comprehensive Housing Policy by Resolution No. 18-0704; and

WHEREAS, on November 28, 2018, City Council amended the Comprehensive Housing Policy by Resolution No. 18-1680; and

WHEREAS, on June 12, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-0884; and

WHEREAS, on June 26, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1041; and

WHEREAS, on September 25, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1498; and

WHEREAS, on December 11, 2019, City Council amended the Comprehensive Housing Policy by Resolution No. 19-1864; and

WHEREAS, the Comprehensive Housing Policy provides a policy for developers requesting a Resolution of Support or No Objection (Resolutions) for multifamily rental housing developments seeking Housing Tax Credits (HTC) through the Texas Department of Housing and Community Affairs (TDHCA); and

WHEREAS, NuRock Acquisitions, LLC, or its affiliate (sometimes referred to as Applicant) has proposed the development of a mixed income multifamily complex for seniors to be known as Residences at Alpha located at 5353 Alpha Road, Dallas, Texas 75240 in the City of Dallas, Texas; and

WHEREAS, the Applicant proposes to develop 100 units, to include 44 one-bedrooms and 56 two-bedrooms; and will include amenities; and

WHEREAS, upon completion of the development, the Applicant proposes to make eight of the 100 units available to households earning 0%-30% of Area Median Income (AMI), 32 of the 100 units available to households earning between 31%-50% of AMI, 40 of the 100 units available to households earning between 51%-60% of AMI, 20 of the units will be market rate; and

WHEREAS, the Applicant has advised the City that it submitted a pre-application to the TDHCA for 2021 9% Competitive HTC (9% HTC) for the proposed development of a property to be known as Residences at Alpha (TDHCA No. 21149); and

WHEREAS, the expenditure of City local general funds supporting this development project is consistent with the City's Comprehensive Housing Policy and adopted annual budget; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City desires to provide a Resolution of Support to the Applicant for the 9% Competitive HTC application for Residences at Alpha located at 5353 Alpha Road, Dallas, Texas 75240.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas, acting through its governing body, hereby confirms that it supports the proposed development by NuRock Acquisitions, LLC and or its affiliates, to be located at 5353 Alpha Road, Dallas, Texas 75240, the development's application for 9% HTC, and any allocation by the TDHCA of 9% HTC for the proposed development.

SECTION 2. That the City Manager or their designee, upon approval as to form by the City Attorney, is hereby authorized to execute a line of credit agreement in the amount of \$500.00 with NuRock Acquisitions, LLC. or its affiliates, approved as to form by the City Attorney, for the construction of the proposed development. The agreement will include, but is not limited to, the following terms:

- a. NuRock Acquisitions, LLC or its affiliate must be awarded 9% HTC by TDHCA; and
- b. The line of credit will have an interest rate of 1%. Interest will not be incurred or accrue until and unless funds are drawn; and
- c. The line of credit must be repaid in full on expiration or termination of the Land Use Restriction Agreement recorded by TDHCA.

SECTION 3. That the Chief Financial Officer is hereby authorized to encumber and disburse funds in an amount not to exceed \$500.00 in accordance with this resolution from General Fund, Fund 0001, Department HOU, Unit 4285, Object 3015, Activity AFHO, Encumbrance/Contract No. HOU-2021-00015601, Vendor VC22736.

SECTION 4. That the Chief Financial Officer is hereby authorized to set up a Receivable Balance Sheet Account in an amount not to exceed \$500.00 in General Fund, Fund 0001, Department HOU, Balance Sheet Account 033F and a Deferred Revenue Balance Sheet Account 0898 in Fund 0001.

SECTION 5. That the Chief Financial Officer is hereby authorized to receive, accept and deposit loan payments from Applicant in General Fund, Fund 0001, Department HOU, Principal Revenue Code and Interest Revenue Code 847G and Interest Revenue Code 0847H, and debit Balance Sheet Account 0001 (Cash); as well as debit Deferred Revenue Balance Sheet Account 0898 and credit Receivable Balance Sheet Account 033F.

210372

February 24, 2021

SECTION 6. That this formal action has been taken to put on record the support expressed by the City of Dallas on February 24, 2021, and that for and on behalf of the Governing Body, the Mayor or City Manager, or their designee, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.





Agenda Information Sheet

File #: 21-166

Item #: 20.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality
AGENDA DATE: February 24, 2021
COUNCIL DISTRICT(S): 11
DEPARTMENT: Department of Housing & Neighborhood Revitalization
EXECUTIVE: Dr. Eric A. Johnson

SUBJECT

Authorize (1) the adoption of a Resolution of Support for NuRock Acquisitions, LLC or its affiliate (Applicant), related to its application to the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credits for the development of Residences at Alpha; and (2) an agreement with the Applicant for a line of credit in the amount of \$500.00 for the proposed multifamily development - Not to exceed \$500.00 - Financing: General Fund

BACKGROUND

NuRock Acquisitions, LLC or its affiliates (Applicant) submitted a pre-application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 9% Competitive Housing Tax Credits (9% HTC) for the development of Residences at Alpha, a ground-up development of a 100-unit mixed-income multifamily complex located at 5353 Alpha Road, Dallas, Texas 75240. Applicant has executed a purchase contract with Janlaw Properties, Inc. and Zimcal Corp, the current property owner. NuRock Acquisitions, LLC may transfer the purchase contract to an affiliate.

In the administration of its 9% HTC Program, TDHCA awards application points for a resolution from a Governing Body of a local municipality on the following basis:

Within a municipality, the application will receive:

- 17 points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the application or development; or
- 14 points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the application or development.

Within the extraterritorial jurisdiction of a municipality, the Application may receive:

- 8.5 points for a resolution from the governing body of that municipality expressly setting forth that the municipality supports (Resolution of Support) the Application or Development; or

- 7 points for a resolution from the governing body of that municipality expressly setting forth that the municipality has no objection (Resolution of No Objection) to the Application or Development

The Applicant, a Texas limited liability company, is proposing to develop Residences at Alpha. The Applicant proposes the limited partnership include Applicant or its affiliate as 100% owner of the Special Limited Partner as managing partner of the project. Additionally, a limited partner will be admitted to the partnership once a tax credit investor is identified.

The proposed property manager is Lakewood Property Management, LLC, a United States subsidiary of the Applicant. Applicant and its affiliates have been developing, building, and managing quality multifamily and senior rental communities throughout Texas since 1995. Applicant and its affiliates have expertise in market rate, workforce housing, 9% HTC, and senior independent living.

The Applicant proposes to develop 100 units for seniors aged 55 and older. The 100 units will be comprised of 44 one-bedroom and 56 two-bedrooms units. The interior will include nine-foot ceilings and granite countertops. Planned amenities feature a swimming pool, fitness center, business center, and outdoor recreation space.

Total development costs are anticipated to be approximately \$22,633,196.00 which includes the acquisition price for the land. The hard cost construction budget is anticipated to be \$12,730,494.00 which is \$127,304.00.00 per unit. The total construction amount includes a 5.6% contingency.

Proposed Financing Sources	Amount
Permanent Loan	\$ 7,897,692.00
Housing Tax Credits Equity	\$13,947,105.00
TSHAC Loan	\$ 350,000.00
Deferred Developer Fee	\$ 438,399.00
Total	\$22,633,196.00

Proposed Uses	Amount
Acquisition	\$ 3,828,283.00
Hard Construction Costs	\$12,730,494.00
Soft Costs & Financing Fees	\$ 3,512,502.00
Developer Fees	\$ 2,342,805.00
Reserves	\$ 219,112.00
Total	\$22,633,196.00

After the development is complete, eight of the 100 units will be made available to households earning 0%-30% of Area Median Income (AMI), 32 of the 100 units will be made available to households earning between 31%-50% of AMI, and 40 of the 100 units will be made available to households earning between 51%-60% of AMI. The remaining 20 units will be at market rate.

On May 9, 2018, City Council adopted the Comprehensive Housing Policy (CHP), Resolution Nos. 18-0704 and 18-1680, as amended on November 28, 2018, which provided a policy including evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing developments seeking HTC through TDHCA.

On June 12, 2019, City Council authorized an amendment to the CHP to modify the evaluation criteria for developers requiring Resolutions of Support or No Objection for rental housing development seeking HTC through TDHCA by Resolution No. 19-0884. The modified evaluation criteria include standard thresholds for both 4% and 9% HTC applications such as evidence of site control, TDHCA minimum site standards, affirmatively further fair housing, and other requirements.

The evaluation criteria for 9% HTC applications seeking a Resolution of Support also requires applications meet a priority housing need of the City. The applications must meet at least one of the following six priorities:

- The project has been selected to receive City funding such as Community Development Block Grants, Home Investment Partnerships Program, or General Obligation Bond funding;
- The applicant intends to partner with the Dallas Housing Finance Corporation or Public Facility Corporation,
- The proposal involves the redevelopment of public housing owned by the Dallas Housing Authority under the Choice Neighborhoods, Rental Assistance Demonstration, HOPE IV, or other similar U.S. Department of Housing and Urban Development programs that may be created;
- The project is located in a census tract with a poverty rate below 20%;
- The project located in a Redevelopment Reinvestment Strategy Area (RSA) or Stabilization RSA; and
- A 50-unit project dedicating 20% of the units for tenants referred from the Continuum of Care list.

Applications that do not qualify as a priority housing need must score at least 50 points based on if the proposed project is mixed income, includes a non-profit or historically underutilized business, its proximity of amenities to the development site, and resident services to be provided.

Residences at Alpha is qualified to receive a staff recommendation for a resolution of support as it is a priority housing need development located in a census tract with a poverty rate less than 20% (Census Tract 48113013626) and met the required application thresholds. The proposed site has insufficient data to provide a Market Value Analysis market type but is surrounded by the E market type.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Housing and Homelessness Solutions Committee will be briefed regarding this matter on February 22, 2021.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$500.00	\$0.00	\$0.00



TEXAS HOUSE *of* REPRESENTATIVES

John Turner

State Representative, District 114

March 5, 2021

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing & Community Affairs
211 E. 11th St.
Austin, TX 78701-2410

[Delivered via email to Michael.Lyttle@tdhca.state.tx.us]

Dear Director Holloway:

I write to express my support for the Low-Income Housing Tax Credit application submitted for the proposed development known as Residences at Alpha, project #21149, planned for 5353 Alpha Rd, Dallas, TX 75240.

One of the factors to be considered by the department in evaluating an application is “the level of community support for the application, evaluated on the basis of a written statement from the state representative who represents the district containing the proposed development site.” Texas Govt. Code Sec. 2306.6710(b). As the State Representative for District 114, which includes the proposed location, I am aware of no significant opposition to this project. I understand that the Dallas City Council approved a resolution of support for the application on its consent agenda and without opposition.

As one who believes in the importance of affordable housing options in Dallas and throughout our region, I am pleased to provide this letter of support.

Thank you for your attention and for the work you do on behalf of our state.

Sincerely,

A handwritten signature in black ink, appearing to read "John Turner", with a long horizontal flourish extending to the right.

John Turner
State Representative
House District 114

Community Input Scoring Items

TDHCA#: 21150

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Big Lake

Name of Local Government Body

Reagan County

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Reagan County All-Sports Booster Club

Name of Community Organization

Melissa Harris

Contact Name

Support

Opposition

B. Reagan County Trail Blazers

Name of Community Organization

Debbie Baker

Contact Name

Support

Opposition

C. Salvation Army

Name of Community Organization

Mark Noland

Contact Name

Support

Opposition

D. Bethel Baptist Church

Name of Community Organization

Connie Calley

Contact Name

Support

Opposition

E. First Baptist Church

Name of Community Organization

Rev. Gerald Bastin

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION # 201201-02

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 1304 Vicky Street, named Big Lake Seniors Apartments in the Extraterritorial Jurisdiction of the City of Big Lake, Texas; and

WHEREAS, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Big Lake Seniors Apartments development; and

WHEREAS, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Big Lake Seniors Apartments development as a commitment of development funding from the City of Big Lake, Texas; and

WHEREAS, the City of Big Lake, Texas has the authority to defer development fees on the property located at 1304 Vicky Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Big Lake, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

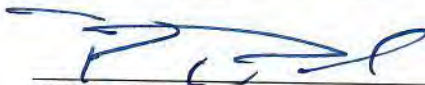
The governing body of the City of Big Lake, Texas, hereby confirms that it supports the rehabilitation of Big Lake Seniors Apartments located at 1304 Vicky Street, and that this formal action has been taken to put on record the opinion expressed by the City of Big Lake on Dec 15, 2020, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Phil Pool, Mayor** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

APPROVED AND ADOPTED this the ~~16~~ day of December, 2020.

PASSED, APPROVED and ADOPTED this 15 day of December, 2020, at a regular meeting of the city council of the City of Big Lake.



Phil Pool, Mayor



Shere Benson
City Secretary

Seal



RESOLUTION # _____

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 1304 Vicky Street, Big Lake, Texas, named Big Lake Seniors Apartments in Reagan County, Texas; and

WHEREAS, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Big Lake Seniors Apartments

WHEREAS, Reagan County, Texas has the authority to defer development fees on the property located at 1304 Vicky Street, Big Lake, Texas;

IT IS HEREBY RESOLVED, THAT

The governing body of Reagan County, Texas, hereby confirms that it supports the rehabilitation of Big Lake Seniors Apartments located at 1304 Vicky Street, Big Lake, Texas, and that this formal action has been taken to put on record the opinion expressed by the County on 11/23/2020, and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Jim O'Bryan, County Judge** is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 23 day of November 2020 at a regular meeting of the Commissioner's Court of Reagan County.


Jim O'Bryan, County Judge


County Clerk

Seal

Community Input Scoring Items

TDHCA#: 21151

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Colorado City

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Colorado City Area Chamber of Commerce

Name of Community Organization

Amando Jo Ritchey

Contact Name

Support

Opposition

B. Community Mission of Colorado City

Name of Community Organization

Ginger Adams

Contact Name

Support

Opposition

C. Wallace Senior Annex

Name of Community Organization

Julie Erwin

Contact Name

Support

Opposition

D. Calvary Baptist Church

Name of Community Organization

Debbie Harris

Contact Name

Support

Opposition

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION 2020-12

**A RESOLUTION OF THE CITY OF COLORADO CITY SUPPORTING
MAC-RE, LLC'S REHABILITATION OF THE COLORADO CITY
APARTMENTS AND WAIVING CERTAIN FEES THEREFOR.**

WHEREAS, MAC-RE, LLC has proposed the rehabilitation of affordable rental housing at 2330 N Highway 208, named the Colorado City Apartments in the City of Colorado City, Texas;

WHEREAS, MAC-RE, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Colorado City Apartments;

WHEREAS, MAC-RE, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Colorado City Apartments development as a commitment of development funding from the city of Colorado City, Texas; and

WHEREAS, the city of Colorado City, Texas has the authority to waive development fees for the rehabilitation of the Colorado City Apartments by MAC-RE, LLC pursuant to the City of Colorado City Chapter 380 Economic Development Program established by Resolution No. 2015-19;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO CITY, THAT:

1. The City Council of the City of Colorado City, Texas hereby authorizes David Hoover, City Manager, to waive development/permit fees in the amount of \$250.00 in exchange for MAC-RE, LLC's rehabilitation of the Colorado City Apartments, located at 2330 N. Highway 208, Colorado City, Texas, which the City Council finds will promote local economic development and stimulate business and commercial activity in the City;
2. The City Council of the City of Colorado City, Texas hereby expresses its support for the rehabilitation of the Colorado City Apartments located at 2330 N Highway 208 by MAC-RE, LLC, and that this formal action has been taken to put on record the opinion expressed by the City on December 8, 2020.
3. Tim Boyd, Mayor, is hereby authorized, empowered, and directed to certify this Resolution to the Texas Department of Housing and Community Affairs.
4. This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this the 8th day of December 2020 at a regular meeting of the City Council of Colorado City.

ATTEST:


Donna Madrid, City Secretary


Travis Lynch, Mayor Pro Tem

Community Input Scoring Items

TDHCA#: 21156

Self Score Total: 122

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Palacios

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Palacios Chamber of Commerce

Name of Community Organization

Pam Oliver

Contact Name

Support

Opposition

B. Palacios Community Hub

Name of Community Organization

Dolores Kimball

Contact Name

Support

Opposition

C. Palacios Area Fund

Name of Community Organization

Sally Kurtz

Contact Name

Support

Opposition

D. Friends of Elder Citizens

Name of Community Organization

Julia Gonzales

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2020-R-43

A RESOLUTION DECLARING THE SUPPORT OF THE CITY OF PALACIOS FOR THE BAYSHORE MANOR APARTMENTS REHABILITATION PROJECT BY THE ONE-TIME REDUCTION OF PERMIT FEES IN THE AMOUNT OF \$250.00; AUTHORIZING THE MAYOR TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, FIESER DEVELOPMENT, INC. has proposed the rehabilitation of affordable rental housing at 138 Sandpiper Circle, named the Bayshore Manor Apartments in the City of Palacios, Texas; and

WHEREAS, FIESER DEVELOPMENT, INC. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Bayshore Manor Apartments; and

WHEREAS, FIESER DEVELOPMENT, INC. has requested a one-time reduction of permit fees in the amount of \$250.00 for the Bayshore Manor Apartments development as a commitment from the City of Palacios, Texas; and

WHEREAS, the City of Palacios, Texas has the authority to pledge a portion of permit fees toward the rehabilitation project located at 138 Sandpiper Circle;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALACIOS, TEXAS:

SECTION 1: That as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Palacios has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

SECTION 2: That the City Council of the City of Palacios, Texas, hereby adopts this resolution as evidence supporting the rehabilitation project in the form of a one-time reduction of permit fees in the amount of \$250.00; and

SECTION 3: That the City Council of the City of Palacios, Texas, hereby confirms that it supports the rehabilitation of the Bayshore Manor Apartments located at 138 Sandpiper Circle, and that this formal action has been taken to put on record the opinion expressed by the City on December 8, 2020, and

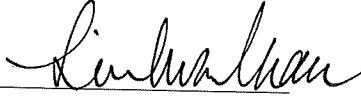
SECTION 4: That the City Council finds that rehabilitation of the Bayshore Manor Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

SECTION 5: That the Mayor of the City of Palacios, Linh Chau, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION 6: That this resolution shall become effective immediately from and after the date of its passage.

PASSED, APPROVED and ADOPTED this 8th day of December 2020 at a regular meeting of the City Council of the City of Palacios.

CITY OF PALACIOS, TEXAS



LINH CHAU, Mayor

ATTEST:



CLISSA MILLS, City Secretary
...2020-R-43 Bayshore Manor



Community Input Scoring Items

TDHCA#:

Self Score Total: **130**

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Katy

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Katy Chamber of Commerce

Name of Community Organization

Matthew Ferraro

Contact Name

Support

Opposition

B. Neighborhood Kidz Club

Name of Community Organization

Peggy Norwood

Contact Name

Support

Opposition

C. Katy Christian Ministries

Name of Community Organization

Deysi Crespo

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

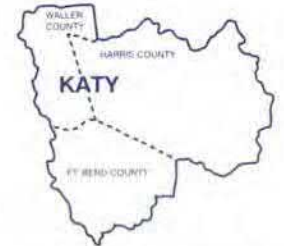
Contact Name

Support

Opposition



City of Katy



HUB CITY OF THREE COUNTIES

RESOLUTION NO. 1147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KATY, TEXAS, AUTHORIZING THE MAYOR TO ACKNOWLEDGE AND CONFIRM SUPPORT OF THE REHABILITATION OF THE KATY MANOR APARTMENTS LOCATED AT 5360 E. 5TH STREET AND ACCEPT A WAIVER REQUEST FROM FIESER DEVELOPMENT, INC. OF THE DEVELOPMENT/PERMIT FEES IN THE AMOUNT OF \$250.00.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KATY, TEXAS:

WHEREAS, FIESER DEVELOPMENT, INC. has proposed the rehabilitation of affordable rental housing at 5360 E 5th St, named the Katy Manor Apartments in the City of Katy, Texas; and

WHEREAS, FIESER DEVELOPMENT, INC. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Katy Manor Apartments; and

WHEREAS, FIESER DEVELOPMENT, INC. has requested a waiver of development/permit fees in the amount of \$250.00 for the Katy Manor Apartments development as a commitment of development funding from the city of Katy, Texas; and

WHEREAS, the city of Katy, Texas has the authority to defer development fees on the property located at 5360 E 5th St;

IT IS HEREBY RESOLVED, THAT

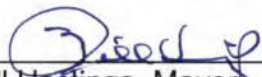
The governing body of the city of Katy, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

The governing body of the city of Katy, Texas, hereby confirms that it supports the rehabilitation of the Katy Manor Apartments located at 5360 E 5th St, and that this formal action has been taken to put on record the opinion expressed by the City on January 11, 2021, and


FURTHER RESOLVED, that for and on behalf of the Governing Body, Bill Hastings, Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED, APPROVED, AND ADOPTED on the 11th day of January, 2021.

CITY OF KATY, TEXAS

By:  _____
Bill Hastings, Mayor

ATTEST:

 _____
Becky L. McGrew, City Secretary

APPROVED:

 _____
Art Pertile, III, City Attorney

Community Input Scoring Items

TDHCA#: 21158

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Kaufman

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Kaufman Chamber of Commerce

Name of Community Organization

Anne Glasscock

Contact Name

Support

Opposition

B. Senior Connect

Name of Community Organization

Melinda Polk

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. R-05-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, SUPPORTING THE DEVELOPMENT OF THE JUNIPER POINTE APARTMENTS TO BE LOCATED GENERALLY AT CR 151 TO PROVIDE AFFORDABLE RENTAL HOUSING WITHIN THE CITY OF KAUFMAN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REDUCED BUILDING PERMIT FEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Juniper Pointe Apartments, LP has proposed a development for affordable rental housing to be located generally at CR 151, to be named Juniper Pointe Apartments, within the City of Kaufman, Kaufman County, Texas; and

WHEREAS, Juniper Pointe Apartments, LP intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Juniper Pointe Apartments; and

WHEREAS, the City Council of the City of Kaufman, by passage of this Resolution, hereby acknowledges its support of the development of the Juniper Point Apartments for affordable rental housing within the City of Kaufman.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The City Council hereby confirms that it supports the proposed Juniper Pointe Apartments to be located generally at CR 151, Kaufman, TX in Kaufman County and that this formal action has been taken to put on record the opinion expressed by the City Council on January 25, 2021.

SECTION 3. The City Council hereby confirms that it shall provide a financial contribution to Juniper Pointe Apartments, LP, in the form of Two Hundred and Fifty Dollars (\$250.00) towards the total amount of building permit fees incurred for the development of the Juniper Pointe Apartments, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Juniper Pointe Apartments, LP for the proposed Juniper Pointe Apartments.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this day the 25th of January 2021.



JEFF JORDAN
MAYOR

ATTEST:


JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:


PATRICIA A. ADAMS
CITY ATTORNEY

Community Input Scoring Items

TDHCA#: 21160

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Angleton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

See neutral letter on next page -bps

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Boys and Girls Club of Brazoria County

Name of Community Organization

Amber Newman

Contact Name

Support

Opposition

B. Peach Tree Farmers Market

Name of Community Organization

Ellen Eby

Contact Name

Support

Opposition

C. United Way of Brazoria County

Name of Community Organization

Jenna Haviland-Alesna

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

E.

Name of Community Organization

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 20210209-007

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR THE AMBER RIDGE APARTMENTS, LP.

WHEREAS, Amber Ridge Apartments, LP has proposed a development for affordable rental housing at 114 Woodway Dr., named Amber Ridge Apartments in the City of Angleton, Brazoria County, Texas; and

WHEREAS, Amber Ridge Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Amber Ridge Apartments, and

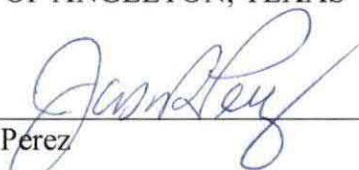
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The City of Angleton, acting through its governing body, hereby confirms that it supports the proposed Amber Ridge Apartments to be 114 Woodway Dr., Angleton, TX in Brazoria County and that this formal action has been taken to put on record the opinion expressed by the City on February 9, 2021.

SECTION 2. The City of Angleton, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Amber Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Amber Ridge Apartments, LP.

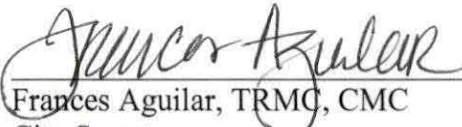
PASSED AND APPROVED THIS THE 9TH DAY OF FEBRUARY 2021.

CITY OF ANGLETON, TEXAS



Jason Pérez
Mayor

ATTEST:



Frances Aguilar, TRMC, CMC
City Secretary



Community Input Scoring Items

TDHCA#: 21164

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Kenedy

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Coastal Bend Food Bank

Name of Community Organization

Beatriz Hanson

Contact Name

Support

Opposition

B. Kenedy Chamber of Commerce

Name of Community Organization

Jolene Terwilliger

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION # 20-33

WHEREAS, HVM 2021 KENEDY, LLC has proposed the rehabilitation of affordable rental housing known as the Town Oaks Apartments located at 120 Water Street in the City of Kenedy, Texas; and

WHEREAS, HVM 2021 KENEDY, LLC has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Housing Tax Credits for the Town Oaks Apartments development; and

WHEREAS, HVM 2021 KENEDY, LLC has requested a waiver of development/permit fees in the amount of \$250.00 for the Town Oaks Apartments development as a commitment of development funding from the City of Kenedy, Texas; and

WHEREAS, the City of Kenedy, Texas has the authority to defer development fees on the property located at 120 Water Street;

IT IS HEREBY RESOLVED, THAT

The governing body of the City of Kenedy, Texas, hereby adopts this resolution as evidence to its commitment of funds in the amount of \$250.00 to be provided to the development in the form of a waiver of development/permit fees; and

The governing body of the city of Kenedy, Texas, hereby confirms that it supports the rehabilitation of the Town Oaks Apartments located at 120 Water Street, and that this formal action has been taken to put on record the opinion expressed by the City on December 8, 2020, and


FURTHER RESOLVED, that the rehabilitation of the Town Oaks Apartments will contribute more than any other tax credit assisted housing development to the concerted revitalization efforts of the City; and

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Joe Baker, Mayor** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.


This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 8th day of December, 2020 at a regular meeting of the City Council of the City of Kenedy.





Joe Baker, Mayor



Amanda Hines, City Secretary



Community Input Scoring Items

TDHCA#: 21166

Self Score Total: 119

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of El Paso

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Better Texans Foundation

Name of Community Organization

Aubrea Hance

Contact Name

Support

Opposition

B. Tierra Del Sol Housing Corporation

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

C. Opportunity Center for the Homeless

Name of Community Organization

Raymond Tulus

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION

WHEREAS, Mountain View Estates, Ltd. has proposed a development for affordable rental housing at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938, named Mountain View Estates, in the City of El Paso, Texas; and

WHEREAS, Mountain View Estates, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Mountain View Estates; and

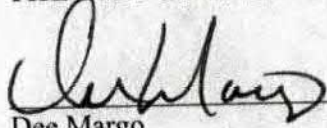
WHEREAS, Mountain View Estates, Ltd. has requested a waiver of permit fees in the amount of \$500 from the City of El Paso.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it **supports** the proposed **Mountain View Estates** located at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938 (TDHCA Application number 211666) and that this formal action has been taken to put on record the opinion expressed by the City of El Paso, Texas on December 15, 2020.
2. That the City of El Paso, Texas, acting through its governing body, hereby confirms that it has committed to Mountain View Estates, Ltd., a waiver of \$500.00 in permit fees; these funds shall be used in developing **Mountain View Estates** located at the Northwest Quadrant of Montana Ave. and Justice St., El Paso, Texas 79938 (TDHCA Application number 211666).
3. That for and on behalf of the Governing Body, Laura Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs. Further, the City Clerk is authorized to add the application number to this Resolution above, once such application number is assigned.

APPROVED this 15th day of December, 2020.

THE CITY OF EL PASO:



 Dee Margo
 Mayor

(Signatures Continue on Following Page)

ATTEST:



Laura D. Prine

Laura Prine
City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa

Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Nicole M. Ferrini

Nicole M. Ferrini
Chief Resilience Officer



STATE OF TEXAS
HOUSE OF REPRESENTATIVES
ART FIERRO
District 79

February 15, 2021

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: Mountain View Estates, TDHCA # 21166

Dear Mr. Wilkinson:

I write this letter to support Mountain View Estates, a proposed multifamily apartment complex located approximately 350 feet in the Northwest Quadrant of Justice and Garment Road in east El Paso.

The need for new affordable housing units is one challenge El Paso continues to face. With costs continuing to increase, more and more of my constituents find themselves in a position to need access to quality affordable housing, the type that this development will provide. Your support for Mountain View Estates will have multiple positive effects on our community by reducing the shortfall of affordable housing, creating jobs for residents of our community and serving as an economic stimulus for our area.

If you have any questions, please do not hesitate to contact my office at (512) 463-0596.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Art Fierro".

Art Fierro
Texas State Representative
House District 79

Community Input Scoring Items

TDHCA#: 21167

Self Score Total: 126

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Better Texans Foundation

Name of Community Organization

Aubrea Hance

Contact Name

Support

Opposition

B. Tierra Del Sol Housing Corporation

Name of Community Organization

Rose Garcia

Contact Name

Support

Opposition

C. Opportunity Center for the Homeless

Name of Community Organization

Raymond Tulus

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition



TEXAS HOUSE *of* REPRESENTATIVES

Mary E. González
State Representative, District 75

February 15, 2021

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711

RE: Villas at Augusta TDHCA 21167

Dear Mr. Wilkinson:

Quality affordable housing is essential for families' health, wellbeing, and access to economic opportunities. Especially during these challenging times, it is critical that we plan for future demand by continuing to develop affordable housing in our community. This is why I write in support of the *Villas at Augusta* multifamily apartment complex proposal which would be located at Augusta Drive and North Zaragoza Road.

The *Villas at Augusta* would have numerous benefits to our community with the ability to house nearly a hundred low income households. The project will also incorporate many green building features to lower the impact on the local environment and provide utility cost savings to the residents.

The need for affordable housing is only growing, which is why projects like this are critical. Thank you for your consideration of this proposal. Please do not hesitate to contact me should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Mary E. González".

Mary E. González
Texas State Representative
House District 75

Community Input Scoring Items

TDHCA#: 21168

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Waco

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Mission Waco

Name of Community Organization

Carlton Willis

Contact Name

Support

Opposition

B. Shepherd's Heart

Name of Community Organization

Robert Gager

Contact Name

Support

Opposition

C. Salvation Army

Name of Community Organization

Major Jim Taylor

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 2021-112

WHEREAS, DMA Development Company, LLC, has proposed a development for affordable rental housing at 705-721 South 5th Street in the City of Waco, McLennan County, Texas; and

WHEREAS, DMA Development Company, LLC, has submitted a pre-application and proposes to submit a final application to the Texas Department of Housing and Community Affairs (TDHCA) for 2020 Low Income Housing Tax Credit Program funds for the proposed development; and

WHEREAS, the proposed development is located in a census tract that has a poverty rate above 40% for individuals; and

WHEREAS, the application for the funding of tax credits requires a match of local funds in the form of a loan or in-kind contribution; and

WHEREAS, at least fifteen percent of the units in the proposed development will be rented at market rate; and

WHEREAS, at least five of the units will be set aside for Waco Housing Authority clients; and

WHEREAS, the construction and design for the proposed development are architecturally compatible with the existing neighborhood; and

WHEREAS, the proposed development's real property will be subject to property taxes; and

WHEREAS DMA Development Company, LLC, has satisfactorily sought and received community feedback regarding the proposed development by notifying neighboring owners of the proposed development and by holding at least two public meetings within the neighborhood to provide information to and receive comments from neighboring residents,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WACO, TEXAS:

That the City Council of the City of Waco hereby confirms its support for an affordable housing development to be developed by DMA Development Company, LLC, ("Applicant") at 705-721 South 5th Street in Waco, McLennan County, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on this date.

That the City Council of the City of Waco hereby approves the Applicant's application for Competitive 9% Low Income Housing Tax Credits ("Tax Credits") from the Texas Department of Housing and Community Affairs and supports an award of Tax Credits for the Housing pursuant to the Qualified Allocation Plan of the Texas Department of Housing and Community Affairs.

That in accordance with 10 Texas Administrative Code Section 11.9(d)(2), the City hereby commits to an in-kind contribution to the Housing in the form of a loan, grant, reduced fee, or contribution of other value for the benefit of the Housing in the amount of no less than \$500.00.

That the City Manager is authorized to execute any documents in connection therewith, including a development agreement with the Applicant.

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public, and that public notice of the time and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 16th day of February, 2021.

DocuSigned by:

Dillon Meek

F21552A1F8944E5...

Dillion Meek, Mayor
City of Waco, Texas

ATTEST:

DocuSigned by:

Esmeralda Hudson

27E1F458E03245E.

Esmeralda Hudson, City Secretary



APPROVED AS TO FORM & LEGALITY:

DocuSigned by:

Jennifer Richie

06A6F10D098640D...

Jennifer Richie, City Attorney



DOING
THE MOST
GOODSM

William Booth, *Founder*
Brian Peddle, *General*
Willis Howell, *Territorial Commander*
Lt. Colonel Ronnie Raymer, *Divisional Commander*
Majors Jim and April Taylor, *Corps Officers*

December 9, 2020

Ms. Marnie Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: *5th Street Lofts*

Dear Ms. Holloway:

On behalf of the Salvation Army, a 501(c)(3) non-profit organization serving the needs of individuals and their families in Waco, McLennan County, Texas, I am pleased to provide this letter of support for the proposed mixed-income multifamily housing community known as 5th Street Lofts. This proposed development will be located at 705-721 S 5th Street and 702-726 S 6th Street in downtown Waco, Texas, within the service area of the Salvation Army.

The Salvation Army assists people in need by providing various programs such as emergency shelter and transitional housing, assistance in crisis situations, and services targeted toward seniors including housing and social activities.

There is a tremendous need in Waco and McLennan County for high quality, affordable housing to assist mixed-income individuals and households, disabled persons and persons on fixed incomes. We strongly encourage your approval of this proposed development. We hope that this project will provide more affordable housing options in our community.

If you need additional information, you may contact me at james.taylor@uss.salvationarmy.org or the phone number below.

Sincerely,

Major Jim Taylor
Salvation Army Waco/McLennan County
Commanding Officer



DOING
THE MOST
GOOD

P.O. Box 268
Waco, TX 76703

RECEIVED
MAIL ROOM

DEC 14 2020

Texas Department of Housing
and Community Affairs

NORTH TEXAS TX 750

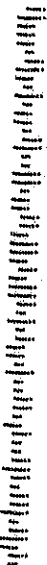
9 DEC 2020 PM 5:11



UNITED STATES POSTAGE
\$0.02 1P
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DEC 14 2020
MAILED FROM ZIP CODE

*Mr. Merrin Hollaway (owner)
Director of Multifamily Services
Texas Dept of Housing & Community Affairs
201 East 11th Street
Austin, Texas 78701*

78701-241021



Community Input Scoring Items

TDHCA#: 21175

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Wells - Support

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 8

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 0

A.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION # 2021-1

WHEREAS, **Wells Manor Housing, Ltd.** has proposed the acquisition and rehabilitation of the development of affordable rental housing known as **Wells Manor** located at 6 Wright Patman Drive and 70 Manor Loop in Wells, Cherokee County, Texas; and

WHEREAS, **Wells Manor Housing, Ltd.** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Housing Tax Credits for the **Wells Manor** development, and that in accordance with §11.9(d)(1) of the Qualified Allocation Plan, an application may qualify for points for a resolution voted on and adopted from the governing body expressly setting forth that the **City of Wells, Texas** supports **Wells Manor**; and

WHEREAS, **Wells Manor Housing, Ltd.** has requested an in-kind contribution in the amount of **\$250.00** as a commitment of development funding for **Wells Manor**.

BE IT RESOLVED THAT,

[REDACTED]

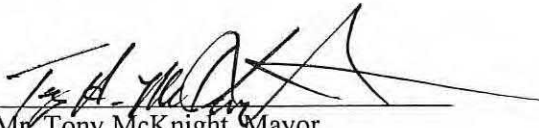
FURTHER RESOLVED, that the governing body of the **City of Wells**, acting through its governing body, hereby formally adopts this resolution as recorded evidence, that it expressly supports the proposed **Wells Manor** and confirms the development contributes more than any other development to the concerted revitalization efforts of the **City of Wells**; and

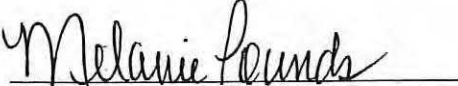
FURTHER RESOLVED, that the governing body of the **City of Wells**, hereby adopts this resolution as evidence to its commitment of funds in the amount of **\$250.00** to be provided in the form of a credit of city water/sewer fees, to the development common buildings, during construction; and

FURTHER RESOLVED, that for and on behalf of the governing body, Mayor Tony McKnight is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

This resolution shall take effect immediately and upon passage.

PASSED, APPROVED and ADOPTED this 2nd day of January 2021 at a regular meeting of the city council of Wells, Texas.


Mr. Tony McKnight, Mayor


Ms. Melanie Pounds, City Secretary

Seal

Community Input Scoring Items

TDHCA#: 21176

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of Elkhart - Support

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 8

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested: 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested: 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 0

A.

Name of Community Organization

Contact Name

Support

Opposition

Community Input Scoring Items

TDHCA#: 21177

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Hutto

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Hutto Resource Center

Name of Community Organization

Donna Jones

Contact Name

Support

Opposition

B. Hutto Lutheran Church

Name of Community Organization

Reverand Katie Wegner

Contact Name

Support

Opposition

C. YMCA of Greater Williamson Co

Name of Community Organization

Jeff Anderson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. R- 2021-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS SUPPORTING AN APPLICATION FROM CARVER RIDGE APARTMENTS, A LIMITED PARTNERSHIP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS FOR THE PROPOSED DEVELOPMENT KNOWN AS CARVER RIDGE APARTMENTS, TO BE LOCATED SOUTH OF CR 137 AND FM 1660.

WHEREAS, the City Council hereby supports a 9% Tax Credit Application being submitted by Carver Ridge Apartments, a Limited Partnership ("Carver Ridge"), to the Texas Department of Housing and Community Affairs, and;

WHEREAS, the City Council hereby supports Carver Ridge's application for the affordable rental housing development to be located South of CR 137 and FM 1660, named Carver Ridge Apartments, and;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

1. That in accordance with the requirements of Texas Government Code Section 2306.67071 and Texas Administrative Code Section 10.204(4), it is hereby found that: a. Notice has been provided to the governing body in accordance with Texas Government Code Section 2306.67071 (a), and; b. The governing body has had sufficient opportunity to obtain a response from the applicant regarding any questions or concerns about the proposed development, and; c. The governing body has held a hearing at which public comment may be made on the proposed development in accordance with Texas Government Code Section 2306.67071 (b), and; d. After due consideration of the information provided by the applicant and public comment, the governing body does not object to the proposed application.
2. That the City of Hutto, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) to Carver Ridge Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Carver Ridge Apartments, LP.
3. That the Hutto City Council hereby approves the resolution supporting an application from Carver Ridge Apartments, LP, to the Texas Department of Housing and Community Affairs for Housing Tax Credits for the proposed development known as Carver Ridge Apartments.
4. That for and on behalf of the governing body, Mike Snyder, Mayor Pro Tem, or designee, is hereby authorized, empowered and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

RESOLVED on this the 4th day of the month February, 2021.

CITY OF HUTTO, TEXAS


Mike Snyder, Mayor Pro Tem

ATTEST:


Holly Nagy, City Secretary



Community Input Scoring Items

TDHCA#: 21181

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Irving

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Housing Channel

Name of Community Organization

Donna VanNess

Contact Name

Support

Opposition

B. North Texas Fair Housing Center

Name of Community Organization

Frances Espinoza

Contact Name

Support

Opposition

C. United Way Metropolitan Dallas

Name of Community Organization

Ashley Brundage

Contact Name

Support

Opposition

D. Visiting Nurse Association

Name of Community Organization

Katherine Krause

Contact Name

Support

Opposition

E. The Salvation Army of North Texas

Name of Community Organization

Kay Heldman

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

CITY OF IRVING

COUNCIL RESOLUTION NO. RES-2021-69

WHEREAS, TX MacArthur 2021 Ltd. (an affiliate of Generation Housing Partners, LLC) has proposed a development for affordable rental housing at 400 S. MacArthur Blvd. named The Heights at MacArthur in the City of Irving, Texas; and

WHEREAS, TX MacArthur 2021, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for The Heights at MacArthur; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

SECTION I. THAT the City of Irving acting through its governing body, hereby confirms that it supports the proposed development The Heights at MacArthur, located at 400 S. MacArthur Boulevard and that this formal action has been taken to put on record the opinion expressed by the City of Irving on February 11, 2021.

SECTION II. THAT the City of Irving, acting through its governing body, hereby confirms that The Heights at MacArthur, located at 400 S. MacArthur Boulevard, as proposed contributes more than any other development to the City of Irving's concerted revitalization efforts as described in the Tax Increment Financing Reinvestment Zone Number Two (Irving Boulevard TIF/TIF 2) and that this formal action has been taken to put on record the opinion expressed by the City of Irving on February 11, 2021.

SECTION III. THAT the City of Irving does hereby commit to provide a loan, grant, reduced fees, or other contribution that equals at least \$500 to The Heights at MacArthur.


SECTION IV. THAT for and on behalf of the Governing Body, the Mayor is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

SECTION V. THAT this resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS,
on February 11, 2021.


RICHARD H. STOPFER
MAYOR

ATTEST


Shanae Jennings
City Secretary

APPROVED AS TO FORM:


Kuruvilla Oommen
City Attorney





STATE OF TEXAS
HOUSE OF REPRESENTATIVES
DISTRICT 103

RAFAEL ANCHIA

MEMBER

February 25, 2021

Marni Holloway
Director, Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941
marni.holloway@tdhca.state.tx.us

SENT VIA ELECTRONIC MAIL

RE: TDHCA Application #21181 (The Heights at MacArthur)

Director Holloway:

Please accept this letter of support for TDHCA Project Number 21181 ("The Heights at MacArthur"), a proposed affordable rental housing community. The development address is located in Texas House District 103 at 400 South MacArthur Boulevard, Irving, Texas 75060.

Per Tex. Gov't Code §2306.6710, in scoring an application, the Texas Department of Housing & Community Affairs shall take into consideration the level of community support, evaluated on the basis of a written statement from the state representative who represents the district of the proposed development site. This project has received significant and enthusiastic community support from civic leaders, public officials, and community members and organizations.

The foregoing being the case, and appreciating the need for affordable housing in House District 103, I submit this letter of support for TDHCA Project Number 21181, The Heights at MacArthur.

Sincerely,

A handwritten signature in black ink, appearing to read "Rafael Anchía".

Rafael Anchía

Community Input Scoring Items

TDHCA#: 21185

Self Score Total: 124

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City Commission of City of Weslaco, Texas

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Amigos Del Valle Inc.

Name of Community Organization

Alex Guerra

Contact Name

Support

Opposition

B. Proyecto Juan Diego Inc.

Name of Community Organization

Danielle P. Salgado

Contact Name

Support

Opposition

C. MHP Salud

Name of Community Organization

Moises Arjona Jr.

Contact Name

Support

Opposition

D. Behavior Health Solutions of South Texas

Name of Community Organization

Jose G. Gonzalez

Contact Name

Support

Opposition

E. Texas A&M Agrilife Extension

Name of Community Organization

Orlando Salinas

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 2020-31

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS IN SUPPORT OF THE PROPOSED AFFORDABLE RENTAL HOUSING DEVELOPMENT KNOWN AS WESLACO VILLAGE APARTMENTS

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS:

WHEREAS, TG 105 Weslaco Village, LP has proposed a development for affordable rental housing at 1601 S. Bridge Ave., Weslaco, Texas 78596 named Weslaco Village Apartments in the City of Weslaco to demolish/reconstruct the existing 44 apartment units and add 6 market rate units for a total of 50 units when completed; and

WHEREAS, TG 105 Weslaco Village, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the Weslaco Village Apartments

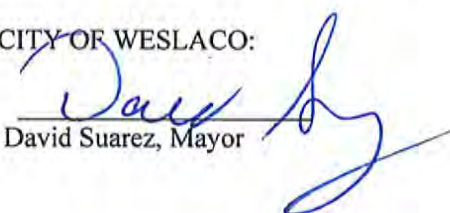
It is hereby RESOLVED, that the City of Weslaco, acting through its governing body, hereby confirms that it supports the proposed Weslaco Village Apartments located at 1601 S. Bridge Ave., Weslaco, Texas 78596 and that this formal action has been taken to put on record the opinion expressed by the City of Weslaco, and

FURTHER RESOLVED, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the City of Weslaco, Texas has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and that the City of Weslaco, Texas hereby supports the proposed Weslaco Village Apartments and confirms that its governing body has voted specifically to approve the demolition/reconstruction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, Mayor David Suarez is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this 3rd day of November 2020 at a Regular Meeting of the City Commission of the City of Weslaco, Texas.

CITY OF WESLACO:


David Suarez, Mayor

ATTEST:


Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:


Juan E. Gonzalez, CITY ATTORNEY



Capitol Office:
4N, 4
P.O. Box 2910
Austin, TX 78768-2910

The State of Texas
House of Representatives
Armando "Mando" Martinez
State Representative
District 39

STATE BUSINESS
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PRIVATE USE

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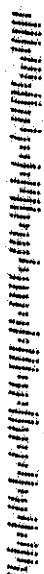


Mr. Bobby Wilkinson
Executive Director
Texas Dept. of Housing and Community Affairs
PO Box 13941
Austin, TX 78711-3941

RECEIVED
MAIL ROOM
FEB 24 2021

Texas Department of Housing
and Community Affairs

787113941 B100



The State of Texas
House of Representatives

Armando "Mando" Martinez
State Representative
District 39

Capitol Office:
P.O. Box 2910
Austin, TX 78768-2910
512-463-0530
512-463-0849 Fax

District Office:
914 W. Pike Blvd.
Weslaco, TX 78596
956-447-9473
Fax 956-447-8683

February 22, 2021

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, TX 78711-3941

Re: Weslaco Village Apartments – TDHCA# 21185
1601 S. Bridge Ave, Weslaco, Texas 78596

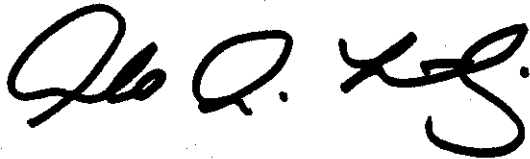
Dear Mr. Wilkinson,

This serves to express my support for the application for Low Income Housing Tax Credits (LIHTC) for the above referenced Weslaco Village Apartments. I am advised the reconstruction of the Weslaco Village Apartments is supported by the City of Weslaco. I consider this a high priority for my Legislative District and the City of Weslaco. It would replace an existing but deteriorating multifamily complex with an attractive newly constructed development with modern amenities including energy efficient appliances and building materials.

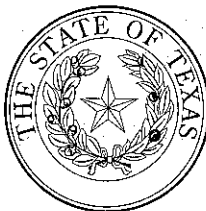
This proposed project would be located in Texas House District 39 which I represent and currently services families in Weslaco who are in great need of affordable housing opportunities. The proposed development is owned by experienced non-profit housing providers with an excellent track record in providing affordable housing.

Thank you for your consideration and assistance in this matter.

Sincerely,



Armando "Mando" Martinez
State Representative, District 39



Community Input Scoring Items

TDHCA#: 21186

Self Score Total: 129

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Corpus Christi

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Coastal Bend Food Bank

Name of Community Organization

Bea Hanson

Contact Name

 Support Opposition

B. Youth Odyssey

Name of Community Organization

Becky Meyer

Contact Name

 Support Opposition

C. The Purple Door

Name of Community Organization

Frances Wilson

Contact Name

 Support Opposition

D. Minority Advancement Project of Texas

Name of Community Organization

Solomon Ortiz, Jr.

Contact Name

 Support Opposition

E. Texas A&M Agrilife

Name of Community Organization

Erika H. Bochat

Contact Name

 Support Opposition

F. Child Evangelism Fellowship of Coastal Bend

Name of Community Organization

Marcus Haas

Contact Name

 Support Opposition

Resolution of the City Council of the City of Corpus Christi, Texas in support of the proposed 9% Housing Tax Credit for an affordable housing project known as Palms at Blucher Park to be developed by TG 110 Palms at Blucher Park, LP.

Whereas, TG 110 Palms at Blucher Park, LP. (the “Applicant”) has proposed a development project to construct a 72-unit multi-family development for renters with incomes at or below 60% of the Area Median Income, which is to be located at 209, 217, 223, 227 S. Tanchua and 209 S. Carancahua Street (“Palms at Blucher Park Project”);

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2021 Housing Tax Credits for the Palms at Blucher Park Project; and

Whereas, the Property is zoned CI (Intensive Commercial District) and CI zoning allows Multi-Family Housing development within allowed density.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council of the City of Corpus Christi hereby supports the proposed Palms at Blucher Park Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges support for the proposed Palms at Blucher Park Project located at 209, 217, 223, 227 S. Tanchua and 209 S. Carancahua Street.

Section 3. The City commits \$500 in reduced fees if the Palms at Blucher Park Project is awarded low income housing tax credits.

PASSED AND APPROVED on the 23rd day of February, 2021:

Paulette M. Guajardo	<u>Aye</u>
Roland Barrera	<u>Aye</u>
Gil Hernandez	<u>NO</u>
Michael Hunter	<u>Aye</u>
Billy Lerma	<u>NO</u>
John Martinez	<u>Aye</u>
Ben Molina	<u>Aye</u>
Mike Pusley	<u>Aye</u>
Greg Smith	<u>Aye</u>

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI
Paulette M. Guajardo
Paulette M. Guajardo
Mayor

ABEL HERRERO



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705

DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

March 8, 2021

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: TDCHA # 21186 – Palms at Blucher Park

Dear Ms. Holloway:

As a supporter of affordable housing, it is always encouraging to see new developments proposed in our community. I appreciate the Palms at Blucher Park's efforts to engage my office on their proposed development in Corpus Christi, Texas.

After considering all the community input submitted, **it is my intention not to write a letter in either support or opposition.**

If I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US



January 26, 2021

Ms. Marni Holloway
Director Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Community support letter for the Blue Sky at Hawks Creek Senior Community located at 6660 Hawks Creek Ave. Westworth Village, TX 76114 TDHCA Tax Credit Application #21286

Dear Ms. Holloway:

Please accept this letter of support for the 2021 Texas Department of Housing and Community Affairs Housing Tax Credit Application #21286, Blue Sky at Hawks Creek in Westworth Village, a proposed 120-unit senior community located on approximately 5.927 acres at 6660 Hawks Creek Ave. Westworth Village, TX 76114. The Blue Sky at Hawks Creek senior development will assist the community in meeting the need for a high-quality, clean, safe, and sustainable senior community for senior citizens of moderate to low-income levels.

On Angel Wings Delivery is a Domestic Nonprofit Corporation and not a government entity. On Angel Wings Delivery brings food to individuals and families in Tarrant County to help end hunger to individuals who are legitimately home bound. Most clients are elderly, but not exclusive to the aged, and the service is available to anyone that is legitimately home bound. Attached, please find evidence of our tax-exempt status and company information.

The proposed Blue Sky at Hawks Creek senior development is within our service area and we look forward to working with this affordable senior apartment community once constructed. If we can be of further assistance, please do not hesitate to contact us at 682-288-9197.

Sincerely,

Christine Beck

President and CEO

8200 Western Lakes Dr.

Fort Worth, TX 76179

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

AUG 09 2019
Date:

ON ANGEL WINGS DELIVERY INC
8200 WESTERN LAKES DRIVE
FORT WORTH, TX 76179-0000

Employer Identification Number:
84-1962202
DLN:
26053610006089
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
May 24, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

ON ANGEL WINGS DELIVERY INC

Sincerely,



Director, Exempt Organizations
Rulings and Agreements

Frequently Asked Questions

Q: Is there any cost for food delivery?

A: There is no cost to individuals and families that qualify to receive food from The Community Link Pantry and have a legitimate transportation problem.

Q: What areas do you deliver food to?

A: We deliver to the same zip codes as Community Link Food Pantry. You must reside in 76179, 76131, 76135, 76114, 76052, 76177 or 76137.

Q: How often do you deliver food?

A: We deliver once a Month.

Q: Can I select my own groceries?

A: You can tell us what you like and what not to bring, but it is based on the availability of food at the Community Link Food Pantry on delivery day.

Q: Are there income restrictions?

A: Yes, but if you qualify for food through the Community Link Food Pantry and have a legitimate transportation problem, you may be eligible.

Q: How do I apply?

A: You can apply directly by contacting us or going through Community Link Food Pantry. Be sure to request delivery and explain why it is needed.

Community Input Scoring Items

TDHCA#: 21187

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Haven for Hope

Name of Community Organization

Kenneth L. Wilson

Contact Name

 Support Opposition

B. San Antonio Food Bank

Name of Community Organization

Eric Cooper

Contact Name

 Support Opposition

C. SAMMinistries

Name of Community Organization

Nikisha Baker

Contact Name

 Support Opposition

D. Academia America

Name of Community Organization

Mario C. Compean

Contact Name

 Support Opposition

E. LULAC 4383

Name of Community Organization

Henry Rodriguez

Contact Name

 Support Opposition

F. Latinos in Action Sports Association

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

 Support Opposition

RESOLUTION **2021-02-11-0017R**

IN SUPPORT OF ALT AFFORDABLE HOUSING SERVICES, INC. – ARBOR PLACE’S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT PERRIN BEITEL, A 92-UNIT MULTI- FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 10; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE TAX INCREMENT REINVESTMENT ZONE NO. 33-NORTHEAST CORRIDOR.

* * * * *

WHEREAS, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed a 92-unit affordable multi-family rental housing development named Village at Perrin Beitel (the “Development”), to be located at 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas (the “City”); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2021 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 92-unit affordable multi-family rental housing development named Village at Perrin Beitel (the “Development”), to be located at 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021, and

WHEREAS, City staff has identified that the Development is located within the Tax Increment Reinvestment Zone # 33-Northeast Corridor; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone #33-Northeast Corridor; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does support the proposed Application.

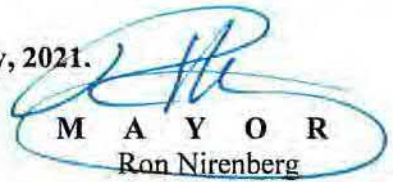
SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed Village at Perrin Beitel (the “Development”), to be located at 2611 NE Loop 410 in Council District 10 in the City of San Antonio, Texas.

SECTION 3. The City hereby identifies Village at Perrin Beitel as the Development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Tax Increment Reinvestment Zone #33-Northeast Corridor.

SECTION 4. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 5. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.

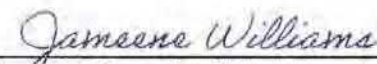

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



STEVE ALLISON
STATE REPRESENTATIVE
District 121

January 25, 2021

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Perrin Beitel – TDHCA #21187
2611 NE Loop 410, San Antonio, Texas 78217

Dear Mr. Wilkinson,

This serves to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Village at Perrin Beitel. This proposed project would be located in Legislative District 121 which I represent.

I am advised the Village at Perrin Beitel is supported by the Village North II Neighborhood Association and would benefit the community by providing quality affordable housing for families living on low to moderate incomes. I am advised the proposed development will feature a state-of-the-art design and offer all the amenities of modern home living in addition to providing quality of life resident support services.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Steve Allison".

Steve Allison
State Representative
Texas House District 121



Community Input Scoring Items

TDHCA#: 21189

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Haven for Hope

Name of Community Organization

Kenneth L. Wilson

Contact Name

Support

Opposition

B. San Antonio Food Bank

Name of Community Organization

Eric Cooper

Contact Name

Support

Opposition

C. SAMMinistries

Name of Community Organization

Nikisha Baker

Contact Name

Support

Opposition

D. Academia America

Name of Community Organization

Mario C. Compean

Contact Name

Support

Opposition

E. LULAC 383

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

F. Latinos in Action Sports Association

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

Support

Opposition

RESOLUTION **2021-02-11-0011R**

OF SUPPORT FOR ALT AFFORDABLE HOUSING SERVICES, INC. – ARBOR PLACE’S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT BOYER, A 86-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 2; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN.

* * * * *

WHEREAS, ALT Affordable Housing Services, Inc. – Arbor Place (the “Applicant”) has proposed an 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas (the “City”); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the 2021 Competitive 9% Housing Tax Credits for the Development (the “Application”); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021, and

WHEREAS, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs’ 2021 Qualified Allocation Plan (“QAP”), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development) from another development that:

- 81100-11-50-1508
- (A) serves the same type of household as the Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
 - (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins;
 - (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
 - (D) does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

WHEREAS, City staff has identified that the Development is located within the Arena District/Eastside Community Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the Arena District/Eastside Community Plan; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 86-unit affordable multi-family rental housing development named Village at Boyer (the “Development”), to be located at 1510 Hoefgen Avenue in Council District 2 in the City of San Antonio, Texas.

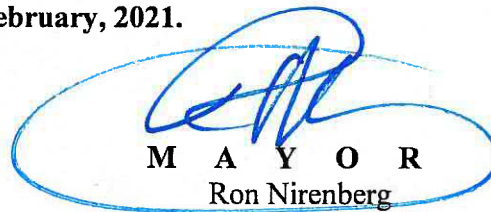
Development.

SECTION 5. The City hereby identifies Village at Boyer as the Development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Arena District/Eastside Community Plan.

SECTION 6. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 7. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.

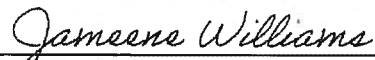

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



City of San Antonio

City Council

February 11, 2021

Item: 22D

Enactment Number:

File Number: 21-1595

2021-02-11-0011R

Village at Boyer at 1510 Hoefgen Ave in Council District 2

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia,
Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



TEXAS HOUSE *of* REPRESENTATIVES

Diego M. Bernal

State Representative, District 123

February 8, 2021

Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Village at Boyer – TDHCA #21189
1510 Hoefgen, San Antonio, Texas 78210

Mr. Wilkinson;

This letter is to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Village at Boyer; this proposed project would be located in House District 123, which I represent.

I believe that this additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego M. Bernal
State Representative, District 123

Community Input Scoring Items

TDHCA#: 21190

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Haven for Hope

Name of Community Organization

Kenneth L. Wilson

Contact Name

Support

Opposition

B. San Antonio Food Bank

Name of Community Organization

Eric Cooper

Contact Name

Support

Opposition

C. SAMMinistries

Name of Community Organization

Nikisha Baker

Contact Name

Support

Opposition

D. Academia America

Name of Community Organization

Mario C. Compean

Contact Name

Support

Opposition

E. LULAC 4383

Name of Community Organization

Henry Rodriguez

Contact Name

Support

Opposition

F. Latinos in Action Sports Association

Name of Community Organization

Raul "Roy" Zuniga

Contact Name

Support

Opposition

RESOLUTION **2021-02-11-0014R**

IN SUPPORT OF ALT AFFORDABLE HOUSING SERVICES, INC.- ARBOR PLACE'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF VILLAGE AT MEDICAL SENIOR APARTMENTS, AN 80-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 7.

* * * * *

WHEREAS, ALT Affordable Housing Services, Inc.- Arbor Place (the "Applicant") has proposed an 80-unit affordable multi-family rental housing development named Village at Medical Senior Apartments (the "Development"), to be located at 5318 & 5326 Medical Drive in Council District 7 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 80-unit affordable multi-family rental housing development named Village at Medical Senior Apartments (the "Development"), to be located at 5318 & 5326 Medical Drive in Council District 7 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

- PA 100 (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 80-unit affordable multi-family rental housing development named Village at Medical Senior Apartments (the “Development”), to be located at 5318 & 5326 Medical Drive in Council District 7 in the City of San Antonio, Texas.

SECTION 3. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 4. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 11th day of February, 2021.

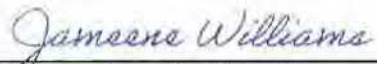

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



City of San Antonio

City Council

February 11, 2021

Item: 22G

File Number: 21-1598

Enactment Number:

2021-02-11-0014R

Village at Medical Senior Apartments at 5318 Medical Dr and 5326 Medical Dr in Council District 7

Councilmember Ana E. Sandoval made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry



TREY MARTINEZ FISCHER

MEMBER:
WAYS & MEANS

TEXAS STATE REPRESENTATIVE • DISTRICT 116
Dean, Bexar County Delegation

MEMBER:
CORRECTIONS

February 22, 2021

Ms. Marni Holloway, Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter for TDHCA Housing Tax Credit Application #21190 Village at Medical Senior Apartments in San Antonio, Texas

Dear Ms. Holloway,

I have recently been notified of the proposed development, Village at Medical Senior Apartments, to be located in my district at 5318 & 5326 Medical Drive, San Antonio, Texas. Please accept this letter offering neither support nor opposition to the proposed development.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Trey F".

Trey Martinez Fischer
State Representative, HD-116
Dean, Bexar County Delegation



Community Input Scoring Items

TDHCA#:

Self Score Total: **116**

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Beaumont

Name of Local Government Body

City Council

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

Resolution not included in full application or submitted to TDHCA.

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. South East Texas Arts Council Inc (Downtown Beaumont)

Name of Community Organization

Sue Bard

Contact Name

Support

Opposition

B. Nutrition & Services For Seniors

Name of Community Organization

Janci Kimball

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Texas Rep. Letter not valid for 8 points.

Edson Lofts, LP

Attn: Matt Harris

Authorized Representative

10210 N. Central Expressway, Suite 300

Dallas, TX 75231

Email: mharris@providentrealty.net

RE: Letter of Support for Application #21200, Edson Lofts at 285 Liberty,
Beaumont, TX

Dear Mr. Harris,

I received the Public Notification for Edson Lofts located at 285 Liberty,
Beaumont, TX and it is in House District 22, which I represent. This project is
greatly needed in this community.

I am pleased to lend my support to this renovation of the historic Edson Hotel
which will serve my constituents well.

If you have any questions, please feel free to contact me at 409-724-0788.

Respectfully Requested,

Joe D. Deshotel

22nd Legislative District

Community Input Scoring Items

TDHCA#: 21206

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Odessa

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. West Texas Food bank

Name of Community Organization

Libby Campbell

Contact Name

Support

Opposition

B. Crisis Center of West Texas

Name of Community Organization

Lorie Dunnam

Contact Name

Support

Opposition

C. Permian Basin Adult Literacy Center

Name of Community Organization

Alba Austin

Contact Name

Support

Opposition

D. Odessa Housing Authority

Name of Community Organization

Bernadine H. Spears

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

March 4, 2021

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78711-3941

Reference: Woodcrest Apartments - Odessa, Texas Application #21206

To Whom It May Concern:

In regards to the referenced caption above, the following comments are offered.

This letter is written in support for the reconstruction of Woodcrest Apartments that has applied for the 9% Tax Credits in the At-Risk Set-Aside. Because of the age of the property, it is my belief that the award would have a positive impact in providing Affordable Housing in the City of Odessa. As a result, we applaud the efforts and support the Reconstruction of those units.

Thank you in advance for your consideration and if further information is needed or required, please so advise.

Respectfully,



Bernadine H. Spears

xc:

Housing Authority Board of Commissioners



**Housing
Authority**
City of Odessa



STATE REPRESENTATIVE
BROOKS LANDGRAF

Mr. Bobby Wilkinson
Executive Director
Texas Department of Housing & Community Affairs
221 East 11th Street, Insurance Building Annex
PO Box 13941
Austin, TX 78711-3941

February 23, 2021

RE: Woodcrest Apartments-AT RISK, 9% HTC application, TDHCA #21-206, located at
2550 W. 8th Street, Odessa, Ector County, TX 79763

Dear Bobby:

I am writing to you as required by the enabling legislation under section 2306 of the Texas Government code related to funding by TDHCA. The development proposed for funding to TDHCA has the support of the local City council. The site is located within our district boundaries.

This letter is intended to meet the requirements of the State Representative as called for in the 2021 QAP, for the scoring of all the positive points applicable for a letter of support from the State Representative. My support is based upon the resolution of support approved by the local City Council and the representation the property is at risk of loss of their rental subsidy from HUD.

I support this development in my district. Please assure my letter of support is counted for the points for this application.

If I can be of further assistance or if you need something more, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Landgraf".

Brooks Landgraf, State Representative
District 81

CC: Melissa R. Fisher



Community Input Scoring Items

TDHCA#: 21208

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

17

City of Plano

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. North Texas Fair Housing Center

Name of Community Organization

Francis Espinoza

Contact Name

Support

Opposition

B. Wellness Center for Older Adults

Name of Community Organization

Joy Hinkelman

Contact Name

Support

Opposition

C. Meals on Wheels

Name of Community Organization

Zella Tyson

Contact Name

Support

Opposition

D. Apartment Life

Name of Community Organization

Dave Marshall

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-2-5(R)

A Resolution of the City of Plano, Texas, supporting an application for nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project located on 5± acres, at part of Parker Road Marketplace Addition (CPL), BLK A, Lot 1, 2 and 3, Plano, TX; designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Prudentia Development, LLC has proposed a development for affordable rental housing which will be named “Parmore Jupiter Road” and will include approximately 100 units on 5± acres located at part of Parker Road Marketplace Addition (CPL), BLK A, Lot 1, 2 and 3, in the City of Plano, Collin County; and

WHEREAS, Prudentia Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for the Parmore Jupiter Road development; and

WHEREAS, The Parmore Jupiter Road development will include 20 market rate units and 80 units affordable to seniors with an income at or below 60% of the area median income; and

WHEREAS, Prudentia Development, LLC has submitted a housing tax credit resolution application to the City which satisfies the process established in Resolution No. 2016-11-4(R) and criteria amendments approved during the Preliminary Open City Council Meeting on November 23, 2020; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, this Resolution of Support is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the city’s development regulations, and approval of this resolution will not be construed as a development permit or approval; and

WHEREAS, the City of Plano will waive a minimum of \$500 in fees for each development of which a Resolution of Support was adopted by the City Council; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

SECTION I. In accordance with Texas Government Code §2306.6710 and Texas Administrative Code Title 10, § 11.9(d)(1), the City of Plano, acting through its governing

RESOLUTION NO. 2021-2-5(R)

body, hereby confirms that it supports the proposed application for Parmore Jupiter Road, on 5± acres located at Parker Road Marketplace Addition (CPL), BLK A, Lot 1, 2 and 3 Plano, TX 75074, and that this formal action has been taken to put on record the opinion expressed by the City of Plano on February 8, 2021.

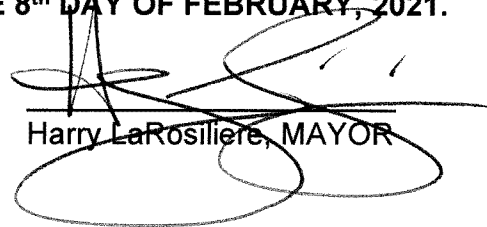
SECTION II. The Resolution of Support is based on the following information presented in the application for Parmore Jupiter Road:

1. The application met four out of the five City of Plano Housing Tax Credit Resolution Application threshold questions; and
2. The development will include 20 market rate units and 80 units affordable to seniors with an income at or below 60% of the area median income.


SECTION III. The City Manager is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

SECTION IV. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 8th DAY OF FEBRUARY, 2021.


Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY

Community Input Scoring Items

TDHCA#: 21215

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

17

City of White Settlement

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. North Texas Fair Housing Center

Name of Community Organization

Support

Frances Espinoza

Opposition

Contact Name

B. United Way of Tarrant County

Name of Community Organization

Support

Leah M. King

Opposition

Contact Name

C. Meals on Wheels

Name of Community Organization

Support

Kelli Pylant

Opposition

Contact Name

D. SafeHaven

Name of Community Organization

Support

Kathryn Jacob

Opposition

Contact Name

E. Apartment Life

Name of Community Organization

Support

Dave Marshall

Opposition

Contact Name

F.

Name of Community Organization

Support

Contact Name

Opposition

RESOLUTION NO. 2021-01-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, CONFIRMING SUPPORT FOR THE PROPOSED TORRINGTON SILVER CREEK APARTMENT HOME DEVELOPMENT LOCATED AT THE NORTHWEST QUADRANT OF SILVER CREEK ROAD AND BOMBER ROAD IN THE CITY OF WHITE SETTLEMENT, TEXAS.

WHEREAS, Torrington Silver Creek, LP (the "Applicant") has proposed a development for an apartment home community located at NWQ Silver Creek Rd and Bomber Rd, White Settlement, Tarrant County, TX 76108; to be named Torrington Silver Creek (the "Development"); and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Torrington Silver Creek.

WHEREAS, the City of White Settlement adopted the Silver Creek Neighborhood Revitalization Plan on February 4, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS:

Section 1. That the City Council hereby confirms that it supports the proposed Torrington Silver Creek located at the NWQ Silver Creek Rd and Bomber Rd, White Settlement, Tarrant County, Texas, 76108, and confirms that the proposed Torrington Silver Creek will most significantly contribute to the concerted revitalization efforts of the Silver Creek Neighborhood Revitalization Plan and that this formal action has been taken to put on record the opinion expressed by the City Council on January 5, 2021.

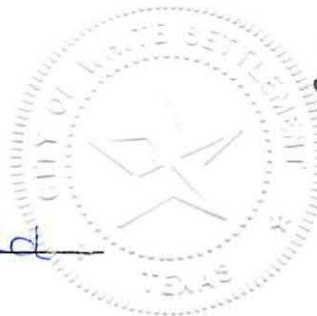
Section 2. That the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City in an amount up to \$500.00.

Section 3. That for and on behalf of the Governing Body, the City Secretary, is hereby directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED this the 5th day of January, 2021.

ATTEST:


Amy Arnold, City Secretary



Approved:


Ronald A. White, Mayor

Community Input Scoring Items

TDHCA#: 21219

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Eagle Pass

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Rotary Eagle Pass Club

Name of Community Organization

Kathryn Kluge

Contact Name

Support

Opposition

B. Friends of Eagle Pass

Name of Community Organization

George Antuna

Contact Name

Support

Opposition

C. Eagle Pass Heroes

Name of Community Organization

Catrina Purcell Longoria

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-01R**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EAGLE PASS, TEXAS,
APPROVING THE EAGLES GATE APARTMENTS
FOR A PROPOSED DEVELOPMENT OF AN
AFFORDABLE RENTAL HOUSING
DEVELOPMENT**

WHEREAS, Eagles Gate Apartments, LP has proposed a development for affordable rental housing at 2420 El Indio Hwy, Eagle Pass, TX 78852 named Eagles Gate Apartments in the City of Eagle Pass, Maverick County, Texas and

WHEREAS, Eagles Gate Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Eagles Gate Apartments.

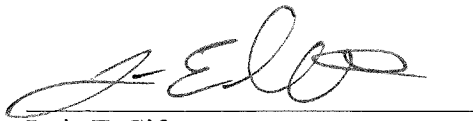
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE PASS, TEXAS, that:

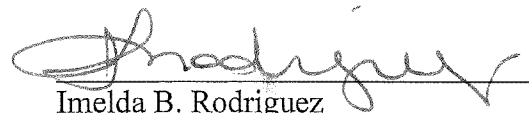
SECTION 1. It is hereby resolved, that the City of Eagle Pass, acting through its governing body, hereby confirms that it supports the proposed Eagles Gate Apartments located at 2420 El Indio Hwy, Eagle Pass, TX, 78852 and that this formal action has been taken to put on record the opinion expressed by the City of Eagle Pass, Maverick County, TX on February 2, 2021, and

SECTION 2. Further resolved that for and on behalf of the City of Eagle Pass, acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of reduced building permit fees in the amount of Two Hundred and Fifty Dollars (\$250.00) to Eagles Gate Apartments, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Eagles Gate Apartments, LP.

READ, PASSED, AND APPROVED, this 5th Day of January, A.D., 2021.

ATTEST:


Luis E. Sifuentes
Mayor


Imelda B. Rodriguez
City Secretary



TEXAS HOUSE OF REPRESENTATIVES

EDDIE MORALES, JR.

District 74

January 14, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

**RE: Letter of Support for TDHCA HTC Application #21219, Eagles Gate
Apartments, Eagle Pass, TX 78852**

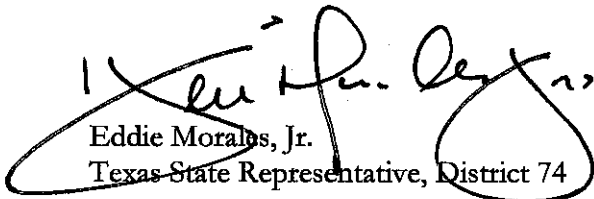
Dear Mr. Wilkinson,

I received the Public Notification for Eagles Gate Apartments, LP located at 2420 El Indio Hwy in Eagle Pass, Texas, in State House District 74, which I represent.

I am pleased to lend my support to this Development, which will serve the constituents in my district and provide much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Morales, Jr.", written over a printed name and title.

Eddie Morales, Jr.
Texas State Representative, District 74



TEXAS HOUSE OF REPRESENTATIVES
EDDIE MORALES, JR.
District 74

P.O. Box 2910 • AUSTIN, Texas 78768-2910

STATE BUSINESS
PENALTY FOR
PRIVATE USE

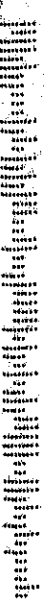
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TEXAS HOUSE OF REPRESENTATIVES
2201 RAYBURN DRIVE
AUSTIN, TEXAS 78701

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community
Affairs
221 East 11th Street
Austin, Texas 78701

7870182410 0011



FRIENDS OF EAGLE PASS, INC
NONPROFIT ORGANIZATION
100 S. MONROE ST.

March 1, 2021

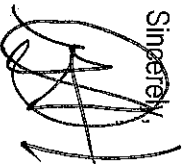
To: Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701
Attention: Ms. Marni Holloway

RE: Letter of Support Eagle Gate Apartments, LP- Eagle Pass, TX
#21219 Eagles Gate Apartments
2420 El Indio Hwy, Eagle Pass, TX 78852

The Friends of Eagle Pass, INC. is a non-profit organization that fully supports the construction of the Eagle Gate Apartment off El Indio, which will provide 60 units of workforce housing in Eagle Pass. These would cover 30-60% of Maverick County's Area Median Income and make living in Eagle Pass more affordable.

The City of Eagle Pass knows that there is vital need for additional quality affordable housing options for our residents.

Thank you for the opportunity to provide our support and please feel free to contact me for any questions.

Singaferny


George Antuna
President

Community Input Scoring Items

TDHCA#: 21220

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Longview

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Greater Longview United Way

Name of Community Organization

Donna Sharp

Contact Name

Support

Opposition

B. Wiseman Ministries, Inc.

Name of Community Organization

Jennifer Beddingfield

Contact Name

Support

Opposition

C. Longview Dream Center

Name of Community Organization

Shonna Barlow

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 5750

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2021 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED LONGVIEW SQUARE TO DEVELOP AFFORDABLE RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, [REDACTED] (TDHCA No. 21220) has proposed rehabilitate [REDACTED] for affordable rental housing [REDACTED] located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Longview Square is located at 1600 Pine Tree Road shown approximately on Exhibit A; and,

WHEREAS, Longview LS, LP, has advised the City of Longview that Longview LS, LP, intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Longview Crossing development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable housing for citizens within the boundaries of the City of Longview; and,

WHEREAS, [REDACTED]

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW,
TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Longview Square.

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Longview Square development and authorizes an allocation of Housing Tax Credits for the Longview Square development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).


Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of the Longview Square development in the amount of \$500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepherd, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

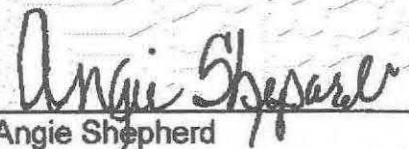
Section 8. That this resolution shall be effective immediately from and after
its date of passage.

PASSED AND APPROVED this 11th day of February, 2021.




Dr. Andy Mack
Mayor

ATTEST:



Angie Shepherd
City Secretary

APPROVED AS TO FORM:



Jim Finley
City Attorney

R DS SUPPORT LONGVIEW SQUARE 2-11-21



TEXAS HOUSE of REPRESENTATIVES



Jay Dean

DISTRICT 7

GREGG COUNTY, UPSHUR COUNTY

February 24, 2021

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Longview Square, TDHCA Application #21220

Dear Ms. Holloway;

I have received the public notification for the proposed development known as *Longview Square* to be located on Pine Tree Road, Longview, Texas. This site is in House District 7, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Longview. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

God bless,

A handwritten signature in black ink, appearing to read "Jay Dean".

Rep. Jay Dean

Community Input Scoring Items

TDHCA#: 21221

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 8.5

City of Lumberton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 4

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Southeast Texas Food Bank

Name of Community Organization

Jimmy Sparks

Contact Name

Support

Opposition

B. Nutrition & Services for Seniors

Name of Community Organization

Janci Kimball

Contact Name

Support

Opposition

C. Iconnect Outreach Inc.

Name of Community Organization

Billy Graff

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION

A RESOLUTION SUPPORTING THE SUBMISSION OF AN APPLICATION BY LUMBERTON PP, LP FOR COMPETITIVE 9% HOUSING TAX CREDITS AT THE SOUTHWEST CORNER OF PARK ROAD N AND HIGHWAY 69, LUMBERTON, TEXAS 77657, AUTHORIZING AN ALLOCATION OF HOUSING TAX CREDITS FOR THE APPROVAL OF THE NEW CONSTRUCTION DEVELOPMENT FOR ELDERLY 55 YEARS AND OLDER.

WHEREAS, Lumberton PP, LP has proposed a development for affordable rental housing for elderly 55 years and older at the southwest corner of Park Road N and Highway 69, TDHCA Application No. 21221 in the City of Lumberton, County of Hardin; and

WHEREAS, Lumberton PP, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Providence on Park.

It is hereby

RESOLVED, that the **City of Lumberton**, acting through its governing body, hereby confirms that it **supports the proposed Providence on Park** located at the southwest corner of Park Road N and Highway 69, Lumberton, Hardin County, Texas 77657 with TDHCA Application No. 21221, and that this formal action has been taken to put on record the opinion expressed by the city on February 8, 2021, and

FURTHER RESOLVED that for and on behalf of the Governing Body, Lumberton, PP, LP are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.




Don Surratt
Mayor

Community Input Scoring Items

TDHCA#: 21228

Self Score Total: 126

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

 Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

 Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

 Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

 Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.** No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

 Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Good Neighbor Settlement House

Name of Community Organization

Hugo Zurita

Contact Name

 Support Opposition

B. Brownsville Wellness Coalition

Name of Community Organization

Veronica Rosenbaum

Contact Name

 Support Opposition

C. Proyecto Juan Diego

Name of Community Organization

Danielle Salgado

Contact Name

 Support Opposition

D. Community Development Corporation of Brownsville

Name of Community Organization

Nick Mitchell-Bennet

Contact Name

 Support Opposition

E. Revival of Cultural Arts (ROCA)

Name of Community Organization

Jose Alejandro Cruz

Contact Name

 Support Opposition

F. United Way of Southern Cameron County

Name of Community Organization

Traci Wickett

Contact Name

 Support Opposition

RESOLUTION NO. 2021-014

A RESOLUTION OF THE CITY OF BROWNSVILLE, TEXAS EXPRESSING SUPPORT FOR THE APPLICATION OF EL JARDIN TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2021 COMPETITIVE NINE-PERCENT HOUSING TAX CREDITS TO DEVELOP AFFORDABLE RENTAL HOUSING AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, El Jardin BHOC, L.P., and its affiliates (the "Applicant") brought to the City of Brownsville (the "City") a proposal for the adaptive reuse/new construction for the El Jardin apartments (the "Housing Community") at 1114 E. Levee St., Brownsville, Cameron County, Texas 78520 (the "Development Site"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application (TDHCA no. 21228) to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2021 Competitive 9% Housing Tax Credits ("HTC") for the adaptive reuse/ new construction of Affordable Housing at the Housing Community; and

WHEREAS, the Applicant has requested from the City support for its application to TDHCA and for a commitment of development funding that will benefit the Housing Community; and

WHEREAS, in accordance with the rules that govern the HTC program, an application may qualify for points for a resolution of support and evidence of a commitment of development funding from the governing body of the city in which the proposed development site is located.

NOW THEREFORE, BE IT RESOLVED that a successful application for HTC for the Housing Community will allow for the creation of needed affordable housing and will additionally support the City's efforts to promote a more vital economy and a more desirable neighborhood.

BE IT FURTHER RESOLVED, as follows:

1. The findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby [REDACTED] the proposed new construction of the Housing Community on the Development Site, 9% HTC Application #21228, and that this formal action has been taken to put on record the opinion expressed by the City on the date set forth below.
3. The City, acting through its governing body, hereby approves a commitment to the Applicant of funds in the amount of \$1,000.00 in the form of a loan, grant, reduced fees or contribution of other value for the benefit of the Housing Community.

4. The City, acting through its governing body, hereby authorizes, empowers, and directs Noel Bernal, City Manager of the City of Brownsville, Texas to certify this Resolution to the Texas Department of Housing and Community Affairs.

DULY PASSED, ADOPTED AND APPROVED by the City Commission of the City of Brownsville, Texas, on the 16th day of February 2021.



Juan "Trey" Mendez, Mayor
City of Brownsville, Texas

ATTEST:



Laure Morgan, City Secretary





ALEX DOMINGUEZ



TEXAS HOUSE OF REPRESENTATIVES

DISTRICT 37

February 8, 2021

Texas Department of Housing and Community Affairs
Bobby Wilkinson, Executive Director
221 East 11th Street
Austin, Texas 78701

Re: Support for 9% Competitive Housing Tax Credit Application TDCHA #21228

Dear Mr. Wilkinson:

I am writing to extend my **full support** for the adaptive reuse/new construction of 45 low-income units, to be referred to as El Jardin and is located at 1114 E. Levee St., in Brownsville, Texas 78520 in Cameron County.

I understand that El Jardin BHOC, LP is applying for Tax Credits from the Texas Department of Housing and Community Affairs for this development and the application TDHCA # is 21228. The Developer and General Partner for said Development is the Brownsville Housing Opportunity Corporation, an instrumentality of the Housing Authority of the City of Brownsville.

This project addresses the growing need for affordable housing in Brownsville. Upon consultation with local officials, I fully support the proposed development to be known as El Jardin, submitted by El Jardin BHOC, LP in its efforts to obtain tax credits.

If I may answer any questions regarding this project, or be of assistance in any matter at all, please do not hesitate to contact me.

Sincerely,



Alex Dominguez
State Representative
District 37
Texas House of Representatives



Community Input Scoring Items

TDHCA#: 21230

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

**** Note that resolutions are due March 1, 2021**

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

**** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!**

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

**** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.**

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Boys and Girls Club of Laredo

Name of Community Organization

Hector Noyola

Contact Name

Support

Opposition

B. Workforce Solutions South Texas

Name of Community Organization

Rogelio Trevino

Contact Name

Support

Opposition

C. Communities in Schools

Name of Community Organization

Rosaura Rodriguez

Contact Name

Support

Opposition

D. _____

Name of Community Organization

Contact Name

Support

Opposition

E. _____

Name of Community Organization

Contact Name

Support

Opposition

F. _____

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-R-046

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE CALLE DEL NORTE APARMENTS, LP, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Calle del Norte Apartments, LP has proposed a development for affordable rental housing at 210 Calle del Norte, Laredo, Texas, 78041 named Calle del Norte Apartments in the City of Laredo, Webb County, Texas; and

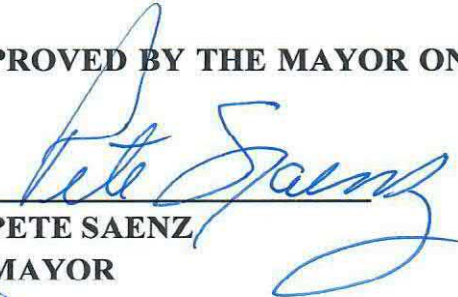
WHEREAS, Calle del Norte Apartments, LP has advised that it intends to submit an application to the Texas Department of Housing and community Affairs for 2021 Competitive 9% Housing Tax Credits for Calle del Norte Apartments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1: The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Calle del Norte Apartments located at 210 Calle del Norte, Laredo, Texas, 78041 and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on January 19, 2021.

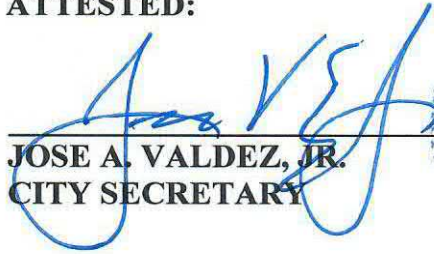
Section 2: The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Calle del Norte Apartments, LP, ,if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Calle del Norte Apartments, LP.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 19th DAY OF JANUARY 2021.



PETE SAENZ
MAYOR

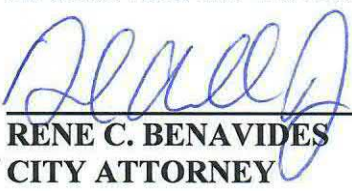
ATTESTED:



JOSE A. VALDEZ, JR.
CITY SECRETARY



APPROVED AS TO FORM:



RENE C. BENAVIDES
CITY ATTORNEY

For:

TEXAS HOUSE OF REPRESENTATIVES

HOUSE COMMITTEE ON STATE AFFAIRS



HOUSE COMMITTEE ON AGRICULTURE & LIVESTOCK

RICHARD PEÑA RAYMOND
STATE REPRESENTATIVE
DISTRICT 42

January 22, 2021

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Attn: Bobby Wilkinson

RE: Letter of Support for TDHCA HTC Application #21230, Calle del Norte Apartments, Laredo, TX 78041

Dear Mr. Wilkinson,

I received the Public Notification for Calle del Norte Apartments, LP located at 210 Calle del Norte Rd, in Laredo, Texas, in State House District 42, which I represent.

I am pleased to lend my support to this Development, which will serve the constituents in my district and provide much needed housing.

If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Richard Peña Raymond".

Richard Pena Raymond
Texas State Representative
District 42

Community Input Scoring Items

TDHCA#: 21231

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 0

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested: 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested: 0

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 4

A. The Food Bank

Name of Community Organization

Luz Myriam Neira, MS, PhD

Contact Name

Support
 Opposition

B. YMCA

Name of Community Organization

Crystal Vega

Contact Name

Support
 Opposition

C. Merced Housing Texas

Name of Community Organization

Kristin Davila

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION

2021-02-11-0009R

OF SUPPORT FOR ARDC SAN PEDRO, LTD.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR THE 2021 COMPETITIVE 9% HOUSING TAX CREDITS PROGRAM FOR THE DEVELOPMENT OF FOUR25 SAN PEDRO, AN 80-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED IN COUNCIL DISTRICT 1; ALLOWING THE CONSTRUCTION OF THE DEVELOPMENT TO BE LOCATED WITHIN ONE LINEAR MILE OR LESS FROM ANOTHER DEVELOPMENT; AND IDENTIFYING THE DEVELOPMENT AS CONTRIBUTING MORE THAN ANY OTHER DEVELOPMENT TO THE CONCERTED REVITALIZATION WITHIN THE CITY'S URBAN RENEWAL PLAN.

* * * * *

WHEREAS, ARDC San Pedro, Ltd. (the "Applicant") has proposed an 80-unit affordable multi-family rental housing development named Four25 San Pedro (the "Development"), to be located at 419 & 425 San Pedro in Council District 1 in the City of San Antonio, Texas (the "City"); and

WHEREAS, the Applicant will submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2021 Competitive 9% Housing Tax Credits for the Development (the "Application"); and

WHEREAS, notice was provided to the City in accordance with Texas Government Code §2306.67071(a); and

WHEREAS, the City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and

WHEREAS, it is necessary that the City hold a hearing for comments to be made on the proposed Development in accordance with Texas Government Code §2306.67071(b); and

WHEREAS, the City, acting through its governing body, hereby confirms that it supports the proposed 80-unit affordable multi-family rental housing development named Four25 San Pedro (the "Development"), to be located at 419 & 425 San Pedro in Council District 1 in the City of San Antonio, Texas, and that this formal action has been taken to put on record the opinion expressed by the City on February 11, 2021, and

WHEREAS, pursuant to section 11.3 (d) of the Texas Department of Housing and Community Affairs' 2021 Qualified Allocation Plan ("QAP"), an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less measured by a straight line on a map from the closest point on each development from another development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins; and

JYW
02/11/2021
Item No. 22B

20000 (C) 1-00-1505
(D) has not been withdrawn or terminated from the Housing Tax Credit Program; and does not meet one of the other exceptions listed in §11.3(d)(2)(A) – (F) of the QAP, shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above; and

WHEREAS, the City finds that it is necessary to waive the “three year, one mile rule” in order to increase the amount of affordable housing within the area in which both Developments will be located; and

WHEREAS, City staff has identified that the Development is located within the City’s Urban Renewal Plan; and

WHEREAS, the City finds that this Development contributes more than any other to the concerted revitalization efforts of the City in the City’s Urban Renewal Plan; **NOW THEREFORE**:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), the City hereby certifies and finds that:

- (i) Notice has been provided to the City in accordance with Texas Government Code §2306.67071(a); and
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body supports the proposed Application.

SECTION 2. The City hereby confirms that it supports the Application to the Texas Department of Housing and Community Affairs (“TDHCA”) for the proposed 80-unit affordable multi-family rental housing development named Four25 San Pedro (the “Development”), to be located at 419 & 425 San Pedro in Council District 1 in the City of San Antonio, Texas.

SECTION 3. The City hereby finds that the 80-unit affordable multi-family rental housing development named Four25 San Pedro (the “Development”) to be located at 419 & 425 San Pedro in Council District 1 in the City of San Antonio, Texas is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits for New Construction in the last three years.

SECTION 4. The City Council of the City of San Antonio, Texas has voted to specifically allow the construction of the 80-unit affordable multi-family rental housing development named Four25 San Pedro (the “Development”) to be located at 419 & 425 San Pedro in Council District 1 in the City of San Antonio, Texas, and to authorize an allocation of Housing Tax Credits for the Development.


SECTION 5. The City hereby identifies Four25 San Pedro as the Development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the City’s Urban Renewal Plan.

JYW
02/11/2021
Item No. 22B

SECTION 6. For and on behalf of the City Council, the City Clerk is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA.

SECTION 7. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

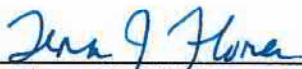
PASSED AND APPROVED this 11th day of February, 2021.



M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk

 for

Andrew Segovia, City Attorney



TEXAS HOUSE *of* REPRESENTATIVES

Diego M. Bernal

State Representative, District 123

February 8, 2021

Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
Low-Income Housing Tax Credit Program
PO Box 13941
Austin, TX 78711-3941

Re: Four 25 San Pedro – TDHCA #21231
419 and 425 San Pedro Avenue, San Antonio, Texas, 78212

Mr. Wilkinson;

This letter is to express my support for the application for Low Income Housing Tax Credits (LIHTC), for the above referenced Four25 San Pedro; this proposed project would be located in House District 123, which I represent.

I believe that this additional affordable housing will be extremely beneficial to my district and I would like to give my support for these efforts; I hope that the Texas Department of Housing and Community Affairs Board will look favorably upon this application.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego M. Bernal".

Diego M. Bernal
State Representative, District 123

Community Input Scoring Items

TDHCA#: 21235

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Lubbock

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 0

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Lubbock Chamber of Commerce

Name of Community Organization

Eddie McBride

Contact Name

Support

Opposition

B. Covenant Health

Name of Community Organization

Tavia Hatfield

Contact Name

Support

Opposition

C. Lubbock Heritage Society

Name of Community Organization

Sammy Jones-Dodson

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

Resolution No. 2021-R0073

Item No. 7.15

February 23, 2021

RESOLUTION

WHEREAS, HTG Lubbock, LLC has proposed a development for affordable rental housing to be named Inn Town Lofts to be located at 1202 Main Street; and

WHEREAS, HTG Lubbock, LLC intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Inn Town Lofts; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:

THAT the City Council of the City of Lubbock hereby confirms that it supports the application for the Texas Department of Housing and Community Affairs 2021 Competitive 9% Housing Tax Credits for the proposed development of Inn Town Lofts at 1202 Main Street by HTG Lubbock, LLC; and

THAT the City Council of the City of Lubbock hereby directs City staff to provide a one-time permit fee waiver in the amount of five hundred dollars (\$500) to be applied to an application for a permit by HTG Lubbock, LLC if it is awarded the Texas Department of Housing and Community Affairs 2021 Competitive 9% Housing Tax Credits for the proposed development of the Inn Town Lofts; and

THAT as provided for in 10 TAC §11.3(e) and §11.4(c)(1), it is hereby acknowledged that the proposed New Construction and Adaptive Reuse Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households; and

THAT the City of Lubbock hereby confirms that its Governing Body has no objection to the Application, pursuant to 10 TAC §11.3(e) and §11.4(c)(1) of the Qualified Allocation Plan; and

THAT the City Council of the City of Lubbock identifies Inn Town Lofts as the proposed development in the 2021 Competitive 9% Housing Tax Credits round that contributes more than any other to the concerted revitalization efforts of the City in the Central Business District Tax Increment Financing Reinvestment Zone; and

THAT the governing body affirms that the proposed Development is consistent with the jurisdiction's obligation to affirmatively further fair housing.

Passed by the City Council on February 23, 2021.



DANIEL M. POPE, MAYOR *for.*

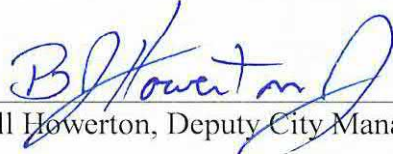
ATTEST:





Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:



Bill Howerton, Deputy City Manager

APPROVED AS TO FORM:



Kelli Leisure, Assistant City Attorney



JOHN M. FRULLO
STATE REPRESENTATIVE
DISTRICT 84

March 5, 2021

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for Inn Town Lofts (TDHCA # 21235), Lubbock, Lubbock County, Texas 79401

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Inn Town Lofts (the Development), located at 1202 Main Street, Lubbock, Lubbock County, TX. The Development will provide needed housing for residents of my district.

Thank you for including my support for Inn Town Lofts in the full application for the Development.

Sincerely,

A handwritten signature in black ink that reads "John M. Frullo".

Representative John Frullo
Texas State House of Representatives

Capitol Address

P.O. Box 2910 • Room 4N.6
Austin, Texas 78768-2910
512-463-0676 • 512-463-0072 Fax



District Address

5717 66th Street • Suite 116
Lubbock, Texas 79424
806-763-2366

Community Input Scoring Items

TDHCA#: 21245

Self Score Total: 135

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Houston Area Urban Community Development Corporation

Name of Community Organization

Benny Rodriguez

Contact Name

Support

Opposition

B. Woman, Inc.

Name of Community Organization

Michelle Wormly, AICP

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

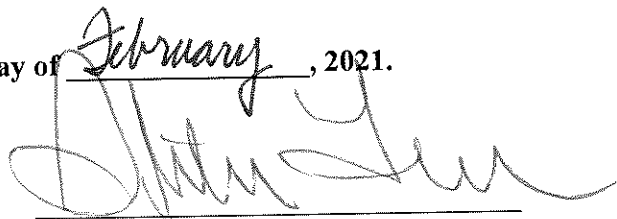
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Community Input Scoring Items

TDHCA#: 21254

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Mount Pleasant

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Titus County Cares

Name of Community Organization

Kim Hedges

Contact Name

Support

Opposition

B. SAFE-T

Name of Community Organization

Ryan Shriver

Contact Name

Support

Opposition

C. Mount Pleasant/Titus County Chamber of Commerce

Name of Community Organization

Richard Bonney

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

E.

Name of Community Organization

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

**CITY OF MOUNT PLEASANT, TEXAS
RESOLUTION NO. 2021-4**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT,
TEXAS REGARDING TENNISON ROAD HOUSING AT TENNISON RD FOR
SUPPORT AND LOCAL POLITICAL SUBDIVISION FUNDING**

WHEREAS, Tennison Road Housing LTD. has proposed a development for a Multi-Family Development located on Tennison Rd, named Tennison Road Housing, in the city of Mount Pleasant TX, Titus County;

WHEREAS, Tennison Road Housing LTD. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Tennison Road Housing;

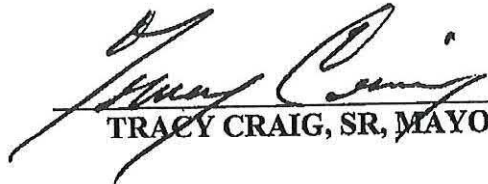
WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

It is hereby RESOLVED, that the City of Mount Pleasant, acting through its governing body, hereby confirms that it supports the proposed development of Tennison Road Housing, located on Tennison Rd, in the City of Mount Pleasant, TX, Titus County, and its application to the TDHCA.

FUTHER RESOLVED, that the City of Mount Pleasant, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$250 towards water/sewer tap fees.

FUTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Tracy Craig is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Mount Pleasant on the 19th day of January 2021.

PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas on the 19th day of January 2021.


TRACY CRAIG, SR, MAYOR



ATTEST:


DARLEEN DURANT, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:


KERRY WOOTTEN, CITY ATTORNEY

XCommunity Input Scoring Items

TDHCA#: 21258

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Mount Pleasant

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Titus County Cares

Name of Community Organization

Kim Hedges

Contact Name

Support

Opposition

B. SAFE-T

Name of Community Organization

Ryan Shriver

Contact Name

Support

Opposition

C. Mount Pleasant/Titus County Chamber of Commerce

Name of Community Organization

Richard Bonney

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

**CITY OF MOUNT PLEASANT, TEXAS
RESOLUTION NO. 2021-3**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT,
TEXAS REGARDING MT. PLEASANT SENIOR AT TENNISON RD FOR SUPPORT
AND LOCAL POLITICAL SUBDIVISION FUNDING**

WHEREAS, Mt. Pleasant Senior LTD. has proposed a development for a Senior-Restricted Development located on Tennison Rd, named Mt. Pleasant Senior, in the city of Mount Pleasant TX, Titus County;

WHEREAS, Mt. Pleasant Senior LTD. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Mt. Pleasant Senior;

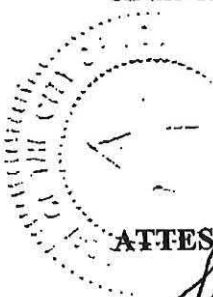
WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

It is hereby RESOLVED, that the City of Mount Pleasant, acting through its governing body, hereby confirms that it supports the proposed development of Mt. Pleasant Senior, located on Tennison Rd, in the City of Mount Pleasant, TX, Titus County, and its application to the TDHCA.

FUTHER RESOLVED, that the City of Mount Pleasant, acting through its Governing Body for the purposes of Local Political Subdivision Funding, will grant a reduction of \$250 towards water/sewer tap fees.

FUTHER RESOLVED, that for and on behalf of the Governing Body, Mayor Tracy Craig is hereby authorized, empowered, and directed to certify these resolutions to TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Mount Pleasant on the 19th day of January 2021.

PASSED AND APPROVED by the City Council of the City of Mount Pleasant, Texas on the 19th day of January 2021.




TRACY CRAIG, SR, MAYOR

ATTEST:


DARLEEN DURANT CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:


KERRY WOOTTEN CITY ATTORNEY

3. Notwithstanding anything herein to the contrary, the Commitment of Development Funding by the City of Edinburg set forth in this Resolution shall be contingent on: (i) the Applicant securing HTCs from TDHCA in an amount sufficient to develop the Housing, (ii) development plan approvals (including any required zoning) by the City of Edinburg in connection with developing the Housing, and (iii) finalizing commitment of development funding pursuant to the terms committed to by the City of Edinburg pursuant to this Resolution.
4. The City of Edinburg is not a related party to the Applicant, and any funding assistance committed by the City of Edinburg to the development of the Housing pursuant to this Resolution will not have been provided to the City of Edinburg by the Applicant or any related party to the Applicant.
5. For and on behalf of the City Council, Richard M. Molina, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

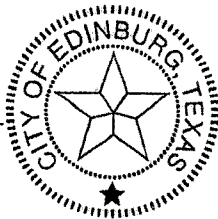
READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.04, on the 16th day of February, 2021.

CITY OF EDINBURG

By: Richard M. Molina
Richard M. Molina, Mayor

ATTEST:

By: Myra Ayala
Myra Ayala, City Secretary



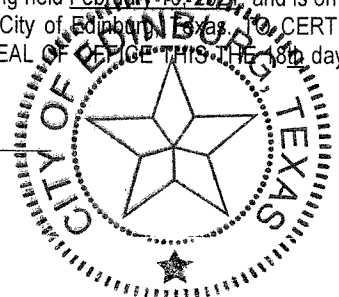
APPROVE AS TO FORM:
Omar Ochoa, Law Firm, P.C.

By: Omar Ochoa
City Attorney

CERTIFICATE OF RECORDING OFFICER

I, Myra L. Ayala, City Secretary for the City of Edinburg, hereby certify Resolution No. 2447 is a true and correct copy of the original Governing Body's legislative history for the meeting held February 16, 2021, and is on file in the City Secretary's Office of the City of Edinburg, Texas. I CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE THIS THE 16th day of February 2021.

By: Myra L. Ayala
Myra L. Ayala, City Secretary
City of Edinburg, Texas



TEXAS HOUSE OF REPRESENTATIVES



Terry Canales
District 40

March 1, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Jackson Place Apartments, TDHCA Application #21259

Dear Mr. Wilkinson;

I have received the public notification for the proposed development known as *Jackson Place Apartments* to be located on the NEC of Jackson Street and Upland Street, Edinburg, Texas. This site is in House District 40, which I represent.

I have received a letter of support from the City of Edinburg, demonstrating local support for this project. Because of this, I am lending my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Edinburg. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

Very truly yours

A handwritten signature in black ink, appearing to read "Terry Canales", with a large, sweeping flourish above the name.

Terry Canales
State Representative, District 40



Community Input Scoring Items

TDHCA#: 21260

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of Del Rio

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested: 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested:

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 4

A. South Texas Food Bank

Name of Community Organization

Alma Boubel

Contact Name

Support

Opposition

B. Casa de la Cultura El Comite Cultural del Pueblo Inc

Name of Community Organization

Lupita De La Paz

Contact Name

Support

Opposition

C.

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. R:2021-013

A Resolution by the Del Rio City Council in Support of Mountain View Villas, Ltd. in Applying for the Texas Department of Housing and Community Affairs Housing Tax Credit Program for the Mountain View Villas Multiple Family Development Project

WHEREAS, Mountain View Villas, Ltd. is proposing a 6.82-acre development with 56-unit affordable senior citizen multiple-family development on the east side of Dodson Ave, north of Miers Street; and

WHEREAS, the City Council extends this resolution of support contingent upon the development and property complying with all applicable state and local code requirements: and


WHEREAS, Mountain View Villas, Ltd. intends to apply to the Texas Department of Housing and Community Affairs (TDHCA) for the 2021 Competitive 9% Housing Tax Credits for the Del Rio Lofts Project; and

WHEREAS, offering a letter of support and providing a financial commitment of a \$250.00 reduction of building or plan review fees from the municipality to the project offers additional points within the program and thus places the application in better standing within this competitive TDHCA grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DEL RIO, TEXAS, THAT:

- 1) The City Council of the City of Del Rio, Texas lends its full support to Mountain View Villas, Ltd. in applying for the TDHCA housing tax credit application for the Mountain View Villas development located on the east side of Dodson Ave north of Miers Street.
- 2) The City Council authorizes the reduction of the building permit fees in the amount of \$250.00 for the Del Rio Lofts development.

PASSED AND APPROVED on this 9th day of February 2021.




BRUNO J. LOZANO
Mayor

ATTEST:



MARIA C. ACOSTA
City Secretary

REVIEWED FOR ADMINISTRATION:



MATT WOJNOWSKI
City Manager

REVIEWED AS TO FORM AND LEGALITY:



RAUL CASSO
City Attorney



TEXAS HOUSE OF REPRESENTATIVES

EDDIE MORALES, JR.

District 74

January 21, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Mountain View Villas, TDHCA Application #21260

Dear Mr. Wilkinson,

I have received the public notification for your proposed development known as *Mountain View Villas* to be located on the east side of Dodson Avenue, North of Miers Street, Del Rio, Texas. This site is in House District 74, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Del Rio. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddie Morales, Jr.", with a large flourish at the end.

Eddie Morales, Jr.
Texas State Representative, District 74



TEXAS HOUSE OF REPRESENTATIVES
EDDIE MORALES, JR.
District 74

P.O. Box 2910 · AUSTIN, TEXAS 78768-2910

STATE BUSINESS
PENALTY FOR
PRIVATE USE

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01/27/2021
\$000.51⁹

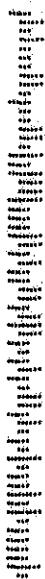


ZIP 78701
041M1250593

RECEIVED
MAIL ROOM
FEB 02 2021
7321
STATE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community
Affairs
221 East 11th Street
Austin, Texas 78701

7870132410 001



Community Input Scoring Items

TDHCA#: 21261

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Alice

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Jim Wells County Economic Development Corporation

Name of Community Organization

Larry Martinez

Contact Name

Support

Opposition

B. Area Agency on Aging of the Coastal Bend

Name of Community Organization

Viola Monrreal

Contact Name

Support

Opposition

C. BT Church

Name of Community Organization

Pastor Mat Moreno

Contact Name

Support

Opposition

D. Jim Wells County Habitat for Humanity

Name of Community Organization

Dale K. Wilsom

Contact Name

Support

Opposition

E. Community Action Corporation of South Texas

Name of Community Organization

Ann E. Awalt

Contact Name

Support

Opposition

F. R.E.A.L. Inc Rural Economic Assistance League

Name of Community Organization

Martin Ornelas

Contact Name

Support

Opposition

RESOLUTION

A RESOLUTION OF THE CITY OF ALICE, TEXAS SUPPORTING DEVELOPMENT FOR AFFORDABLE MULTI-FAMILY DWELLING,

WHEREAS, ATX Ponderosa, Ltd., has proposed a development for affordable rental housing to be located 1907 N. Texas Blvd, Jim Wells County, Alice, Texas 78332,

The Project will be named **The Ponderosa** in the **City of Alice, Texas;** and

WHEREAS, ATX Ponderosa, Ltd. has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for **The Ponderosa.**

IT IS HEREBY:

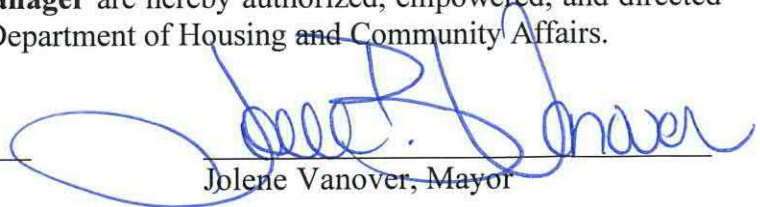
RESOLVED, that the **City of Alice,** acting through its governing body, hereby confirms that it **supports** the proposed **The Ponderosa** development and that this formal action has been taken to put on record the opinion expressed by the **City of Alice** on February 16, **2021;**

FURTHER RESOLVED that the **City of Alice,** acting through its governing body, hereby confirms that, upon successful award of 2021 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of **\$250** for the benefit of **The Ponderosa** and;

FURTHER RESOLVED that for and on behalf of the Governing Body, **Jolene Vanover, Mayor** and, **Michael Esparza, City Manager** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

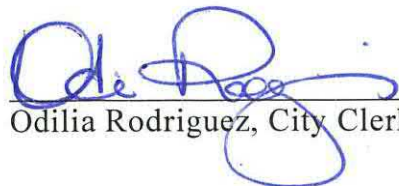


Michael Esparza, City Manager



Jolene Vanover, Mayor

ATTEST:



Odilia Rodriguez, City Clerk





STATE OF TEXAS
HOUSE OF REPRESENTATIVES

J.M. LOZANO

District 43

PUBLIC EDUCATION, VICE-CHAIR • TRANSPORTATION

February 23, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: The Ponderosa Apartments, TDHCA Application #21261

Dear Mr. Wilkinson;

I have received the public notification for the proposed development known as *The Ponderosa Apartments* to be located at 1907 N. Texas Boulevard in Alice, Texas. This site is in House District 43, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Alice. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Lozano", written on a white rectangular background.

J.M. Lozano



Community Input Scoring Items

TDHCA# 21263

Self Score Total: 130

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Fort Worth

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Presbyterian Night Shelter

Name of Community Organization

Alexander Allen

Contact Name

Support

Opposition

B. Recovery Resource Council

Name of Community Organization

Eric Niedermayer

Contact Name

Support

Opposition

C. Salvation Army Fort Worth

Name of Community Organization

Beckie Wach

Contact Name

Support

Opposition

D. Near East Side Neighborhood Association

Name of Community Organization

Alex Allen

Contact Name

Support

Opposition

E. Meals on Wheels

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

F.

Name of Community Organization

Support

Opposition

Contact Name

A Resolution

NO. 5348-02-2021

SUPPORTING A HOUSING TAX CREDIT APPLICATION FOR CROSSROADS APARTMENTS, COMMITTING DEVELOPMENT FUNDING, DETERMINING THAT CROSSROADS APARTMENTS CONTRIBUTES MORE THAN ANY OTHER DEVELOPMENT TO THE CITY'S CONCERTED REVITALIZATION EFFORTS IN THE NEAR EAST SIDE URBAN VILLAGE, ACKNOWLEDGING THAT CROSSROADS APARTMENTS IS LOCATED ONE LINEAR MILE OR LESS FROM A DEVELOPMENT THAT SERVES THE SAME TARGET POPULATION, AND ACKNOWLEDGING THAT CROSSROADS APARTMENTS IS LOCATED WITHIN A CENSUS TRACT THAT HAS A POVERTY RATE ABOVE FORTY PERCENT

WHEREAS, the City's 2020 Comprehensive Plan is supportive of the preservation, improvement, and development of quality, affordable, accessible housing;

WHEREAS, the City's 2018-2022 Consolidated Plan makes the development of quality, affordable, accessible rental housing units for low income residents of the City a high priority;

WHEREAS, Crossroads Apartments, LP, an affiliate of Union Gospel Mission of Tarrant County, has proposed a development for mixed income supportive multifamily rental housing named Crossroads Apartments to be located at 1105 E. Lancaster Avenue in the City of Fort Worth;

WHEREAS, Crossroads Apartment, LP has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2021 Competitive (9%) Housing Tax Credits for the Crossroads Apartments, a new complex consisting of approximately 68 units, of which at least ten percent (10%) of the total units will be set aside for households earning at or below thirty percent (30%) Area Median Income and at least ten percent (10%) of the total units will be market rate units;

WHEREAS, TDHCA's 2021 Qualified Allocation Plan ("QAP") provides that an application for Housing Tax Credits may receive seventeen (17) points for a resolution of support from the governing body of the jurisdiction in which the proposed development site is located;

WHEREAS, the QAP also states that an application may receive one (1) point for a commitment of development funding from the city in which the proposed development site is located;

WHEREAS, the QAP also provides that an application may qualify for an additional two (2) points if a development is explicitly identified in a resolution as "contributing more than any other to the concerted revitalization efforts" of a municipality;

WHEREAS, the City created Urban Villages beginning in 2002 in order to promote central city revitalization and create districts which are more compact, contain a greater mix of land uses, and give greater emphasis to pedestrian and transit access. There are currently sixteen (16) Urban Villages, all of

which are included in the City's annual Comprehensive Plan as part of its goal of revitalizing central city neighborhoods and commercial districts (2020 Comprehensive Plan, Part III, Chapter 10:Economic Development);

WHEREAS, the Crossroads Apartments will be located in the Near East Side Urban Village;

WHEREAS, the City has determined that the application for Crossroads Apartments submitted to TDHCA by Crossroads Apartments, LP qualifies as the development contributing more than any other to the concerted revitalization efforts of the City in the Near East Side Urban Village;

WHEREAS, section 10 TAC §11.3(d) of the QAP states that the Governing Body of the appropriate municipality where the development is to be located must by vote specifically allow the construction of a new development located within one linear mile or less from a development which serves the same target population; and

WHEREAS, section 10 TAC §11.101(a)(3) of the QAP also states that applications for developments that will be located in a census tract with more than forty percent (40%) poverty rate among individuals must be specifically allowed by the governing body of the jurisdiction, and that the governing body must also submit a resolution to TDHCA authorizing the development to move forward.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

The City of Fort Worth, acting through its City Council, hereby confirms that it supports the application of Crossroads Apartments, LP to the Texas Department of Housing and Community Affairs for 2021 Competitive (9%) Housing Tax Credits for the purpose of the development of the Crossroads Apartments to be located at 1105 E. Lancaster Avenue (TDHCA Application No. 21263), and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, additionally confirms that it will commit to fee waivers in an amount not exceed **\$2,500.00** to Crossroads Apartments, LP conditioned upon its receipt of Housing Tax Credits. The City Council also finds that the waiver of such fees serves the public purpose of providing quality, accessible, affordable housing to low and moderate income households in accordance with the City's Comprehensive Plan and Action Plan, and that adequate controls are in place through the City's Neighborhood Services Department to carry out such public purpose.

The City of Fort Worth, acting through its City Council, hereby identifies Crossroads Apartments (TDHCA Application No. 21263) as the development in the 2021 Competitive (9%) Housing Tax Credit Application round that contributes more than any other to the concerted revitalization efforts of the City in the Near East Side Urban Village, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth acknowledges that Crossroads Apartments is located one linear mile or less from a development that serves the same target population as the proposed Crossroads Apartments

and has received an allocation of Housing Tax Credits for new construction and adaptive reuse, and this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth to authorize the Development to move forward.

The City of Fort Worth, acting through its City Council, acknowledges that Crossroads Apartments will be located in a census tract that has more than forty percent (40%) poverty rate among individuals and that it has voted to approve the location of the development and authorize it to move forward, that it has determined that the development is consistent with the City's obligation to affirmatively further fair housing, and that this formal action has been taken to put on record the opinion expressed by the City Council of the City of Fort Worth.

The City of Fort Worth, acting through its City Council, further confirms that the City has not first received any funding for this purpose from the applicant, affiliates of the applicant, consultant, general contractor or guarantor of the proposed development or any party associated in any way with the applicant, Crossroads Apartments, LP.

Adopted this 23rd day of February 2021.

ATTEST:

By: Mary J. Kayser
Mary J. Kayser, City Secretary





NICOLE COLLIER



STATE REPRESENTATIVE • DISTRICT 95

February 22, 2021

VIA EMAIL AND REGULAR MAIL

Marni Holloway
TDHCA
221 East 11th Street
Austin, Texas 78701

RE: Crossroads Apartments, 1105 E. Lancaster Ave., Fort Worth, Texas 76102
Competitive (9%) Housing Tax Credit Program Application, TDHCA#: 21263

Dear Ms. Holloway:

This letter is in regards to the Competitive (9%) Housing Tax Credit Program Application submitted by Crossroads Apartments (TDHCA#: 21263), to develop affordable, multifamily rental housing in House District 95 (HD95).

In my role as a state legislator, it is a privilege and an honor to be entrusted with decisions that greatly impact constituents in HD95. I am an avid believer in affordable, quality housing and its ability to provide individuals with a sustainable living environment without the fear of becoming financially crippled.

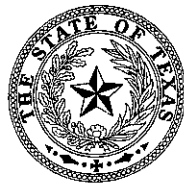
Therefore, pursuant to the Texas Government Code and rules of your agency, please accept this **letter of support** in regards to the application submitted by Crossroads Apartments.

Kindest regards,

A handwritten signature in cursive script that reads "Nicole Collier".

Nicole Collier

cc: Crossroads Apartments



NICOLE COLLIER



STATE REPRESENTATIVE • DISTRICT 95

2021

REGULAR MAIL

10/13/21

Apartment, 1105 E. Lancaster Ave., Fort Worth, Texas 76102
Housing Tax Credit Program Application, TDHCA#: 21263

10/13/21

wards to the Competitive (9%) Housing Tax Credit Program Application
wards Apartments (TDHCA#: 21263), to develop affordable, multifamily
house District 95 (HD95).

As a legislator, it is a privilege and an honor to be entrusted with decisions that
affect the residents in HD95. I am an avid believer in affordable, quality housing and its
benefits for all individuals with a sustainable living environment without the fear of becoming

Under the Texas Government Code and rules of your agency, please accept this
letter as a request to the application submitted by Crossroads Apartments.



February 26, 2020

Texas Department of Housing and Community Affairs
Multifamily Division
211 E. 11thst
Austin, Texas 78701

Re: Zoning and Re-Zoning for TDHCA Application #21158, Juniper Pointe Apartments

To Whom it may Concern:

The Development Site for the proposed Juniper Pointe Apartments is currently zoned Multi Family Residential (MF-2 Apartments) and Commercial (C). The commercial zoned track will have to be rezoned to MF -2. Once completed the entire parcel will be consistent to allow for the 72-unit apartment development.

The developer, JMZ Albatross Development, LLC has formally submitted an application to change the zoning for this site. Once approved, the zoning will be correct for the development of multifamily housing.

Furthermore, the city has received a release from the applicant letter agreeing to hold the City of Kaufman and all other parties harmless if the appropriate zoning is not granted. Documentation of final approval of appropriate zoning will be provided to the Applicant when the process is completed.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Mrs. Marcy Ratcliff
Director of Development Services



February 26, 2020

Texas Department of Housing and Community Affairs
Multifamily Division
211 E. 11thst
Austin, Texas 78701

Re: Zoning and Re-Zoning for TDHCA Application #21158, Juniper Pointe Apartments

To Whom it may Concern:

The Development Site for the proposed Juniper Pointe Apartments is currently zoned Multi Family Residential (MF-2 Apartments) and Commercial (C). The commercial zoned track will have to be rezoned to MF -2. Once completed the entire parcel will be consistent to allow for the 72-unit apartment development.

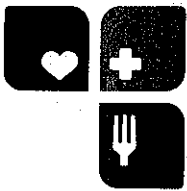
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Furthermore, the city has received a release from the applicant letter agreeing to hold the City of Kaufman and all other parties harmless if the appropriate zoning is not granted. Documentation of final approval of appropriate zoning will be provided to the Applicant when the process is completed.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Mrs. Marcy Ratcliff
Director of Development Services



Visiting Nurse Association

Meals on Wheels
Hospice & Palliative Care

OFFICERS

Mary Frances Bellman, Chairman
Eugenia King, Chairman Elect
Max Lamont, Treasurer
Lizzie Routman, Secretary

February 17, 2021

DIRECTORS

Hafida Baad
Jay Barlow
Bob Best
Jan Hart Black
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Michelle Chase
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Catherine A. Corrigan
Levi H. Davis
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Louise Marsh
Pressley H. Peters
Carolyn Rathjen
Kersten Rettig
Camisha L. Simmons
Denice Swift
Alok Vaish
Andres Villareal
Jim Walton, DO
CiCi Weinmann
Paula Wills

TDHCA

Mamie Holloway
221 East 11th Street
Austin, TX 78701

RE: The Versia
TDHCA App. #21087

Dear Ms. Holloway,

I am writing this letter to voice my support for the following TDHCA Tax Credit Application for the following proposed family housing in Dallas County:

“The Versia” to be located at 921, 1003 & 1013 S Story, Irving, TX 75060

The Visiting Nurse Association of Texas (VNA) is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of providing VNA Meals on Wheels to hungry, homebound seniors and the overall betterment of the community. We believe there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

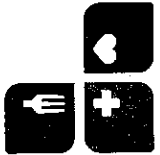
Katherine Krause
President & CEO

HONORARY BOARD TRUSTEES

Deborah Cannon
Sara Fraser Crismon
Robert Ted Enloe, III
Philip C. Henderson
Lyda Hill
Jerry P. Knippa
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Jan McClendon
Teresa Haggerty Parravano
Daniel Polter, MD
Lucy S. Polter
Rust E. Reid
Shirley Tobolowsky (Mrs. Edwin)
Joe Nathan Wright

PRESIDENT AND CEO

Katherine Krause



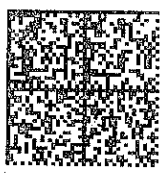
Visiting Nurse Association

Meals on Wheels
Hospice & Palliative Care

1420 West Mockingbird Lane, Suite 700
Dallas, TX 75247

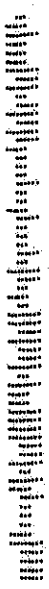
TDHCA
Marnie Holloway
221 East 11th Street
Austin, TX 78701

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MAR 01 2021
Texas Department of Housing and Community Affairs





STAN LAMBERT RECEIVED
 STATE REPRESENTATIVE · DISTRICT 71
 P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910
 MAIL ROOM

FEB 26 2021

**Texas Department of Housing
 and Community Affairs**

Ms. Marni Holloway,
 Director of Multifamily Finance
 TX Department of Housing and Comm. Affairs
 221 East 11th Street
 Austin, TX 78701

STATE BUSINESS
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 PRIVATE USE

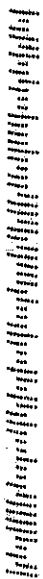
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TEXAS HOUSE OF REPRESENTATIVES



STAN LAMBERT

STATE REPRESENTATIVE · DISTRICT 71

February 8, 2021

February 8, 2021

Ms. Marni Holloway,
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for APC for Seniors (Project Number 21135)

Dear Ms. Holloway:

The purpose of this letter is to express my full support for APC for Seniors (298 Morris Street, Abilene, Texas, 79605). The Development will provide needed housing for residents of my district.

Thank you for including my support for Abilene Pioneer Crossing in the full application for the Development.

Sincerely,

A handwritten signature in cursive script that reads "Stan Lambert".

Stan Lambert



STAN LAMBERT

STATE REPRESENTATIVE · DISTRICT 71

P.O. BOX 2910 · AUSTIN, TEXAS 78768-2910

STATE BUSINESS

PENALTY FOR

PRIVATE USE

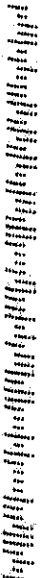
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02/28/2021
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FEB 26 2021

Texas Department of Housing
and Community Affairs

Ms. Marni Holloway,
Director of Multifamily Finance
Texas Department of Housing and Community
Affairs
221 East 11th Street
Austin, TX 78701

7870152410 0011



TEXAS HOUSE OF REPRESENTATIVES



STAN LAMBERT

STATE REPRESENTATIVE · DISTRICT 71

February 8, 2021

Ms. Marni Holloway,
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Support letter for Sweetwater Station (TDHCA # 21116), Sweetwater, Nolan County, Texas

Dear Ms. Holloway:

The purpose of this letter is to express my full support for Sweetwater Station (TDHCA #21116) (the Development), located at 1105 E. Broadway Avenue, Sweetwater, Nolan County, Texas. The Development will provide needed housing for residents of my district.

Thank you for including my support for Sweetwater Station in the full application for the Development.

Sincerely,

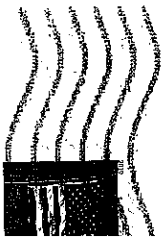
A handwritten signature in cursive script that reads "Stan Lambert".

Stan Lambert



Jim Wells County
P O BOX 1103
ALICE, TX 78333

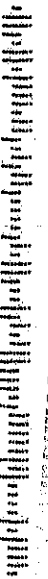
CORPUS CHRISTI
TX 78411
24 FEB 2021 PM



FOREVER

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MAR 02 2021
Housing and Community Affairs
221 E. 11TH STREET
AUSTIN, TX 78701

7870132413



Texas Department of
Housing and Community Affairs



Jim Wells County
Habitat
for Humanity®

Help build it!

February 22, 2021

Board Members:

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Gilbert Aguirre

Ronnie Benavidez

Michael Bishop
Treasurer

RE: The Ponderosa (TDHCA # 21261)

Sandra Bowen

Dear Texas Department of Housing and Community Affairs:

Pete Crisp

I am pleased to write this letter in support of the proposed Tax Credit Application #21261 – The Ponderosa to be located at 1907 N. Texas Boulevard in Alice, Texas.

Cliff Hammock

Melissa Trevino

Jim Wells County Habitat for Humanity is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Elias Villalobos

Dale Wilson
President

Sandy Wilson
Secretary

Again, we are very pleased to lend our support to The Ponderosa housing tax credit application.

Sincerely,

Dale K. Wilson
President

P.O. Box 1103 Alice, Texas 78333
(361) 701 – 3648



City of Houston, Texas, Resolution No. 2021- 8

A RESOLUTION CONFIRMING SUPPORT FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or *intends to submit* an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

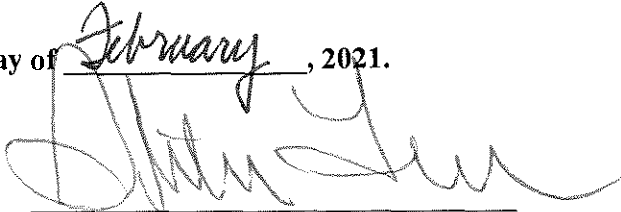
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the *opinion expressed herein*.

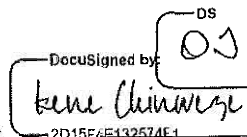
Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Resolution is _____.

DocuSigned by: 
2D15F7E132574E1

 City Secretary

(Prepared by Legal Dept. _____)

Senior Assistant City Attorney

(Requested by Tom McCasland, Director, Housing and Community Development Department)

AYE	NO	
✓		MAYOR TURNER
....	....	COUNCIL MEMBERS
✓		PECK
✓		JACKSON
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
		ABSENT-ON PERSONAL BUSINESS
	✓	THOMAS
		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Community Input Scoring Items

TDHCA#: 21274

Self Score Total: 137

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of McAllen

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Rio Grande Habitat for Humanity

Name of Community Organization

Marissa Trevino

Contact Name

Support
 Opposition

B. Communities in Schools of Hidalgo County

Name of Community Organization

David Gus Kennedy

Contact Name

Support
 Opposition

C. Sunny Glen Children's Home

Name of Community Organization

Chase Palmer

Contact Name

Support
 Opposition

D. Affordable Homes of South Texas

Name of Community Organization

Robert A. Calvillo

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition



JAMES E. DARLING, Mayor
VERONICA WHITACRE, Mayor Pro Tem & Commissioner District 6
JAVIER VILLALOBOS, Commissioner District 1
JOAQUIN J. ZAMORA, Commissioner District 2
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5

ROEL "ROY" RODRIGUEZ, P.E., City Manager

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

I, Perla Lara, City Secretary of the City of McAllen, do hereby certify that the following is a true and correct copy of Resolution 2021-13 which was approved by the McAllen Board of Commissioners at the Regular Meeting held February 22, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of McAllen, Texas, this 23rd day of February 2021.

SEAL




Perla Lara, TRMC/GMC, CPM
City Secretary

RESOLUTION NO. 2021-13

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS SUPPORTING THE PROPOSED AVANTI LEGACY VIOLET PARC AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.

WHEREAS, Avanti Legacy Violet Parc, LP has proposed a development for affordable rental housing up to 84 senior housing residential units near the SW quadrant of N McColl Road and E Violet Avenue named Avanti Legacy Violet Parc in the City of McAllen; and

WHEREAS, Avanti Legacy Violet Parc, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% Housing Tax Credits for Avanti Legacy Violet Parc

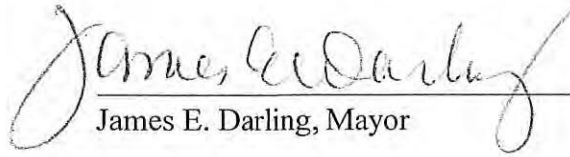
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT

1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Avanti Legacy Violet Parc and that this formal action has been taken to put on record the opinion expressed by the City on this date.
2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the TDHCA and supports an award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
3. RESOLVED, In accordance with 10 Texas Administrative Code § 11.9 (d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of \$500.00.
4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

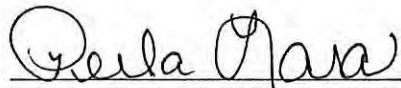
CONSIDERED PASSED and APPROVED this 22nd of February 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this 23rd day of February 2021.

CITY OF MCALLEN, TEXAS

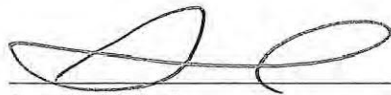

James E. Darling, Mayor

ATTEST:


Perla Lara, TRMC/CMC, CPM
City Secretary



APPROVED AS TO FORM:


Isaac J. Tawil
City Attorney

State of Texas
House of Representatives

CAPITOL OFFICE:
R.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobby.guerra@house.state.tx.us



R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

February 26, 2021

Alena Morgan
Multifamily Finance Division
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Avanti Legacy Violet Parc (TDHCA #21274) to be located at +/- 4.18 acres at 4601 N. McColl Road, McAllen, Hidalgo County, Texas 78504

Dear Ms. Morgan:

I am writing to you in support of the Avanti Legacy Violet Parc, a proposed affordable rental housing community for individuals and families to be located at +/- 4.18 acres at 4601 N. McColl Road, McAllen, Hidalgo County, Texas 78504.

I proudly represent parts of McAllen, Mission, Edinburg, Pharr, Alton, and Palmhurst, Texas. This development would greatly benefit my community by providing quality affordable housing to our senior residents living on low to moderate incomes. Furthermore, this development would promote much need economic growth in our community.

I firmly believe that affordable housing is the foundation from which a family may raise themselves out of a cycle of poverty and everyone in our community deserves the opportunity to live in a safe and healthy environment. The development of Avanti Legacy Violet Parc is one step closer to secure the goal of affordable housing for every household in the McAllen area.

Due to the opportunities that the Avanti Legacy Violet Parc project will provide for my district and its surrounding areas, I give this application my full support. I want to thank you for your consideration, and if you have any questions regarding this project, please do not hesitate to contact me or my staff at any time.

Sincerely,

A handwritten signature in black ink, appearing to be "R.D. Guerra", written over a white background.

Representative R.D. "Bobby" Guerra House
District 41



Community Input Scoring Items

TDHCA#: 21275

Self Score Total: 131

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 14

Corpus Christi City Council

Name of Local Government Body

N/A

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. Accessible Housing Resources, Inc

Name of Community Organization

Judy Telge

Contact Name

Support
 Opposition

B. Costal Bend Center for Independent Living

Name of Community Organization

Linda Fallwell Stover

Contact Name

Support
 Opposition

C. Communities In Schools of the Costal Bend

Name of Community Organization

Gloria Taylor

Contact Name

Support
 Opposition

D. Advanced Housing Alternatives Corporation

Name of Community Organization

Massy Cartwright

Contact Name

Support
 Opposition

E. LULAC

Name of Community Organization

Filberto Garcia

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

Resolution of the City Council of the City of Corpus Christi, Texas having no objection to the proposed 9% Housing Tax Credit for an affordable housing project known as Avanti at Heritage Park to be developed by Avanti Heritage Park, LP.

Whereas, Avanti Heritage Park, LP. (the “Applicant”) has proposed a development project to construct up to 78 units multi-family development to include between 10%-15% market rate units with the balance being for renters with incomes at or below 60% of the Area Median Income, which is to be located at the southwest corner of Fitzgerald Street and N. Chaparral Street (“Avanti at Heritage Park Project”);

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2021 Housing Tax Credits for the Avanti at Heritage Park Project; and

Whereas, the Property is zoned CI (Intensive Commercial District) and CI zoning allows Multi-Family Housing development within allowed density.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

Section 1. The City Council of the City of Corpus Christi hereby has no objection to the proposed Avanti at Heritage Park Project.

Section 2. The City Council for the City of Corpus Christi hereby acknowledges that it has no objection to the proposed Avanti at Heritage Park Project located at the southwest corner of Fitzgerald Street and N. Chaparral Street.

Section 3. The City commits \$500 in reduced fees if the Avanti at Heritage Park Project is awarded low income housing tax credits.

PASSED AND APPROVED on the 23rd day of February, 2021:

Paulette M. Guajardo	<u>NO</u>
Roland Barrera	<u>Aye</u>
Gil Hernandez	<u>NO</u>
Michael Hunter	<u>Aye</u>
Billy Lerma	<u>NO</u>
John Martinez	<u>Aye</u>
Ben Molina	<u>Aye</u>
Mike Pusley	<u>Aye</u>
Greg Smith	<u>Aye</u>

ATTEST:

Rebecca Huerta
Rebecca Huerta
City Secretary

CITY OF CORPUS CHRISTI

Paulette M. Guajardo
Paulette M. Guajardo
Mayor

ABEL HERRERO



CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0462
FAX: (512) 463-1705

DISTRICT OFFICE:
606 N. CARANCAHUA
SUITE 103A
CORPUS CHRISTI, TEXAS 78401-0690

HOUSE OF REPRESENTATIVES

March 8, 2021

Marnie Holloway
Executive Director
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: TDCHA #21275 – Avanti Heritage Park

Dear Ms. Holloway:

As a supporter of affordable housing, it is always encouraging to see new developments proposed in our community. I appreciate Avanti Heritage Park's efforts to engage my office on their proposed development in Corpus Christi, Texas.

After considering all the community input submitted, it is my intention not to write a letter in either support or opposition.

If I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Abel Herrero".

Abel Herrero
State Representative, District 34



DISTRICT 34 • NUECES (PART)

ABEL.HERRERO@HOUSE.STATE.TX.US

Community Input Scoring Items

TDHCA#: 21276

Self Score Total: 136

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Laredo

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Azteca Economic Development & Preservation Corporation

Name of Community Organization

Rafael Torres

Contact Name

Support

Opposition

B. NeighborWorks Laredo

Name of Community Organization

Elizabeth Alonzo-Villarreal

Contact Name

Support

Opposition

C. Laredo Regional Food Bank

Name of Community Organization

Carmen Garcia

Contact Name

Support

Opposition

D. Villa San Luis

Name of Community Organization

Tomas Cantu

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-R-069

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, PLEDGING TO REDUCE BUILDING FEES TO \$500 IF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AWARDS A 9% HOUSING TAX CREDITS TO THE AVANTI LEGACY SPRINGFIELD, LP, FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Avanti Legacy Springfield, LP has proposed a development for affordable rental housing at Avanti Legacy Springfield, LP, Laredo, Texas, 78041 named Avanti Legacy Springfield in the City of Laredo, Webb County, Texas; and

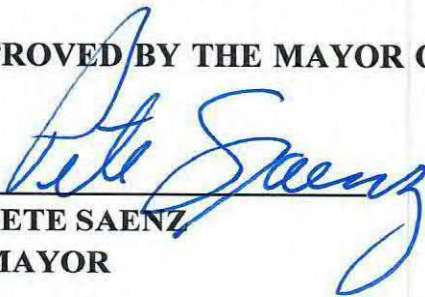
WHEREAS, Avanti Legacy Springfield, LP has advised that it intends to submit an application to the Texas Department of Housing and community Affairs for 2021 Competitive 9% Housing Tax Credits for Avanti Legacy Springfield development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1: The City of Laredo acting through its governing body, hereby confirms that it supports the proposed Avanti Legacy Springfield development located near the Southwest quarter of International Boulevard and Springfield Avenue, Laredo, Texas, 78041 and that this formal action has been taken to put on record the opinion expressed by the City of Laredo, Webb County, Texas on February 24, 2021.

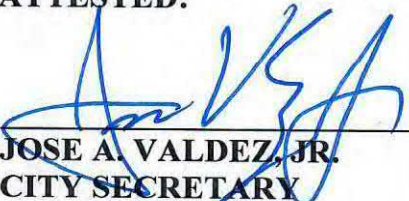
Section 2: The City of Laredo acting through its governing body, hereby confirms that it shall provide a financial contribution in the form of a reduced building permit fee in the amount of Five Hundred Dollars (\$500.00) to Avanti Legacy Springfield, LP, if the Texas Department of Housing and Community Affairs award 9% Housing Tax Credits to Avanti Legacy Springfield, LP.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 24th DAY OF February 2021.



PETE SAENZ
MAYOR


ATTESTED:



JOSE A. VALDEZ, JR.
CITY SECRETARY



APPROVED AS TO FORM:



RENE C. BENAVIDES
CITY ATTORNEY

TEXAS HOUSE OF REPRESENTATIVES

CHAIRMAN, HOUSE COMMITTEE
ON DEFENSE AND VETERANS' AFFAIRS



HOUSE COMMITTEE ON STATE AFFAIRS

RICHARD PEÑA RAYMOND

STATE REPRESENTATIVE
DISTRICT 42

March 1, 2021

Texas Department of Housing and Community Affairs
Multifamily Finance Division
Attention: Alena Morgan
221 East 11th Street
Austin, Texas 78701

Re: Avanti Legacy Springfield (TDHCA #21276) to be located on +/- 7.28 acres at SWQ of International Blvd. & Springfield Ave., Laredo, Webb County, Texas 78045

Dear Ms. Morgan:

I would like to express my support for the application for housing tax credits concerning the proposed Avanti Legacy Springfield senior community. This project is in my district on +/- 7.28 acres at SWQ of International Blvd. & Springfield Ave., Laredo, Webb County, Texas 78045.

I firmly believe that we need more affordable housing options in District 42, especially for elderly families. This development would greatly benefit the community by providing quality affordable housing to those living on low to moderate incomes. The development is designed to address the needs of our growing senior community, especially those who have financial obstacles. The Avanti Legacy Springfield community will give seniors the opportunity to reside in decent, safe, and affordable housing.

Citizens of Laredo deserve the opportunity to live in a safe and comfortable environment, and Avanti Legacy Springfield will provide this opportunity for up to 84 elderly households in the Laredo area. For these reasons, I support the Avanti Legacy Springfield application for tax credits.

If I can be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Richard Peña Raymond".

Representative Richard Peña Raymond
House District 42

STATE CAPITOL, ROOM 1W.2
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
(512) 463-0558
FAX (512) 463-6296
E-MAIL: RICHARD.RAYMOND@HOUSE.TEXAS.GOV
WEBSITE: HTTP://WWW.HOUSE.TEXAS.GOV

DISTRICT OFFICE:
P.O. BOX 6419
LAREDO, TEXAS 78042
(956) 753-7722
FAX (956) 753-7729

Community Input Scoring Items

TDHCA#: 21283

Self Score Total: 116

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

Village of Vinton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Aliviane, Inc.

Name of Community Organization

Ivonne Tapia

Contact Name

Support

Opposition

B. El Pasoans Fighting Hunger

Name of Community Organization

Susan Goodell

Contact Name

Support

Opposition

C. El Paso Recovery Alliance

Name of Community Organization

Ben Bass

Contact Name

Support

Opposition

D. Volar Center for Independent Living

Name of Community Organization

Enrique Chew

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-02-02-01

A RESOLUTION OF THE CITY COUNCIL OF VINTON, EL PASO COUNTY, TEXAS, SUPPORTING THE SUBMISSION OF A TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS PROGRAM APPLICATION FOR HOUSING TAX CREDITS FOR THE DEVELOPMENT OF HEMLEY PALMS

WHEREAS, TROPICANA BUILDING has proposed a development for affordable rental housing at 230 Hemley Rd. named HEMLEY PALMS in the VILLAGE OF VINTON, TEXAS; and

WHEREAS, TROPICANA BUILDING has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for HEMLEY PALMS.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINTON, EL PASO COUNTY, TEXAS:


1. That the Village of Vinton, acting through its governing body, hereby confirms that it has no objection to and supports the proposed development of Hemley Palms.
2. That the Village of Vinton, acting through its governing body, hereby commits \$250, in the form of a building permit rebate upon the completion of the project, as an expression of its support of the proposed Hemley Palms Development Project.
3. That the Village of Vinton, acting through its governing body, hereby expressly acknowledges and confirms that Vinton has more than twice the state average (2.3 times the state average based on the last census population data according to the TDHCA database) of units per capita supported by Housing Tax Credits or Private Activity Bonds.

THEREFORE, BE IT RESOLVED, that for and behalf of the Governing Body, Mayor Manuel Leos is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Passed and approved this 2nd day February, 2021.



Andrea Carrillo, Village Administrator
Vinton, Texas



Manuel Leos, Mayor
Vinton, Texas



Shane English, Village Attorney
Vinton, Texas



TEXAS HOUSE *of* REPRESENTATIVES

Joe Moody

STATE REPRESENTATIVE
DISTRICT 78 • EL PASO COUNTY

Alena Morgan
Competitive HTC Program Administrator
TDHCA
P.O. Box 13941
Austin, TX 78711-3941

February 2, 2021

RE: Hemley Palms

Dear Ms. Morgan,

I write to you today to support a housing tax credit development proposed in my district by R. L. "Bobby" Bowling, IV and Tropicana Building, which has built over 10,000 single family homes and over 3,500 multi-family homes in the El Paso area. The development is called "Hemley Palms". This development will greatly benefit the people of District 78 by providing additional affordable housing options for families in our community.

This will be the second tax credit development brought to the Village of Vinton, as demand for living in the first development (Vinton Palms) is exceeding supply as evidenced by its 100% occupancy and waiting list. The Vinton City Council again voted unanimously (as they did for the Vinton Palms) to support Hemley Palms at their regular public meeting held on February 2, 2021.

As the Representative for District 78, I strongly urge you to consider the approval of the Hemley Palms tax credit development. Your support of this development will have multiple positive effects in our community by lessening the shortage of affordable housing, creating jobs for residents of our community, and serving as an additional economic stimulus in our area.

I appreciate your service to the agency and the State of Texas. If I may be of further assistance, please do not hesitate to contact my office.

Sincerely,

Representative Joseph Moody
District 78

Community Input Scoring Items

TDHCA#: 21284

Self Score Total: 115

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Aliviane, Inc

Name of Community Organization

Support

Ivonne Tapia

Opposition

Contact Name

B. El Pasoans Fighting Hunger

Name of Community Organization

Support

Susan Goodell

Opposition

Contact Name

C. El Paso Recovery Alliance

Support

Ben Bass

Opposition

Contact Name

D. Volar Center for Independent Living

Name of Community Organization

Support

Enrique Chew

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

Community Input Scoring Items

TDHCA#: 21286

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of Westworth Village

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

*No Neighborhood Org

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. United Way of Tarrant County

Name of Community Organization

Donald R. Smith

Contact Name

Support

Opposition

B. Meals on Wheels Inc of Tarrant County

Name of Community Organization

Carla Jutson

Contact Name

Support

Opposition

C. On Angel Wings Delivery Inc.

Name of Community Organization

Christine Beck

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

CITY OF WESTWORTH VILLAGE, TEXAS

RESOLUTION NO. 2021-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTWORTH VILLAGE, TEXAS CONFIRMING ITS SUPPORT OF AN APPLICATION TO THE 2021 COMPETITIVE HOUSING TAX CREDIT PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS BY BSC HAWKS CREEK, LLC FOR A NEW CONSTRUCTION INDEPENDENT SENIOR LIVING DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, BSC Hawks Creek, LLC (the "Applicant") has proposed a new construction independent senior living development for approx. 120 affordable senior rental housing units to be located at approx. 6660 Hawks Creek Ave, Westworth Village, Tarrant County, TX 76114; to be named Blue Sky at Hawks Creek (the "Development");

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for an allocation of 2021 Competitive 9% Competitive Housing Tax Credits ("HTC") for the Blue Sky at Hawks Creek Development;

WHEREAS, pursuant to the rules that govern the allocation of Housing Tax Credits by TDHCA, an applicant who provides a resolution of support from the governing body of a local political subdivision to the Development will improve the overall success of its application; and

WHEREAS, there is a TDHCA scoring item that requires the City of Westworth Village to provide a letter and/or resolution stating they will provide a loan, grant, reduced fees or contribution of other value in an amount of \$500;


NOW, THEREFORE, IT IS HEREBY RESOLVED, that the governing body of the City of Westworth Village intends to provide a loan, grant, reduced fees, or contribution of other value for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City in an amount of \$500.00; and

FURTHER RESOLVED, that the City of Westworth Village, acting through its governing body, hereby confirms that it supports the proposed Blue Sky at Hawks Creek Senior Development located at 6660 Hawks Creek Ave, Westworth Village, Tarrant County, Texas 76114.

FURTHER RESOLVED that for and on behalf of the governing body of the City of Westworth Village, the City Secretary, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

FURTHER RESOLVED that this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED by the City Council of the City of Westworth Village, Texas on the 12th day of January, 2021.



L. Kelly Jones, Mayor

ATTEST:



Brandy Barrett
City Secretary





January 26, 2021

Ms. Marni Holloway
Director Multifamily Finance
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Community support letter for the Blue Sky at Hawks Creek Senior Community located at 6660 Hawks Creek Ave. Westworth Village, TX 76114 TDHCA Tax Credit Application #21286

Dear Ms. Holloway:

Please accept this letter of support for the 2021 Texas Department of Housing and Community Affairs Housing Tax Credit Application #21286, Blue Sky at Hawks Creek in Westworth Village, a proposed 120-unit senior community located on approximately 5.927 acres at 6660 Hawks Creek Ave. Westworth Village, TX 76114. The Blue Sky at Hawks Creek senior development will assist the community in meeting the need for a high-quality, clean, safe, and sustainable senior community for senior citizens of moderate to low-income levels.

On Angel Wings Delivery is a Domestic Nonprofit Corporation and not a government entity. On Angel Wings Delivery brings food to individuals and families in Tarrant County to help end hunger to individuals who are legitimately home bound. Most clients are elderly, but not exclusive to the aged, and the service is available to anyone that is legitimately home bound. Attached, please find evidence of our tax-exempt status and company information.

The proposed Blue Sky at Hawks Creek senior development is within our service area and we look forward to working with this affordable senior apartment community once constructed. If we can be of further assistance, please do not hesitate to contact us at 682-288-9197.

Sincerely,

Christine Beck

President and CEO

8200 Western Lakes Dr.

Fort Worth, TX 76179

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

AUG 09 2019
Date:

ON ANGEL WINGS DELIVERY INC
8200 WESTERN LAKES DRIVE
FORT WORTH, TX 76179-0000

Employer Identification Number:
84-1962202
DLN:
26053610006089
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
May 24, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

ON ANGEL WINGS DELIVERY INC

Sincerely,



Director, Exempt Organizations
Rulings and Agreements

Frequently Asked Questions

Q: Is there any cost for food delivery?

A: There is no cost to individuals and families that qualify to receive food from The Community Link Pantry and have a legitimate transportation problem.

Q: What areas do you deliver food to?

A: We deliver to the same zip codes as Community Link Food Pantry. You must reside in 76179, 76131, 76135, 76114, 76052, 76177 or 76137.

Q: How often do you deliver food?

A: We deliver once a Month.

Q: Can I select my own groceries?

A: You can tell us what you like and what not to bring, but it is based on the availability of food at the Community Link Food Pantry on delivery day.

Q: Are there income restrictions?

A: Yes, but if you qualify for food through the Community Link Food Pantry and have a legitimate transportation problem, you may be eligible.

Q: How do I apply?

A: You can apply directly by contacting us or going through Community Link Food Pantry. Be sure to request delivery and explain why it is needed.

Community Input Scoring Items

TDHCA#: 21289

Self Score Total: 139

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of San Antonio

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

Resolution does not extract correctly, 21289 full application file does show resolution

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. San Antonio Lighthouse

Name of Community Organization

Emily Larsen

Contact Name

Support

Opposition

B. Presa Community Center

Name of Community Organization

Franki Martin

Contact Name

Support

Opposition

C. Meals on Wheels - San Antonio

Name of Community Organization

Kristin Rivera

Contact Name

Support

Opposition

D. Ella Austin Community Center

Name of Community Organization

Beverly Watts-Davis

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

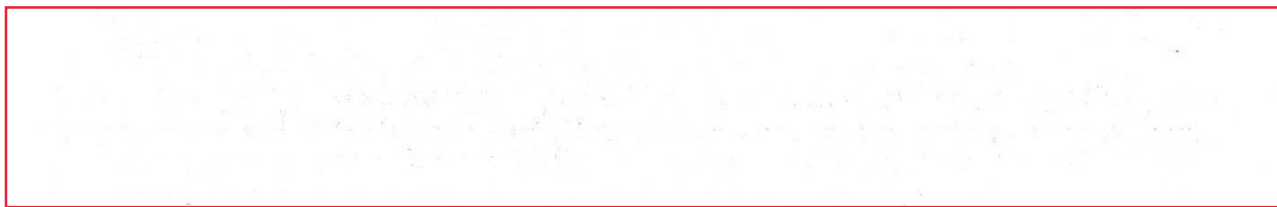
F.

Name of Community Organization

Contact Name

Support

Opposition



NOV 17 1995



Ron Nirenberg

Ma 9 Fl
k

Jameene Williams
A



TREY MARTINEZ FISCHER

CHAIRMAN:
BUSINESS & INDUSTRY

TEXAS STATE REPRESENTATIVE • DISTRICT 116
Dean, Bexar County Delegation

MEMBER:
WAYS & MEANS

February 18, 2021

Ms. Marni Holloway, Director of Multifamily
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Letter of Support for TDHCA Housing Tax Credit Application #21289 Snowden Apartments in San Antonio, Texas

Dear Mr. Alcott,

I have recently been notified of the proposed development Snowden Apartments to be located in my district at 7223 Snowden Rd., San Antonio, Texas. Please accept this letter of support for the proposed development, which has been presented to me, that will provide much needed affordable senior housing for those living in San Antonio.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Trey Fischer".

Trey Martinez Fischer
State Representative, HD-116
Dean, Bexar County Delegation



Community Input Scoring Items

TDHCA#: 21290

Self Score Total: 132

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of Alice

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested: 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested:

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 4

A. Rotary Club of Alice

Name of Community Organization

Bruce P. Hoffman

Contact Name

Support

Opposition

B. The Episcopal Church of the Advent

Name of Community Organization

Fr. Tom Turner

Contact Name

Support

Opposition

C. Community Action Corporation of South Texas

Name of Community Organization

Ann E. Awalt

Contact Name

Support

Opposition

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION

RESOLUTION OF THE CITY OF ALICE, TEXAS SUPPORTING THE 9% HOUSING TAX CREDITS APPLICATION FROM FISHPOND LIVING AT ALICE, LP FOR AFFORDABLE RENTAL HOUSING-- FISHPOND AT ALICE—LOCATED AT APPROXIMATELY 300 AND 320 EAST THIRD STREET IN THE CITY OF ALICE; CONFIRMING THAT UPON FISHPOND LIVING AT ALICE, LP BEING AWARDED 9% HOUSING TAX CREDITS FOR THE PROJECT, CITY COMMITMENT TO PROVIDE REDUCED FEES OR A CONTRIBUTION OF OTHER VALUE EQUALING A MINIMUM OF \$250 FOR THE PROJECT; AND AUTHORIZING THE CITY MANAGER TO CERTIFY THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

WHEREAS, FishPond Living at Alice, LP has proposed a development for affordable rental housing—named FishPond at Alice-- at approximately 300 and 320 East Third Street in the City of Alice Texas; and

WHEREAS, FishPond Living at Alice, LP has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for a 2021 Competitive 9% Housing Tax Credits for FishPond at Alice (TDHCA Pre-Application Number 21290).

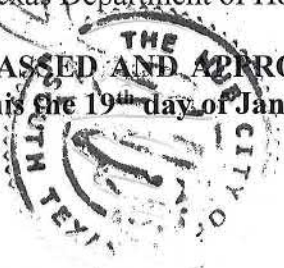
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALICE, TEXAS:

Section 1. The City of Alice, acting through its governing body, hereby confirms that it supports the proposed FishPond at Alice development located at approximately 300 and 320 East Street (TDHCA Pre-Application Number 21290) and that this formal action has been taken to put on record the opinion expressed by the City on January 19, 2021.

Section 2. The City of Alice, acting through its governing body, hereby confirms that, upon successful award of a 2021 Competitive 9% Housing Tax Credits for FishPond at Alice, the City commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of FishPond at Alice.

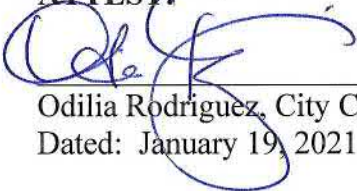
Section 3. The City Manager Michael Esparza is hereby authorized, for and on behalf of the Alice City Council, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED, BY THE ALICE CITY COUNCIL, IN ALICE, TEXAS, on this the 19th day of January, 2021.




Mayor Jolene B. Vanover

ATTEST:


Odilia Rodriguez, City Clerk
Dated: January 19, 2021



STATE OF TEXAS
HOUSE OF REPRESENTATIVES

J.M. LOZANO

District 43

ENVIRONMENTAL REGULATION, CHAIR • DEFENSE & VETERANS' AFFAIRS

FishPond Living at Alice, LP
Mr. David Fournier
9702 Angelwylde Dr.
Austin, TX 78733

Re: Letter of Support for TDHCA Housing Tax Credit Application # 21290 – FishPond at Alice

Dear Mr. Fournier,

I have recently received the Public Notice for FishPond at Alice to be located in House District 43, which I represent, at approximately 300 & 320 E. 3rd Street in Alice. Please accept this as a letter of support for this development, which as has been presented to me, will provide much needed housing for those living in Alice.

If you have any questions or if I may be of further assistance, please do not hesitate to contact my office at (512) 463-0463.

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Lozano".

J.M. Lozano



Community Input Scoring Items

TDHCA#

Self Score Total: 133

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

City of Denton

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. REACH, Inc.

Name of Community Organization

Charlotte Stewart

Contact Name

Support
 Opposition

B. United Way of Denton County

Name of Community Organization

Amanda Adams

Contact Name

Support
 Opposition

C. Grace Like Rain, Inc.

Name of Community Organization

Michelle Connor

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

[REDACTED]

WHEREAS, the TX Legacy Denton, LP ("Applicant") is proposing the new construction of a multi-family affordable rental housing development to be located at approximately 4298 E. McKinney, Denton, Texas 76208 to be named The Legacy in Denton Apartments (the "Project"); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2021 Housing Tax Credits funds to provide equity financing for the Project (the "Application"); and

WHEREAS, pursuant to 10 TEX. ADMIN. CODE RULE §11.9(d)(1) (2020), TDHCA will provide extra points to an application for a municipality's resolution of support for a development which will be located in such municipality's jurisdiction; and

WHEREAS, Applicant has requested that support from the City; and

WHEREAS, Applicant has also requested that City provide a letter substantially in the form attached hereto as Exhibit A (the "Fee Reduction Letter"), [REDACTED] as the City's financial contribution pursuant to 10 TEX. ADMIN. CODE RULE §11.9(d)(2) (2020) for purposes of gaining points for its application to the TDHCA for 2021 Housing Tax Credits; and

WHEREAS, Applicant has advised the City that it intends to seek property tax exempt status for the Project and to that end has committed to the City that it will use its best efforts to partner with a qualified charitable organization based in Denton County, Texas and that it will use its best efforts, and that it will cause its contractors and subcontractors on the Project to each use their best efforts, to maximize sales tax payable to the City by obtaining equipment and construction materials under "separated contracts" and not "lump-sum contracts" as defined in the TEX. ADMIN. CODE, Title 34, Chapter 3, Subchapter O, Rule §3.291(a)(3) and (13) from vendors having a place of business within the City of Denton or, if obtained from vendors with no place of business in Texas or if ordering directly from suppliers, from vendors or suppliers who ship and deliver the equipment and materials to a location within the City of Denton; and

WHEREAS, the City Council of the City of Denton wishes to express support for this proposed Project's application to TDHCA and to commit to the requested fee reductions to facilitate the possible award of Housing Tax Credits to the Project; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The recitals contained in the preamble of this Resolution are incorporated by reference into the body of this Resolution as if fully set forth herein.

SECTION 2. As provided in 10 TEX. ADMIN. CODE RULE §11.3(e) (2020) and §11.4(c)(1) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Project is located in a census tract that has more than 20% Housing Tax Credit Units per total households.

SECTION 3. As provided in 10 TEX. ADMIN. CODE RULES §11.3(b) and §11.3(d) (2020) of the Qualified Allocation Plan, it is hereby acknowledged that the proposed Project may be within two linear miles from another proposed development site in the same year, and may be within one linear mile from another proposed development site within the three-year period preceding the date the Certificate of Reservation is issued.

SECTION 4. The City affirms that the proposed Project is consistent with the jurisdiction's obligation to affirmatively further fair housing pursuant to 10 TEX. ADMIN. CODE RULES §11.3(e) and §11.4(c)(1) (2020) of the Qualified Allocation Plan.

SECTION 5. In accordance with the requirements of TEX. GOV'T CODE §2306.67071 (2013) and 10 TEX. ADMIN. CODE RULE §11.204(4) (2020), it is hereby found that:

1. Notice has been provided to the City in accordance with TEX. GOV'T CODE §2306.67071(a) (2013); and
2. The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Application; and
3. The City has held a hearing at which public comment may be made on the proposed Application in accordance with TEX. GOV'T CODE §2306.67071(b) (2013); and
4. After due consideration of the information provided by the Applicant and public comment, the City does support the proposed Application.

SECTION 6. The City affirms its commitment to provide Applicant with fee reductions in a total amount not to exceed \$500.00 in connection with the development of the Project conditioned on: (i) the Applicant securing the 9% housing tax credit from the TDHCA, and (ii) Applicant securing development plan approvals for the Project, including any required zoning approvals, from the City.

SECTION 7. The City Manager is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA and to execute any other documents that may be necessary for carrying out this Resolution, including the Fee Reduction Letter.

SECTION 8. This Resolution shall be effective as of its date of approval and passage by City Council.

The motion to approve this Resolution was made by Paul McKee and seconded by Deb Aemintor, the Resolution was passed and approved by the following vote [7 - 0]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Birdia Johnson, District 1:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connie Baker, District 2:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jesse Davis, District 3:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Ryan, District 4:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deb Armintor, At Large Place 5:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul Meltzer, At Large Place 6:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND APPROVED this the 9th day of February, 2021.


 GERARD HUDSPETH, MAYOR

ATTEST:
 ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:
 AARON LEAL, CITY ATTORNEY

BY: 





LYNN STUCKY, D.V.M.

STATE REPRESENTATIVE • DISTRICT 64

February 25, 2021

Legacy Multifamily Development, LLC
c/o Jack D. Traeger
17304 Preston Road, Suite 800
Dallas, TX 75252

Dear Mr. Traeger,

My office has been monitoring the City of Denton review progress of the 16.11 acre 4298 E. McKinney Project (061309400) located within the City of Denton and House District 64.

As a result of the Project's approval by the City Council of the City of Denton and strong community support from the United Way of Denton County Homelessness Leadership Team, I too support the Legacy Multifamily Project. The Project will enhance the diversity of housing in the City of Denton and my District.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Stucky DVM".

Lynn Stucky, DVM
State Representative
House District 64



To see families' lives *transformed* by breaking
the cycle of poverty and homelessness.

December 2, 2020

Marni Holloway
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Proposed Legacy at Denton Apartments
4298 E McKinney, Denton, Texas 76208

Mrs. Holloway,

I am writing this letter of support for the 2021 application round of Housing Tax Credits for the proposed Legacy at Denton Apartments, to be located at 4298 E. McKinney, Denton, Texas 76208, Denton County.

Grace Like Rain is an organization and has the overall betterment, development, and improvement of the community we serve as one of our. We seek to see families' lives transformed breaking the cycle of poverty and homelessness. Please see the enclosures as evidence of our tax-exempt status and our existence and participation in the community.

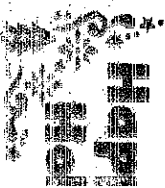
We look forward to working with the staff and residents at this apartment community once it is constructed.

Sincerely,

Michelle Conner
CEO

940.535.5557 | glrx.org
306 North Loop 288 Suite 112
Denton, Texas 76209

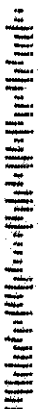
NORTH TEXAS TX PDCC
DALLAS TX 750
4 DEC 2020 7:46 L



DEC 08 2020

Marni Holladay
Texas Department of Housing & Community Affairs
221 East 11th St
Austin, TX 78701

78701-241021



Community Input Scoring Items

TDHCA#: 21292

Self Score Total: 138

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested: 17

City of Houston

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested: 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested: 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested: 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested: 4

A. ARTreach

Name of Community Organization

Nicole Moraw

Contact Name

Support
 Opposition

B. Be An Angel

Name of Community Organization

Marti Boone

Contact Name

Support
 Opposition

C. Baker Ripley

Name of Community Organization

Jane Bavineau

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

A RESOLUTION CONFIRMING ██████████ FOR THE PROPOSED DEVELOPMENT OF CERTAIN PROPERTIES AS AFFORDABLE RENTAL HOUSING, EACH LOCATED IN THE CITY OF HOUSTON, TEXAS, AND THE SUBMITTAL OF APPLICATIONS FOR HOUSING TAX CREDITS FOR SUCH DEVELOPMENTS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATING TO THE SUBJECT.

* * *

WHEREAS, the City Council (the "City Council") of the City of Houston (the "City") finds that the entity whose name is listed in the column on Schedule I captioned "Applicant Name" ("Applicant") has proposed a development for affordable rental housing whose name and location are set forth beside the name of such Applicant in the columns on Schedule I captioned "Project Name" and "Project Address" ("Applicant's Project"), located in the City of Houston, Texas; and

WHEREAS, the City Council finds that the Applicant has advised that it has submitted or intends to submit an application, bearing the number set forth beside the name of such Applicant in the column on Schedule I captioned "TDHCA Number" ("Applicant's Application"), to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Development; and

WHEREAS, the City Council, as the governing body of the City, supports the Applicant's Project and the submittal of Applicant's Application related thereto; **NOW, THEREFORE**,

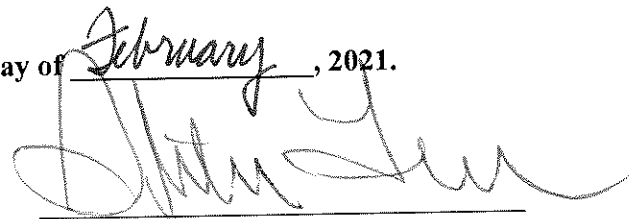
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOUSTON:

Section 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.

Section 2. That the City Council hereby confirms that it supports the Applicant's Project and the submittal of Applicant's Application related to such project and that this formal action has been taken to put on record the opinion expressed herein.

Section 3. That this Resolution shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Resolution within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of February, 2021.



Mayor of the City of Houston



TEXAS HOUSE OF REPRESENTATIVES
ANN JOHNSON

DISTRICT 134

February 26, 2021

Mr. Bobby Wilkinson, Executive Director
Texas Department of Housing and Community Affairs
TDHCA Housing Tax Credit Program
PO Box 13941
Austin, Texas 78711-3941

Re: Support for Campanile on Minimax -TDHCA #21292

Dear Mr. Wilkinson,

I received the Public Notification for Campanile on Minimax, located in Houston, Texas and the 134th district, which I represent.

I am pleased to lend my support to this Development which will serve the elderly constituents in my District.

Sincerely,

A handwritten signature in cursive script that reads "Ann Johnson".

ann.johnson

State Representative, District 134

Cc: Les Kilday, Kilday Operating LLC, via email at les@kildayco.net

21293

Community Input Scoring Items

TDHCA#:

Self Score Total: **132**

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

Support from City of Brownsville

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A.

Name of Community Organization

Contact Name

Support
 Opposition

B.

Name of Community Organization

Contact Name

Support
 Opposition

C.

Name of Community Organization

Contact Name

Support
 Opposition

D.

Name of Community Organization

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 2021-015

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS SUPPORTING THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS APPLICATION #21-293 FOR A PROPOSED AFFORDABLE HOUSING COMMUNITY KNOWN AS MAYORCA COURT HOMES TO BE LOCATED ON +6 ACRES AT MAYORCA AVENUE AND MAYORCA COURT, BROWNSVILLE, CAMERON COUNTY, TEXAS; PROVIDING FOR CITY OF BROWNSVILLE FINANCIAL SUPPORT, AND AUTHORIZING SUCH OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION.

WHEREAS, RISE Residential Construction, LP or their designated affiliate has proposed a development for affordable rental housing at Mayorca Court and Mayorca Avenue, on approximately six acres located within the City of Brownsville; and,

WHEREAS, RISE Residential Construction, LP or their designated affiliate has advised that it intends to submit an application #21-293 to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 Competitive 9% or non-competitive 4% Housing Tax Credits for Mayorca Court Homes; and,

WHEREAS, the City of Brownsville has considered reducing permit fees to \$1500 or less as required by the 2021 QAP for the points, and for the benefit of the Project.

NOW THEREFORE, BE IT RESOLVED, that the City of Brownsville, acting through its governing body, hereby confirms its support for the TDHCA application(s) for the proposed Mayorca Court Homes development located at Mayorca Court and Mayorca Avenue, and that this formal action records the expressed opinion of the City Commission of the City of Brownsville on February 16, 2021; and,

BE IT FURTHER RESOLVED that the City of Brownsville, acting through its governing body, hereby authorizes the City Manager of the City of Brownsville, Texas to grant up to fifteen hundred dollars (\$1500) permit fee reduction for Mayorca Court Homes to meet program criteria for maximum points; and,

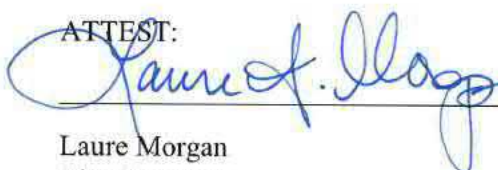
BE IT FURTHER RESOLVED that the City of Brownsville, acting through its governing body, hereby authorizes, empowers, and directs the City Manager of the City of Brownsville, Texas to certify this resolution to the Texas Department of Housing and Community Affairs.

DULY PASSED, ADOPTED AND APPROVED by the City Commission of the City of Brownsville, Texas on the 16th day of February 2021.



Trey Mendez
Mayor

ATTEST:



Laure Morgan
City Secretary





TEXAS HOUSE OF REPRESENTATIVES

EDDIE LUCIO III

DISTRICT 38
CAMERON COUNTY

March 5, 2021

Texas Department of Housing & Community Affairs
221 East 11th Street
Austin, TX 78711

RE: Application #21293 – BCC Village Townhomes located in Brownsville, Texas

To Whom It May Concern:

Please accept this letter of support for BCC Village Townhomes, an affordable housing development proposed for this round of 9% tax credits.

This development will provide much needed affordable housing to families in the community. In addition to being low-cost, this development will meet the demand for quality housing opportunities and bring the benefit of growing the area and expanding our tax base.

I support BCC Village Townhomes in this project has received the full support of this office, and I am confident that you will find this project to be well planned and a positive impact for the community. If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Eddie Lucio III".

Eddie Lucio III
State Representative

Community Input Scoring Items

TDHCA#: 21298

Self Score Total: 134

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

City of Longview

Name of Local Government Body

n/a

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. East Texas Food Bank

Name of Community Organization

Dennis Culiname

Contact Name

Support
 Opposition

B. Christian Women's Job Corps of Gregg County

Name of Community Organization

Susan Green

Contact Name

Support
 Opposition

C. Greater Longview United Way

Name of Community Organization

Donna Sharp

Contact Name

Support
 Opposition

D. East Texas Literacy Council

Name of Community Organization

Kathy Weeks

Contact Name

Support
 Opposition

E.

Name of Community Organization

Contact Name

Support
 Opposition

F.

Name of Community Organization

Contact Name

Support
 Opposition

RESOLUTION NO. 5752

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, SUPPORTING AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2021 HOUSING TAX CREDITS FOR A DEVELOPMENT NAMED MAGNOLIA GARDENS TO DEVELOP AFFORDABLE SENIOR RENTAL HOUSING; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Magnolia Gardens, Ltd., (TDHCA No. 21298) has proposed a development for affordable Senior rental housing named Magnolia Gardens located in the City of Longview, Gregg County, Texas (the "City of Longview"); and,

WHEREAS, Magnolia Gardens is expected to be located at or near the North side of Magnolia Lane at Christie Road shown approximately on Exhibit A; and,

WHEREAS, Magnolia Gardens, Ltd., has advised the City of Longview that Magnolia Gardens, Ltd., intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for the Magnolia Gardens development; and,

WHEREAS, the City Council of the City of Longview finds that there is a need for such affordable Senior housing for citizens within the boundaries of the City of Longview; and,

WHEREAS, the City of Longview supports Magnolia Gardens development; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW,

TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby approves Magnolia Gardens .

Section 3. That, pursuant to Texas Government Code §2306.6710 (b) (1) (B), the City Council of the City of Longview, which is the governing body of said city, hereby supports the proposed Magnolia Gardens development and authorizes an allocation of Housing Tax Credits for the Magnolia Gardens development.

Section 4. That this resolution shall serve as the written statement required by Texas Government Code §2306.6710 (b) (1) (B).

Section 5. That the City Council hereby confirms that the City of Longview will provide a grant, reduced permit fee, or reduced inspection fee for the benefit of the Magnolia Gardens development in the amount of \$500.

Section 6. That, for and on behalf of the City Council of the City of Longview, Angie Shepherd, City Secretary of the City of Longview, is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Housing and Community Affairs.

Section 7. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

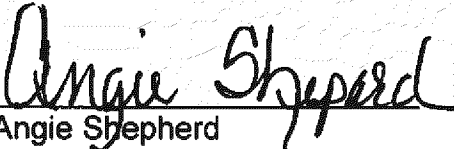
Section 8. That this resolution shall be effective immediately from and after its date of passage.

PASSED AND APPROVED this 11th day of February, 2021.



Dr. Andy Mack
Mayor

ATTEST:



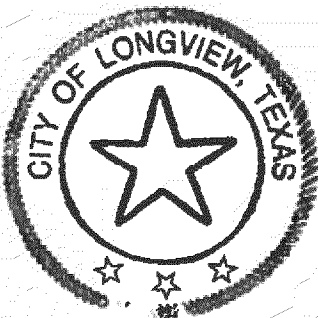
Angie Shepherd
City Secretary

APPROVED AS TO FORM:



Jim Finley
City Attorney

R DS SUPPORT MAGNOLIA GARDENS 2-11-21



TEXAS HOUSE of REPRESENTATIVES



Jay Dean

DISTRICT 7

GREGG COUNTY, UPSHUR COUNTY

February 24, 2021

Bobby Wilkinson
Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: Magnolia Gardens, TDHCA Application #21298

Dear Mr. Wilkinson;

I have received the public notification for the proposed development known as *Magnolia Gardens Apartments* to be located on the Magnolia Lane, Longview, Texas. This site is in House District 7, which I represent.

I am pleased to lend my support to this project which will serve the constituents in my district. Please accept my best wishes as you continue your effort to bring this much needed affordable community to the citizens of Longview. I appreciate your interest in our community.

Should you have any questions regarding this letter, please do not hesitate to contact my office.

God bless,

A handwritten signature in black ink, appearing to read "Jay Dean".

Rep. Jay Dean

Community Input Scoring Items

TDHCA# 21305

Self Score Total: 135

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 17

City of McAllen

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 8

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Rio Grande Valley literacy center

Name of Community Organization

Diana Garza Farias

Contact Name

Support

Opposition

B. Architectur for Charity

Name of Community Organization

Mario Morales

Contact Name

Support

Opposition

C. Projecto Azteca

Name of Community Organization

Ann Williams

Contact Name

Support

Opposition

D. South Texas Economic Development Corporation, Inc

Name of Community Organization

Andrea Roldan

Contact Name

Support

Opposition

E. The Invisible Project

Name of Community Organization

Support



JAMES E. DARLING, Mayor
VERONICA WHITACRE, Mayor Pro Tem & Commissioner District 6
JAVIER VILLALOBOS, Commissioner District 1
JOAQUIN J. ZAMORA, Commissioner District 2
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5

ROEL "ROY" RODRIGUEZ, P.E., City Manager

February 22, 2021

Alena R. Morgan, JD
Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St
Austin, Texas 78701

RE: Jackson Street Apartments

2150 S. Jackson Rd.

Dear Ms. Morgan,

Please accept this correspondence as a Commitment of Development Funding by a Local Political Subdivision as a referenced in the Texas Department of Housing & Community Affairs' ("TDHCA") Qualified Allocation Plan under Section 11.9(d)(2). As per the requirement stipulated in this Section, the City of McAllen hereby commits to provide a grant, fee waiver or development related services equal in value to \$500.00 in support of the proposed development of the Jackson Street Apartments.

Please feel free to contact me at (956) 681-1030 if you have any questions regarding this Commitment. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Roel Rodriguez".

Roel "Roy" Rodriguez, PE
City Manager
City of McAllen



JAMES E. DARLING, Mayor
VERONICA WHITACRE, Mayor Pro Tem & Commissioner District 6
JAVIER VILLALOBOS, Commissioner District 1
JOAQUIN J. ZAMORA, Commissioner District 2
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5

ROEL "ROY" RODRIGUEZ, P.E., City Manager

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

I, Perla Lara, City Secretary of the City of McAllen, do hereby certify that the following is a true and correct copy of Resolution 2021-14 which was approved by the McAllen Board of Commissioners at the Regular Meeting held February 22, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of McAllen, Texas, this 23rd day of February 2021.

SEAL




Perla Lara, TRMC/CMC, CPM
City Secretary

RESOLUTION NO. 2021-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS SUPPORTING THE PROPOSED JACKSON STREET APARTMENTS AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.

WHEREAS, Hidalgo County Housing Authority has proposed a development for affordable rental housing up to 80 residential units at 2150 South Jackson Road in the City of McAllen; and

WHEREAS, Hidalgo County Housing Authority has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Jackson Street Apartments

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT

1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Jackson Street Apartments and that this formal action has been taken to put on record the opinion expressed by the City on this date.
2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing (TDHCA) and Community Affairs and supports and award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
3. RESOLVED, In accordance with 10 Texas Administrative Code § 11.9 (d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of \$500.00.
4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

CONSIDERED PASSED and APPROVED this 22nd of February 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

1407 Briar Point Lane
Brenham, Texas 77833

February 11, 2021

Texas Department of Housing and Community Affairs
Public Comment-Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941

Dear Department Representative:

My husband and I own a home we purchased in 2003 in the Sandy Pointe subdivision in Brenham, Texas. A large section of land that was once platted as part of our subdivision has now been sold to developers who hope to build a low-income rental housing project in what we expected to be a later development of our subdivision. My husband and I were very disheartened when we received a letter from Sandy Pointe Housing, LTD. announcing these plans.

While we acknowledge the need for affordable housing, we question whether building twenty-seven adjacent rental units for low income renters will create a sustainable neighborhood for either the renters or the surrounding neighborhood. Rental property is not generally maintained as well as owner-occupied homes, and renters tend to be more transient than property owners. Instead of building rental properties, government funding should be directed to helping low and middle income families become home owners so that they can build equity instead of enriching landlords. I believe our federal dollars would be better spent supporting home ownership in a variety of neighborhoods rather than concentrating poverty in a specific neighborhood.

I also believe the location chosen by Sandy Pointe Housing, LTD., either intentionally or unintentionally, is de factor segregation. Our neighborhood sits next to the historically black neighborhood of Camp Town. The proposed development abuts this neighborhood, and since many of the low to moderate income residents of Brenham are Black, this neighborhood would continue to place residents in an area of town that has been segregated since the Civil War.

Finally, and perhaps the least important argument to you but of vital importance to our family, is the effect of putting a housing project within the heart of our neighborhood. My husband and I live on a fixed income, and if we should ever need money for long term care, we would need to sell our home to obtain the necessary funds. Would you buy a home in a neighborhood that included a section of twenty-seven rental homes subsidized by the government? I think our home would sell with great difficulty and at a lower price than homes in a neighborhood without subsidized rental houses.

To solve the problem of affordable housing, projects like Habitat for Humanity are more permanent solutions, and my husband and I would welcome owner-occupied homes built with financial help from the government or nonprofit organizations, but a large concentration of rental properties seems like a bad idea for everyone except the developer who profits from this project.

Respectfully yours,

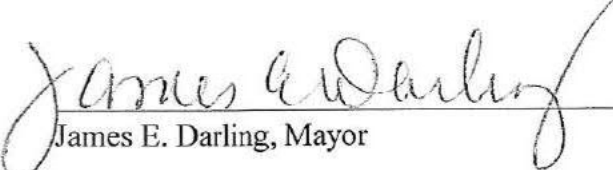
A handwritten signature in cursive script, appearing to read "Linda C. Newton".

Linda C. Newton

CC: Emanuel H. Glockzin, Jr.
Sandy Pointe Housing, LTD.
4500 Carter Creek Parkway, Suite 101
Bryan, Texas 77805

SIGNED on this 23rd day of February 2021.

CITY OF MCALLEN, TEXAS



James E. Darling, Mayor

ATTEST:


Perla Lara, TRMC/CMC, CPM
City Secretary



APPROVED AS TO FORM:


Isaac J. Tawil
City Attorney



JAMES E. DARLING, Mayor
VERONICA WHITACRE, Mayor Pro Tem & Commissioner District 6
JAVIER VILLALOBOS, Commissioner District 1
JOAQUIN J. ZAMORA, Commissioner District 2
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5

ROEL "ROY" RODRIGUEZ, P.E., City Manager

February 22, 2021

Alena R. Morgan, JD
Competitive Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St
Austin, Texas 78701

RE: Jackson Street Apartments

2150 S. Jackson Rd.

Dear Ms. Morgan,

Please accept this correspondence as a Commitment of Development Funding by a Local Political Subdivision as a referenced in the Texas Department of Housing & Community Affairs' ("TDHCA") Qualified Allocation Plan under Section 11.9(d)(2). As per the requirement stipulated in this Section, the City of McAllen hereby commits to provide a grant, fee waiver or development related services equal in value to \$500.00 in support of the proposed development of the Jackson Street Apartments.

Please feel free to contact me at (956) 681-1030 if you have any questions regarding this Commitment. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Roel Rodriguez".

Roel "Roy" Rodriguez, PE
City Manager
City of McAllen



JAMES E. DARLING, Mayor
VERONICA WHITACRE, Mayor Pro Tem & Commissioner District 6
JAVIER VILLALOBOS, Commissioner District 1
JOAQUIN J. ZAMORA, Commissioner District 2
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5

ROEL "ROY" RODRIGUEZ, P.E., City Manager

CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

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IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed the official seal of the City of McAllen, Texas, this 23rd day of February 2021.

SEAL





Perla Lara, TRMC/CMC, CPM
City Secretary

RESOLUTION NO. 2021-14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS SUPPORTING THE PROPOSED JACKSON STREET APARTMENTS AFFORDABLE HOUSING COMMUNITY IN THEIR APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY.

WHEREAS, Hidalgo County Housing Authority has proposed a development for affordable rental housing up to 80 residential units at 2150 South Jackson Road in the City of McAllen; and

WHEREAS, Hidalgo County Housing Authority has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits for Jackson Street Apartments

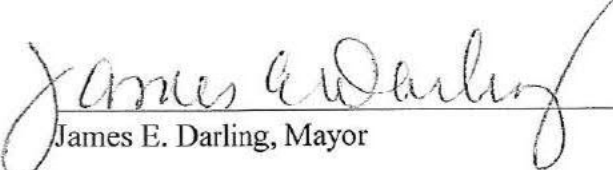
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MCALLEN, TEXAS, THAT

1. RESOLVED, The City Commission of the City of McAllen hereby confirms its support for the proposed Jackson Street Apartments and that this formal action has been taken to put on record the opinion expressed by the City on this date.
2. RESOLVED, The City Commission of the City of McAllen hereby approves the Applicants' application for Tax Credits from the Texas Department of Housing (TDHCA) and Community Affairs and supports and award of Tax Credits for the housing pursuant to the Qualified Allocation Plan of TDHCA.
3. RESOLVED, In accordance with 10 Texas Administrative Code § 11.9 (d)(2), the City hereby commits to an in-kind contribution to the Development in the form of a loan, grant, reduced fee of contribution of other value for the benefit of the Development in the amount of \$500.00.
4. FURTHER RESOLVED, This Resolution shall become effective immediately upon its passage.

CONSIDERED PASSED and APPROVED this 22nd of February 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this 23rd day of February 2021.

CITY OF MCALLEN, TEXAS



James E. Darling, Mayor

ATTEST:


Perla Lara, TRMC/CMC, CPM
City Secretary



APPROVED AS TO FORM:


Isaac J. Tawil
City Attorney

State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobbyguerra@house.state.tx.us



R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

March 3, 2021

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711-3941

Re: Jackson Road Apartments +/- 7 acres at 2200 Jackson Road, McAllen, Hidalgo County,
Texas, 78503

To Whom It May Concern,

I am writing to you in support of Jackson Road Apartments, a proposed affordable rental housing community for individuals and families to be located at +/- 7 acres at 2200 Jackson Road, McAllen, Hidalgo County, Texas, 78503.

I proudly represent parts of McAllen, Mission, Edinburg, Pharr, Alton, and Palmhurst, Texas. This development would greatly benefit the community by providing quality, affordable housing to our senior residents living on low to moderate incomes. Furthermore, this development would promote much need economic growth in our community.

I firmly believe that affordable housing is the foundation from which a family may raise themselves out of a cycle of poverty and everyone in our community deserves the opportunity to live in a safe and healthy environment. The development of Jackson Road Apartments is one step closer to secure the goal of affordable housing for every household in the McAllen area.

Due to the opportunities that the Jackson Road Apartments project will provide for my district and its surrounding areas, I give this application my full support. I want to thank you for your consideration, and if you have any questions regarding this project, please do not hesitate to contact me or my staff at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "R.D. Guerra", written over a horizontal line.

Representative R.D. "Bobby" Guerra
House District 41



State of Texas
House of Representatives

CAPITOL OFFICE:
P.O. BOX 2910
AUSTIN, TEXAS 78768-2910
VOICE: (512) 463-0578
FAX: (512) 463-1482
E-MAIL: bobbyguerra@house.state.tx.us



R.D. "Bobby" Guerra
STATE REPRESENTATIVE
DISTRICT 41

DISTRICT OFFICE:
10213 NORTH 10TH STREET
SUITE B
MCALLEN, TEXAS 78504
VOICE: (956) 292-0407
FAX: (956) 292-0418

March 3, 2021

Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78711-3941

Re: Jackson Road Apartments +/- 7 acres at 2200 Jackson Road, McAllen, Hidalgo County, Texas, 78503

To Whom It May Concern,


I am writing to you in support of Jackson Road Apartments, a proposed affordable rental housing community for individuals and families to be located at +/- 7 acres at 2200 Jackson Road, McAllen, Hidalgo County, Texas, 78503.

I proudly represent parts of McAllen, Mission, Edinburg, Pharr, Alton, and Palmhurst, Texas. This development would greatly benefit the community by providing quality, affordable housing to our senior residents living on low to moderate incomes. Furthermore, this development would promote much need economic growth in our community.

I firmly believe that affordable housing is the foundation from which a family may raise themselves out of a cycle of poverty and everyone in our community deserves the opportunity to live in a safe and healthy environment. The development of Jackson Road Apartments is one step closer to secure the goal of affordable housing for every household in the McAllen area.

Due to the opportunities that the Jackson Road Apartments project will provide for my district and its surrounding areas, I give this application my full support. I want to thank you for your consideration, and if you have any questions regarding this project, please do not hesitate to contact me or my staff at any time.

Sincerely,



Representative R.D. "Bobby" Guerra
House District 41



Community Input Scoring Items

TDHCA#: 21311

Self Score Total: 123

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested 17

Crosbyton City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested 4

A. South Plains Community Action Association

Name of Community Organization

Support

W.D. Powell

Opposition

Contact Name

B. Crosbyton Lions Club

Name of Community Organization

Support

Ruth Davis

Opposition

Contact Name

C. First United Methodist Church of Crosbyton

Name of Community Organization

Support

Bob Adams

Opposition

Contact Name

D.

Name of Community Organization

Support

Opposition

Contact Name

E.

Name of Community Organization

Support

Opposition

Contact Name

F.

Name of Community Organization

Support

Opposition

Contact Name

RESOLUTION NO. 02-2021-01

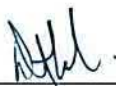
WHEREAS, Rural Housing of Crosbyton, LP has proposed to acquire and substantially rehabilitate an affordable rental housing development located at 1204 E. Hwy US-82, Crosbyton, TX 79322 named Savannah Park of Crosbyton, and

WHEREAS, Rural Housing of Crosbyton, LP has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits to assist in the financing for Savannah Park of Crosbyton.

IT IS HEREBY RESOLVED, that the City of Crosbyton, acting through its governing body hereby confirms that it supports the proposed Savannah Park of Crosbyton development, and that this formal action has been taken to put on record the opinion of support expressed by the City of Crosbyton on February 16, 2021.

BE IT FURTHER RESOLVED, that the City of Crosbyton, acting through its governing body, hereby confirms that the Savannah Park of Crosbyton development located at 1204 E. Hwy US-82 Crosbyton, TX 79322, as proposed, contributes more than any other Development to the concerted revitalization efforts of the City of Crosbyton and that this formal action has been taken to put on record the opinion expressed by the City of Crosbyton on February 23, 2021, and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, Dusty Cornelius, Mayor, are hereby authorized, empowered, and directed to certify each of these resolutions to the Texas Department of Housing and Community Affairs.



Dusty Cornelius, Mayor

ATTEST:



Cheyanne Flores, City Secretary

Community Input Scoring Items

TDHCA#: 21312

Self Score Total: 129

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

Keene City Council

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A. Family Crisis Center of Johnson County

Name of Community Organization

DeAnne Derrick

Contact Name

Support

Opposition

B. Meals on Wheels of North Central Texas

Name of Community Organization

Christine Hockin-Boyd

Contact Name

Support

Opposition

C. Keene Economic Development Corp

Name of Community Organization

Molly Martin

Contact Name

Support

Opposition

D. Keene Chamber of Commerce

Name of Community Organization

Dean Waterman

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

RESOLUTION NO. 2021-382

A RESOLUTION OF THE CITY COUNCIL OF KEENE, TEXAS REGARDING SUPPORT FOR SAVANNAH PARK OF KEENE LOCTED AT 213 W. 4TH STREET IN THE CITY OF KEENE, TEXAS.

WHEREAS, *Rural Housing of Keene, LP* (the, “Applicant) has proposed to acquire and substantially rehabilitate an affordable rental housing development located at *213 W. 4th Street, Keene, TX 76059* currently operating as *Fireside Trails Apartments*, and

WHEREAS, as part of the rehabilitation process, *Rural Housing of Keene, LP* intends to change the name of the development to *Savannah Park of Keene*, and

WHEREAS, *Rural Housing of Keene, LP* has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2021 Competitive 9% Housing Tax Credits to assist in the financing for *Savannah Park of Keene*.

IT IS HEREBY RESOLVED, that the City intends to issue a commitment and letter confirming that the City will provide a loan, grant, reduced fees, or contribution of other value for the benefit of the Development so the applicant may receive one (1) point for a contribution from the City in an amount of \$250.00; and

IT IS HEREBY RESOLVED, that the City of Keene hereby supports the proposed Development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4); and

BE IT FURTHER RESOLVED that for and on behalf of the Governing Body, **Gary Heinrich, Mayor for the City of Keene, Texas**, are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, as follows:

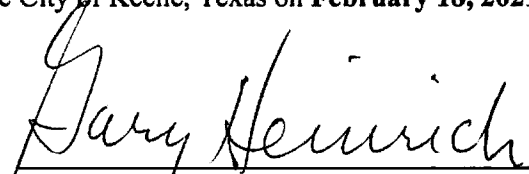
Section 1. The facts and options in the preamble of this resolution are true and correct.

Section 2. The City of Keene, Johnson County, has voted specifically to support the Development and to authorize, if awarded the Texas Department of Housing and Community Affairs, an allocation of Housing Tax Credits for the Development.

Section. 3 This Resolution related to potential financing, is not a statement of approval for site or building permits, zoning, or PUD; as such decision shall be made in due course with a future request.

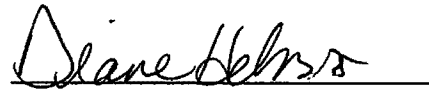
Section 4. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby released to the extent of the conflict only.

PASSED AND APPROVED by the City Council of the City of Keene, Texas on **February 18, 2021**.



Mayor, Gary Heinrich

ATTEST:



City Secretary, Diane Helms

Community Input Scoring Items

TDHCA# 21317

Self Score Total: 123

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.**

Points Requested 0

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points.

Points Requested 4

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.**

Points Requested 0

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab.

Points Requested 8

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab.

Points Requested 4

A. Concho Valley Regional Food Bank

Name of Community Organization

Lee Pipkin

Contact Name

Support

Opposition

B. Concho Valley Community Action Agency

Name of Community Organization

Mark Bethune

Contact Name

Support

Opposition

C. NA

Name of Community Organization

Contact Name

Support

Opposition

D.

Name of Community Organization

Contact Name

Support

Opposition

E.

Name of Community Organization

Contact Name

Support

Opposition

F.

Name of Community Organization

Contact Name

Support

Opposition

Community Input Scoring Items

TDHCA#: 21318

Self Score Total: 51

1. Local Government Support - §11.9(d)(1) - Only check the box if support documents are included in the Application.

Resolution(s) of either "no objection" or "support" is included behind this tab.** Points Requested

Name of Local Government Body

Name of Local Government Body (if applicable)

** Note that resolutions are due March 1, 2021

2. Quantifiable Community Participation - §11.9(d)(4)

Application expects to receive QCP points. Points Requested

** Note that QCP Packets are due March 1, 2021 and MAY NOT be submitted by the Applicant. Packets MUST be received from Neighborhood Organization!

3. Input from State Representative - §11.9(d)(5)

Letter of either support, neutrality, or opposition is included behind this tab.** Points Requested

OR

Letter stating that no letter expressing support, neutrality, or opposition will be provided is included behind this tab.**

No letter from a State Representative is included behind this tab. Points Requested

** Note that if there is no Representative, both items will be scored as neutral. Letters are due March 1, 2021.

4. Input from Community Organizations - §11.9(d)(6)

Applicant has included one or more letters of support or opposition behind this tab. Points Requested

A.
Name of Community Organization

Support
 Opposition

Contact Name

B.
Name of Community Organization

Support
 Opposition

Contact Name

C.
Name of Community Organization

Support
 Opposition

Contact Name

D.
Name of Community Organization

Support
 Opposition

Contact Name

E.
Name of Community Organization

Support
 Opposition

Contact Name

F.
Name of Community Organization

Support
 Opposition

Contact Name



Dr. Christie Whitbeck
Superintendent

January 26, 2021

This letter is written in opposition to the development of Reserve at Bryan LLC located at 3168 E. 29th Street Bryan, Texas 77802

Marni Holloway
Director of Multifamily Finance
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Dear Ms. Holloway,

In Bryan ISD, our mission is to provide educational opportunities that ensure student success for all children while in the classroom and in their post-graduate pursuits. To ensure that success, we must have the necessary resources to meet the vast array of needs that our students have each day. We strongly oppose the development of additional low-income housing in our District as it will negatively impact our already stretched resources that serve our students. Your recent letter announcing the Reserve at Bryan, a proposed low income apartment community has been received and causes us great concern. The letter does not state that this is a 55 and older apartment complex; however, the developer has indicated so through email correspondence. Our experience is that it makes little difference with regard to the schools. Many parents and grandparents responsible for our children are over the age of 55 or live with someone who is. We have also experienced complexes opening as 55 and older and then quickly selling to companies who do not honor the original intent of the developer.

Additionally, we are opposed to this development for the reasons outlined below:

- This property is located in the Sul Ross Elementary zone currently hosting 76% low-income students. Additionally, feeder schools are Jane Long Intermediate at 86%, Stephen F. Austin at 76% and Bryan High School at 64% low income, respectively. These schools are already taxed with providing the additional academic, social and emotional resources needed when families are in poverty.
- The school district is greatly affected by the choices parents make when selecting their home and city in which to work. This location is very close to St. Joseph Medical Center and on the direct path to Blinn College. Another low income development would only serve as a detractor to the surrounding area for families seeking housing close to their work.
- Bryan ISD believes that all families, regardless of their income, deserve quality housing, therefore, we partner with the City of Bryan who has already approved a large number of low income options for families and retirees in the Brazos Valley and currently hosts the majority of low income citizens from Bryan and College Station, Texas. One might ask, why so many in Bryan and not nearby communities?

In summary, we do not support the construction of Reserve at Bryan LLC located at 3168 E. 29th Street, Bryan, TX, for the reasons listed above, and ask that you consider a different community located outside of Bryan ISD attendance boundaries. Thank you.

Sincerely,
Dr. Christie Whitbeck
Dr. Christie Whitbeck
Bryan ISD Superintendent

Resolution of the Board of Trustees of the Canutillo Independent School District to build an open and welcome district

WHEREAS, the mission of the Canutillo Independent School District is to create rigorous, student-centered classrooms which develop future-ready students to compete in a global economy and thrive in a multicultural world, and our vision is that Canutillo ISD is a premier district preparing tomorrow's best today with innovative, future-focused learning opportunities for every student; and

WHEREAS, Canutillo ISD does not discriminate on the basis of race, color, religion, gender, sex, national origin, age, disability, military status, genetic information, or any other basis prohibited by law in providing education services, activities, and programs; and

WHEREAS, Canutillo ISD values the whole child both academically and the social and emotional well-being of all students; and

WHEREAS, expansive population and economic growth of the El Paso region is occurring within the District's boundaries with rapid residential and commercial development; and

WHEREAS, Canutillo ISD welcomes such growth as it will bring new families into the community, new students into its schools, and new businesses into its neighborhoods; and

WHEREAS, the District supports residential development that provides safe, healthy, and affordable housing accommodations that meet the needs of the district's students and families living in our community; and

WHEREAS, the District will promote the future development of land use that ensures a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities to include open space.


THEREFORE, be it resolved that the Canutillo Independent School District expresses its strong support of the population and economic growth, welcoming all residential and commercial development within the District's boundaries, and

THEREFORE, be it resolved that, according to its mission and vision, Canutillo ISD enthusiastically embraces its responsibility to educate all students, and the District is committed to ensuring that its schools are a welcoming and safe place for its students and their families.

APPROVED on the 28 day of January 2020 by the Canutillo ISD Board of Trustees.

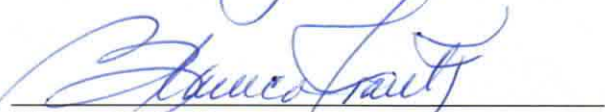

Sergio Coronado, School Board President


Salvador Payan, Vice President


Armando Rodriguez, Board Secretary


Annette R. Brigham, Trustee


Laure Searls, Trustee


Blanca Trout, Trustee


Mary Yglesias, Trustee



TEMPLE INDEPENDENT SCHOOL DISTRICT

YOUR CHILDREN. OUR STUDENTS. THEIR FUTURES.

January 19, 2021

Texas Department of Housing and Community Affairs
Public Comment – Multifamily Finance Division
P. O. Box 13941
Austin, TX 78711-3941

RE: SCF Temple 21, LP, Application for Housing Tax Credits and HOME/TCAP Funding for Westwind of Temple Development, 3436 Lowes Drive, Temple, TX 76502

Temple Independent School District opposes the Westwind Temple Development low-income project for two primary reasons.

First, Temple ISD carries a significant concentration of low-income students. Currently, 76.5% of all students in Temple ISD are of low socio-economic status. There are other school districts located within the City of Temple. These districts average between 40% - 52% low-income students.

Secondly, the City of Temple has yet to develop a comprehensive strategy that improves low-income housing without adding more low-income families to the community. Temple ISD will not support the addition of projects until there is a strategy that invests or condemns existing run-down, low-income units.

Sincerely,

Dan Posey, President
Temple ISD Board of Trustees

Bobby Ott, Ed.D., Superintendent
Temple ISD



January 7, 2021

JAN 13 2021

Superintendent Dr. Bobby Ott
401 Santa Fe Way
Temple, TX 76501

Dear Superintendent Ott:

The purpose of this letter is to notify you that **SCF Temple 21, LP** is making an application for **Housing Tax Credits and HOME/TCAP** funding through the Texas Department of Housing and Community Affairs for the **Westwind of Temple Development** which would be located at **Approx 3436 Lowes Dr. - Southwest corner of Lowes Dr. and Azalea Dr. in Temple, Texas, 76501 in Bell County**. This **New Construction** development is an **apartment** community and would be comprised of up to **100** units out of which at least **92** of the **proposed** units would be for low to moderate-income tenants. As proposed the residential density of the development (i.e. number of units per acre) is approximately **22.2**.

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's Public Comment Center website later this year.

An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at:

Texas Department of Housing and Community Affairs
Public Comment - Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941]

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs; **such input must be received by the Department by 5:00 p.m., Austin local time, on June 18, 2021.**

Lora Myrick

(512) 785-3710

lora@betcohousinglab.com

| 2201 Northland Drive, Austin, Texas 78756 | 812 San Antonio Street, Suite L-14, Austin, Texas 78701 |



If you have any information about any neighborhood organizations that has is in the area that has jurisdiction, please let us know no later than January 15th, 2021. If so, we would also like to notify the organization. You can contact Roger Canales at 210-247-8192 if you have any information on a neighborhood organization(s).

We are excited at the opportunity to bring another option to residents for quality affordable housing. If you have any questions, please do not hesitate to contact me any time.

Sincerely,

Lora Myrick

Representative of
SCF Temple 21, LP
Development Owner
7801 Jack Finney, Blvd #101
Greenville, TX 78402
(913) 450-1520

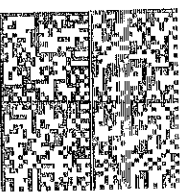
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Central Administration Offices
200 North 23rd St.
P.O. Box 788
Temple, Texas 76503



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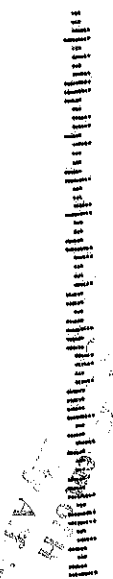


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Texas Department of Housing and Community Affairs
Public Comment – Multifamily Finance Division
P. O. Box 13941
Austin, TX 78711-3941

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POSTAL MAIL PERMIT
JAN 22 2021
TEMPLE TX 76501

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Nick Bayer, and my address is 1415 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bayer", with a long, sweeping horizontal line extending to the right.

Nick Bayer

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Nick Bayer, and my address is 1415 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bayer", with a long horizontal flourish extending to the right.

Nick Bayer

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Nick Bayer, and my address is 1415 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

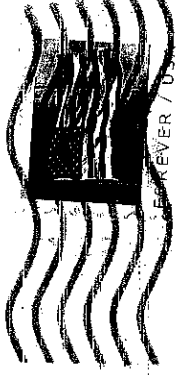
Sincerely,

A handwritten signature in black ink, appearing to read "Nick Bayer", with a long horizontal flourish extending to the right.

Nick Bayer

E PETERS
9 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043



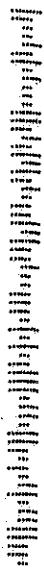
NORTH HOUSTON TX 773
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Mrs. SHARON GRAMBLE
TX DEPT. OF HOUSING & COMM. AFFAIRS
221 E. 17th St.
AUSTIN, TX 78701

RECEIVED

FEB 01 2021

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78701-241021

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Ford Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

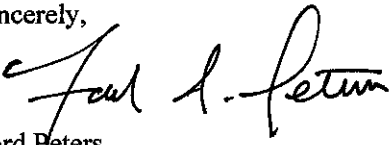
1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

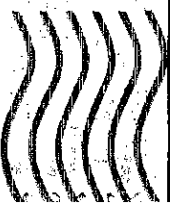
A handwritten signature in cursive script that reads "Ford L. Peters". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Ford Peters

Books
Edgerton & D.C.
Houston, TX 77013

NORTH HOUSTON TX 773

27 JAN 2021 PM 3 L

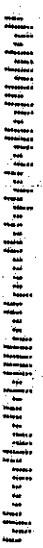


Mrs. Elizabeth Henderson, Program Specialist III
Texas Dept. of Housing and Community Affairs
221 E. 11th St.
Austin, TX 78701

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Data Communications

78701-241021



January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Nick Bayer, and my address is 1415 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a mile radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children living in the Proposed Development and they will be zoned to an elementary school that is already

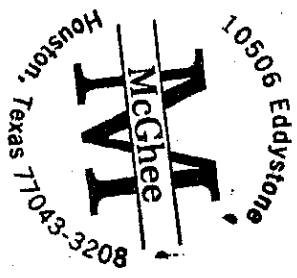
overcrowded and substandard (grade of C by the Texas School Report Card). Either way, the addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

Nick Bayer

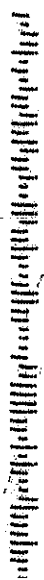


Mrs. Sharon Bumble

Texas Department of Housing and Community Affe
221 E. 11th St.

Austin, TX 78701

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January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Jillian McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
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5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

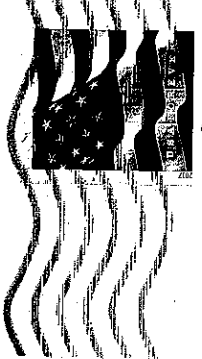
6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in cursive script that reads "Jillian McGhee". The signature is written in black ink and is positioned above the printed name.

Jillian McGhee



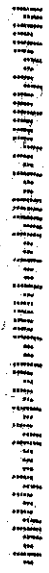
POSTAGE WILL BE PAID BY ADDRESSEE

NO POSTAGE NEEDED IF MAILED IN THE UNITED STATES

Mrs. Elizabeth Henderson, Program Sp. III
Texas Dept. of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

FEB 03 2021

78701-241021



January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Brandon Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a mile radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children living in the Proposed Development and they will be zoned to an elementary school that is already

overcrowded and substandard (grade of C by the Texas School Report Card). Either way, the addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Brandon Hernandez

January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Lindsey Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
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4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
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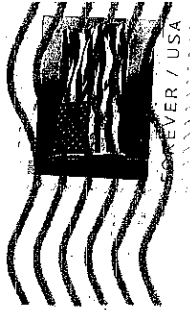
6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Lindsey Peters



NORTH HOUSTON TX 773

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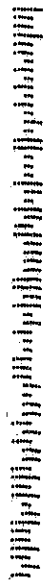
Mrs. SHARON GUMBLE
TX DEPT. OF HOUSING & COMM. AFFAIRS
221 E. 11TH ST.
AUSTIN, TX 78701

HE PETERS

419 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043

7870182410 0011



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Lindsey Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

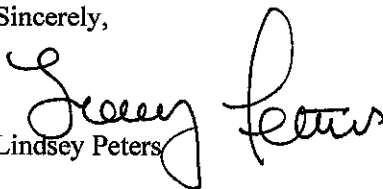
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2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
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4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

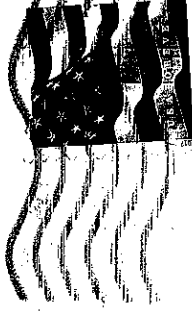
living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,


Lindsey Peters

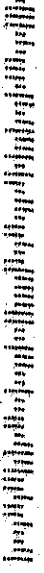


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RECEIVED
FEB 03 2001

Mrs. Elizabeth Henderson
Program Specialist III
Texas Department of Housing & Community Services
221 E. 11th Street
Austin, TX 78701



January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Kristen Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

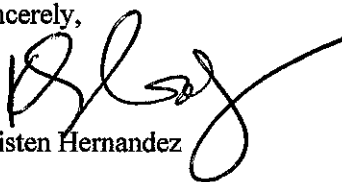
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5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children living in the Proposed Development and they will be zoned to an elementary school that is already

overcrowded and substandard (grade of C by the Texas School Report Card). Either way, the addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

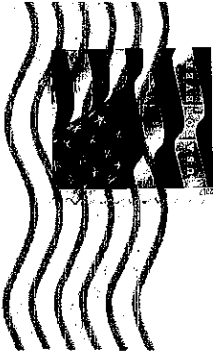
6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen Hernandez', with a long, sweeping flourish extending to the right.

Kristen Hernandez

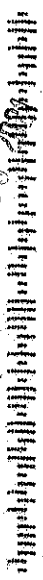


NORTH HOUSTON TX 773

30 JAN 2021 PM 2 L

Mrs. Sharon Gumble
Texas Dept. of Housing & Community Affairs
821 E. 11th Street
Austin, TX 78701

FEB 03



78701-241021

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Kristen Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

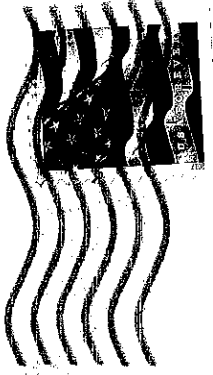
6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Kristen Hernandez



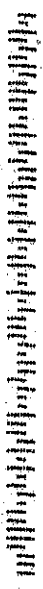
NORTH HOUSTON TX 773

30 JAN 2021 PM 2 L

Mrs. Sharon Gumbel
Texas Dept. of Housing + Community Affairs
221 E. 11th Street
Austin, TX 78701

FEB 03 2021

78701-241021



20

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Kristen Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

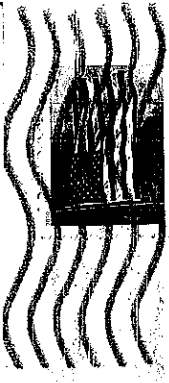
Sincerely,



Kristen Hernandez

NORTH HOUSTON TX 773

30 JAN 2021 PM 2 L



FOREVER / USA

Mrs. Sharon Gambale
TX DEPART. of HOUSING + COMMUNITY AFFAIRS
201 E. 11th Street
Austin, TX 78701

FEB 03 2021

78701-241021



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Brandon Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

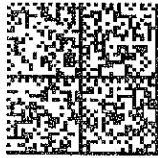
A handwritten signature in black ink, appearing to read 'Brandon Hernandez', with a long horizontal flourish extending to the right.

Brandon Hernandez

Eddystone

Ghee
VI

17043-3208



U.S. POSTAGE PITNEY BOWES

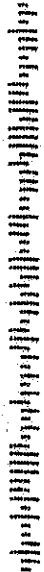


ZIP 77024 \$ 000.51°
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0000366777 JAN. 25. 2021.

SHARON GAMBLE
221 E. 11TH STREET
AUSTIN, TX 78761

FEB 03 2021

Post Office
Austin, TX 78701-3208



7870132410 0011

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Andrew McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

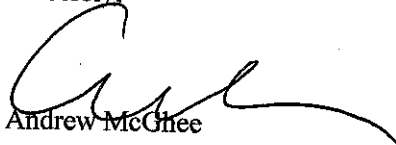
1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Andrew McGhee

1506 Eddystone

McGhee

80723-3208

SHARON GAMBIE

Texas Dept. Housing & Community Affairs

221 E. 11th Street

Austin, TX 78701

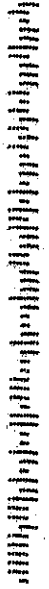


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ZIP 77024 \$000.51°
02 4W
0000366777 JAN 25, 2021

FEB 03 2021



78701\$2410 0011

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Andrew McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Andrew McGhee



Mrs. Sharon Gamble
TX Dept. of Housing & Comm. Affairs
801 E. 11th Street
Austin, TX 78701

FEB 0 11 2021

TX

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Brandon Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

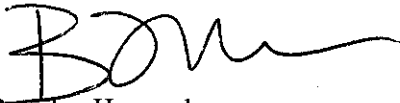
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2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Hernandez', with a stylized, cursive script.

Brandon Hernandez

E PETERS
19 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043



FOREVER / USA

RECEIVED
MAILROOM

FEB 02 2021

TEXAS DEPARTMENT OF
Housing AND COMMUNITY AFFAIRS

Mrs. Sharon Gumble

TX DEPT. OF HOUSING & COMM. AFFAIRS

221 E. 11th ST.

AUSTIN, TX 78701

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Ford Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

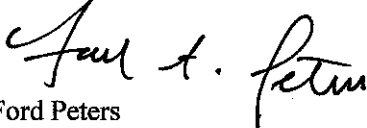
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2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
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4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

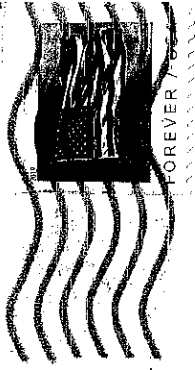
A handwritten signature in cursive script that reads "Ford Peters". The signature is written in black ink and is positioned above the printed name.

Ford Peters

IE PETERS
19 EDDYSTONE DRIVE
HOUSTON, TEXAS
77043

NORTH HOUSTON TX 773

25 JAN 2021 PM 1 L

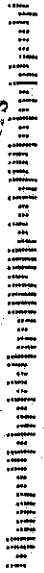


Mrs. Elizabeth Henderson,
PROGRAM SPECIALIST III
TEXAS DEPT. OF HOUSING & COMM. AFFAIRS
221 E. 11TH STREET
AUSTIN, TX 78701

RECEIVED
MAIL ROOM

FEB 02 2021

TEXAS DEPARTMENT OF HOUSING
& COMMUNITY AFFAIRS



78701-241021

January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Ford Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

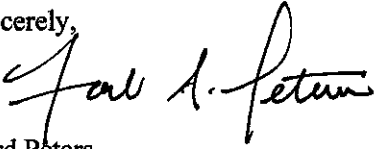
1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a mile radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children living in the Proposed Development and they will be zoned to an elementary school that is already

overcrowded and substandard (grade of C by the Texas School Report Card). Either way, the addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

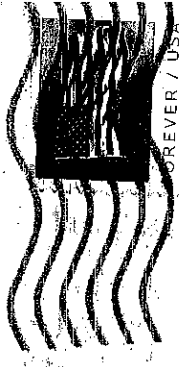
A handwritten signature in cursive script that reads "Ford A. Peters". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Ford Peters

THE PETERS

0419 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043



NORTH HOUSTON TX 773

25 JAN 2021 PM 5 L

FOREVER / USA

Mrs. SHARON GAMBLE
TX DEPT. OF HOUSING & COMM. AFFAIRS
221 E. 11th STREET
AUSTIN TX 78701

RECEIVED
MAIL ROOM

FEB 02 2021

Texas Department of Housing
& Community Affairs

78701-241021



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Ford Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

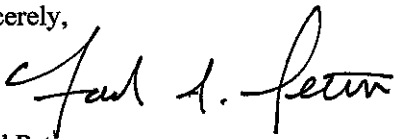
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2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

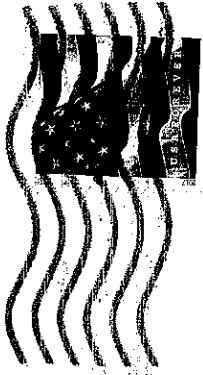
6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

A handwritten signature in cursive script that reads "Ford Peters". The signature is written in dark ink and is positioned above the printed name.

Ford Peters



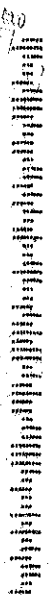
NORTH HOUSTON TX 773

30 JAN 2021 PM 5 L

Mrs. Sharon Gamble
Texas Dept. of Housing + Community Affairs
221 E. 11th Street
Austin, TX 78701

FEB 03 2021

78701-241021



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Kristen Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

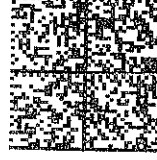
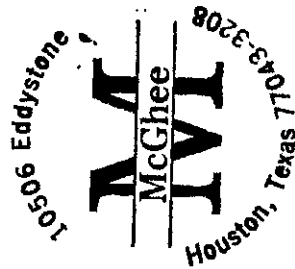
6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,



Kristen Hernandez

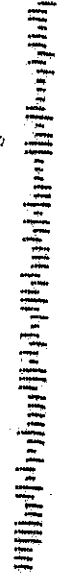


U.S. POSTAGE >> PITNEY BOWES
ZIP 77024 \$ 000.51⁰
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0000366777 JAN 25 2021

Mrs Elizabeth Henderson, Program Specialist III
Texas Department of Housing & Community Affairs
221 E. 11th St.
Austin, TX 78701

FEB 03 2021

78701\$2410 0011



January 22, 2021

Mrs. Elizabeth Henderson, Program Specialist III
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Westview Lofts Low Income Housing Development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043.

Mrs. Henderson:

My name is Jillian McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1212 W Sam Houston Pkwy N. Houston, Texas, 77043 (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21223 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a mile radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children living in the Proposed Development and they will be zoned to an elementary school that is already

overcrowded and substandard (grade of C by the Texas School Report Card). Either way, the addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least three separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21204). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

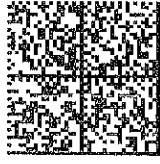
A handwritten signature in cursive script that reads "Jillian McGhee". The signature is written in dark ink and is positioned above the printed name.

Jillian McGhee

Eddystone



117043-3208



U.S. POSTAGE PITNEY BOWES
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0000366777 JAN 25 2021

Mrs. Sharon Gumble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

FEB 03 2021

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January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Jillian McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

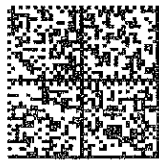
A handwritten signature in cursive script that reads "Jillian McGhee". The signature is written in dark ink and is positioned above the printed name.

Jillian McGhee

Eddystone
Ghee
VI
as 71043-3208

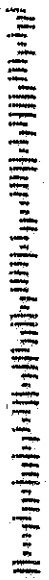
Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

FEB 03 2021



U.S. POSTAGE >>> PITNEY BOWES
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8

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Laurel Terrace Low Income Housing Development at 1041 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Jillian McGhee, and my address is 10506 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1041 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21091 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
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5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

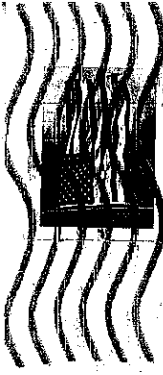
Sincerely,

A handwritten signature in cursive script that reads "Jillian McGhee". The signature is written in dark ink and is positioned above the printed name.

Jillian McGhee

NORTH HOUSTON TX 773

30 JAN 2021 PM 2 L

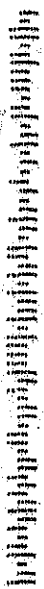


FOREVER / USA

Mrs. Sharon Gumble
TX Dept. of Housing + Comm. Affairs
221 E. 11th Street
Austin, TX 78701

FEB 09 2021

7570132410



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Brandon Hernandez, and my address is 10503 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

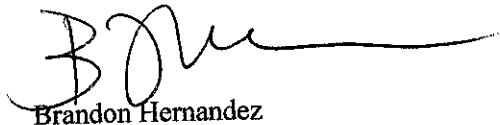
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2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
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5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

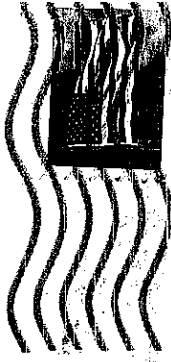
Sincerely,

A handwritten signature in black ink, appearing to read 'Brandon Hernandez', with a long horizontal flourish extending to the right.

Brandon Hernandez

HE PETERS
0419 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043



FOREVER / USA

NORTH HOUSTON TX 773

2 FEB 2021 PM 5 L

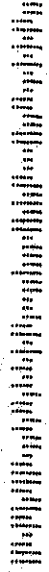
MRS. SHARON GAMBICE
TX. DEPT. OF HOUSING & COMM. AFFAIRS
221 E. 11th ST
AUSTIN TX 78701

RECEIVED
MAIL ROOM

FEB 09 2021

Texas Department of Housing
and Community Affairs

78701-241021



January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Conrad Sauer Lofts Low Income Housing Development at 1221 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Lindsey Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1221 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21204 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21036, 21091 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

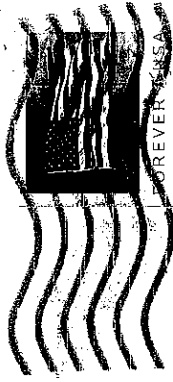
Sincerely,

Lindsey Peters

E PETERS

9 EDDYSTONE DRIVE
HOUSTON, TEXAS

77043



NORTH HOUSTON TX 773

2 FEB 2021 PM 6 L

Mrs. SHARON GIMBLE
TX DEPT OF HOUSING & COMM. AFFAIRS
221 E. 11TH ST.
AUSTIN, TX 78701

FEB 09 2021

Texas Department of Housing
and Community Affairs

78701-241021

POSTNET barcode

January 22, 2021

Mrs. Sharon Gamble
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, Texas 78701

Re: Proposed Avenue Square Low Income Housing Development at 1262 Conrad Sauer Drive, Houston, Texas 77043.

Mrs. Gamble:

My name is Lindsey Peters, and my address is 10419 Eddystone Dr. Houston, Texas 77043. I live approximately one mile from the proposed low income housing development at 1262 Conrad Sauer Drive (the "Proposed Development"). This development is currently in the application process with the Texas Department of Housing and Community Affairs (the "Housing Department") and has been given Application Number 21036 (the "Application").

I strongly oppose the Proposed Development and request that you record my opposition in, and make such opposition a part of, the Application File for this Proposed Development.

The Proposed Development should be opposed for many reasons including, but not limited to, the following.

1. The Spring Branch area (including the area immediately surrounding the Proposed Development) is currently undergoing an attempt to revitalize its infrastructure (improved streets, landscaped esplanades, new street lights on Gessner Avenue, etc.) The building of additional low income housing does not further or fit within the intent of this effort.
2. The Spring Branch area (including the area immediately surrounding the Proposed Development), currently has serious drainage problems due in part to over building of impermeable surfaces. Within a two block radius of the Proposed Development there are already approximately 1000 apartment units with impermeable parking lots. The lot(s) associated with the Proposed Development are one of the few spaces left that could and should be maintained to facilitate proper drainage.
3. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already a diverse community and already has an excess of poorly maintained and rundown apartments, homes and businesses (many of which are already classified as "low income"). The Developer cannot assure that the Proposed Development will maintain proper maintenance and/or management or that the Proposed Development will not be sold to a different owner at a point in the future who may or may not maintain and/or manage the Proposed Development in accordance with the standards of the surrounding community.
4. The Spring Branch area (including the area immediately surrounding the Proposed Development), is already dense and overcrowded, and the Proposed Unit will add additional hazards and demands on an already stressed infrastructure and city service providers such as fire, police and sanitation.
5. While the developer may have stated that the Proposed Development will be for residents aged 55 and older, this requirement cannot effectively be enforced and in reality only requires that one resident in the household be 55 years of age or older. Instead, it is very likely there will be children

living in the Proposed Development and they will be zoned to an elementary school that is already overcrowded and substandard (grade of C by the Texas School Report Card). The addition of children from the Proposed Development would only serve to further strain the already overcrowded and substandard school and school district.

6. The Proposed Development is one of at least four separate proposed low income developments within approximately a three mile radius of each other currently under application with the Housing Department (see Application Numbers 21091, 21204 and 21223). The above reasons for opposing the Proposed Development will only be compounded should any or all of these proposed low income developments be approved.

I greatly appreciate your attention to this matter and look forward to working closely with your office. Should you have any questions or concerns please do not hesitate to contact me by mail at the address above.

Sincerely,

Lindsey Peters

21036 Avenue SQ
21091 Laurel Terrace
21223 Westview
Lofts

OPPOSITION

Palt

10310 Shadow looms Dr.
Houston TX 77043

MAILED FEB 12 PM

FEB 16 2021

TEXAS DEPARTMENT OF
PUBLIC SAFETY

Texas Department of
Public Safety

Public Comment

Mu lt Family Finna

PO Box 13941

AUSTIN TX 787
8711-33414

February 11, 2021

Texas Department of Housing and Community Affairs
Public Comment
Multifamily Finance Division
PO Box 13941
Austin, TX 78711-3941

RE: Proposed low-income housing projects

Dear Sir:

Our names are Ron and Jennifer Kalt. We live at 10310 Shadow Wood Drive, Houston, Texas 77043, in Nob Hill, Section Two subdivision.

We have learned of the proposed construction of the following low-income housing projects and are diametrically opposed to these projects.

1262 Conrad Sauer, 80 units total – all low-income senior living,
1041 Conrad Sauer, 120 units total, 73 low income
1221 Conrad Sauer, 122 units – (Laurel Terrace)
1212 W. Sam Houston Parkway – Westview Lofts

The area proposed for these projects is already saturated with low-income properties (apartments). Many of these apartments are occupied by multiple families living in one apartment versus the original intent of one family occupying one apartment. Hence, all the cars that now line the streets, many illegally parked, the majority of which have temporary/fake license tags and/or expired registration stickers.

We have lived in this area since 1994 and in our current home for 12 years. We have seen many improvements in our area which have caused our property values to increase as well as our property taxes. We understand and are pleased with these improvements.

We have also seen the home next door to us sell three times since we have been here because the owners have young children that reached school age and because of the poor quality of the schools in our area, they did not feel comfortable sending their children to the schools. We have had other young families move into homes on our street but 100% of the school aged children are sent to private schools or are home schooled. Same reason, the poor quality of the schools, which we believe is a direct result of the overwhelming number of low-income housing properties in this area and Spring Branch. The homeowners in Spring Branch are burdened with the taxes to rebuild and maintain the schools so that all the people not paying taxes and living in these low-income housing properties can send their children to them.

Building a low-income property will not improve the lives of the people who go to live there. It will only enrich the investors at the expense of the taxpayers. They will not maintain the property commensurate with the homes in the area. It will bring additional crime, overburden the schools and bring even more traffic to the area.

Page two

We are nearing retirement age and Texas is becoming more of a welfare state, like California, every day. If this trend continues, we have plans to move to Wyoming, as the taxes will become too much of a burden for us and others like us.

One thing is for certain, if these projects go through you and other elected officials, will not be receiving our vote in the next election cycle.

Regards,

Ron Kalt

Ron and Jennifer Kalt

A handwritten signature in cursive script, appearing to read "Jennifer Kalt". The signature is written in black ink and is positioned to the right of the typed name "Ron and Jennifer Kalt".

Coronado Hills/Creekside Neighborhood Association Concerns and Opposition to App. 21047 at 1701 E. Anderson Lane

PAGE(S)	DOCUMENT TITLE	CONFLICT / QUESTION	AREA of CONCERN
12	The Development is located within the attendance zone of an elementary school, a middle school or a high school that has a TEA Accountability Rating of D for the most recent year available prior to Application and an Improvement Required Rating for the most recent available year preceding or a TEA Accountability Rating of F for the most recent year available prior to Application and a Met Standard Rating by the Texas Education Agency for the most recent available year preceding	The school information on pages 39-40, 63-67, 70, 100, and 179 seem inconsistent. Please double check during review.	Accuracy/ Questionable information
13-14	The Development Owner certifies that the notifications do not contain any false or misleading statements.	The application has many misleading and cherry-picked statements. Some information is false/inaccurate.	Accuracy/ Questionable information
36	Self-Score	LOW/NO SCORES: Sponsor Characteristics; Opportunity Index; Commitment of Development Funding by Local Political Subdivision; Quantifiable Community Participation; Input from Community Organizations; Historic Preservation; Right of First Refusal; and, Funding Request Amount HIGHEST SCORE: Financial Feasibility	Neighborhood organization (CHCNA) opposes the development. No "community participation."
39-40	Site Information Form Part I	Item 7: Zoning and Floodplain concerns; Item 9: School Rating inconsistencies. Please double check during review.	Environmental Accuracy
46-47	Supporting Documentation - City Resolution	Area already has two times state average of tax credits; AND, less than one mile from similar development.	Community Voice Limited
52	Supporting Documentation - Zoning	Restrictive Covenant Vol. 4365. pg. 149. Vol. 86 pg. 378, Vol. 2436 pg. 1; No site plan	Community Voice Limited
63-67	Supporting Documentation - TEA School Data	Changing demographics; data is dated;	Accuracy/ Questionable information
70	Site Information Form Part II - Urban and Development	Misleading map distances (destinations are much more difficult to access than portrayed via map). Contradicting public school information.	Accuracy/ Questionable information
71 & 105	Site Information Form Part II - Proximity to Jobs	Questionable data - 13,500 jobs	Accuracy/ Questionable information
77	Supporting Documentation - Map	Not a variety of goods and services or parks and recreational areas within walking distance of the site; the applicant's maps misrepresent the "real" distances (walking/driving). Distance to VLBrown Rec Center in St. John's are further than portrayed on applicant's linear map.	Accuracy/ Questionable information
81	Public Transportation	Low mobility and connectivity options in the area; walking along highway frontage road is not safe; vehicles moving at a high rate of speed (3-lane highway frontage road). Homeless encampments nestled within the 4 - 12' tall vegetation of vacant lots before intersection of Cameron Road (see attached photos). Multiple vehicle collisions at the Cameron Rd intersection in front of the Chevron station. Collisions have crossed the sidewalk and flattened the guard rail. Photo on page 81 of the applicant's package shows orange safety barrels. Guard rails repaired multiple times. Currently damaged again (see attached photos). The bus stop is unkept and littered with trash. Applicant's out-dated photos show "Creekwood Village Apartments." The property new name (Nov. 2019) now "Ashford Costa Esmeralda Apartments." Overall, the photos within the application are incredibly misleading.	Accuracy/ Questionable information. See documentation and photos in Exhibit B.
95	Supporting Documentation - Virginia Brown Rec. Center	Walking along highway frontage road and crossing a six lane street (Cameron Rd). is not safe.	See attached photos (Exhibit A)
100	Supporting Documentation - School rated A/B	Contradicts "Neighborhood Risk Factors" (pg.12)	Accuracy/ Questionable information
134	St. John's/Coronado Hills Neighborhood Plan	Misleading - Coronado Hills was not nearly as vulnerable as St. John's neighborhood.	
179	Appendix E - School data	Contradicts "Neighborhood Risk Factors" (pg.12). Elementary school is already 20% over capacity. The nearest public charter, Achieve School, might not meet requirements for Tax Credit. Please double check during review.	Community Voice Limited
348 - 351	Development Cost Schedule	incomplete; needs details and documentation.	Community Voice Limited

Coronado Hills/Creekside Neighborhood Association Concerns and Opposition to App. 21047 at 1701 E. Anderson Lane

PAGE(S)	DOCUMENT TITLE	CONFLICT / QUESTION	AREA of CONCERN
372 - 375	HUB documentation; p. 374 - In 5 years has received \$60 million in tax credit.	" Ms. Broadbent formed RKBroadbent Enterprises LLC specifically for the purpose of HTC development and ownership. Ms. Broadbent has 5 years experience in affordable housing development."	Corporate Development Shenanigans
379	OWNER Organizational Chart - HUB only 40% ownership of only .01 %	Seems to be a "front" to meet HUB requirement "HUB is entitled to 5% of cash flow under the Managing Member Operating Agreement"	Corporate Development Shenanigans
379	OWNER Organizational Chart - Special Member (Tax Credit Investor TBD) owns 99.99%	99.99 % owner can't be "TBD"	Corporate Development Shenanigans
380-381	DEVELOPER Organizational Chart; GUARANTOR Organizational Chart	95% MHP Developer Anderson Creek, LLC (NOT formed entity). Of which Chris Shear will get 20%. Corporate Officers benefitting	Corporate Development Shenanigans
383 - 385	List of Organizations and Principals	Why is "Cshear@mcdhousing.com" the email contact for 9 of 10 organizations? pg. 374 said RKBroadbent Enterprises, LLC had 5 years experience with \$60 million in tax credits, but answered "no" for "previous TDHCA Experience."	Corporate Development Shenanigans
408	Development Team Members	All "proposed fee" is TBD...no proposal? no idea???	Corporate Development Shenanigans
412	Development Team Explanation of Relationship	Same Developer and Managing Member , Member of the Applicant	Corporate Development Shenanigans
455-461	Support from ECHO - Ending Community Homelessness Coalition	5% of units have been committed to the ECHO Continuum of Care. Support letter references a different property (Village Square).	Unhoused/Homeless. Community Voice
463	Required Third Party Reports	Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.	Environmental Buttermilk Creek

Route from development site to transit stop

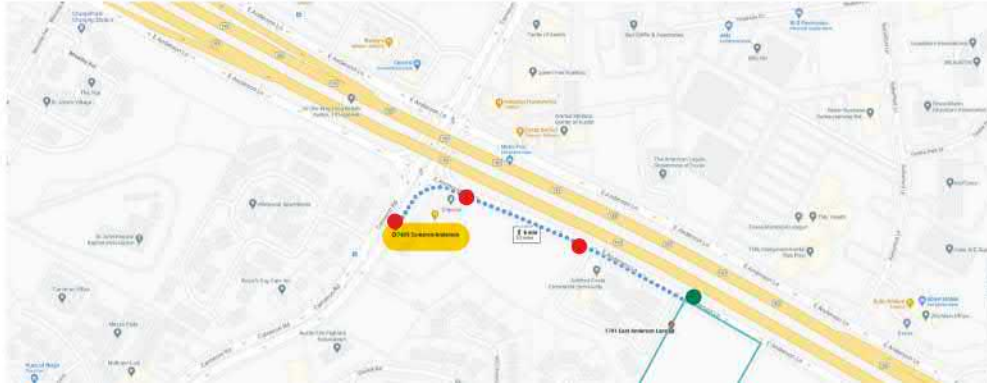
2/6/2021

7605 Cameron/Anderson to 1701 E Anderson Ln, Austin, TX 78752 - Google Maps

Google Maps

7605 Cameron/Anderson to 1701 E Anderson Ln, Austin, TX 78752

Walk 0.3 mile, 6 min



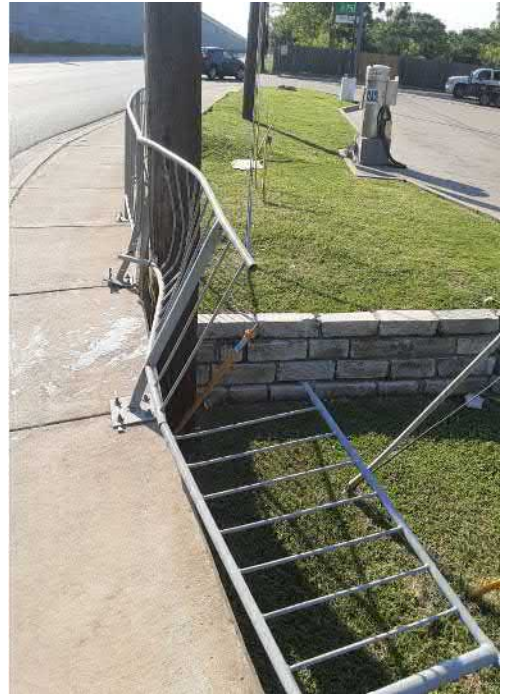
Route takes longer than 6 minutes, especially with children. Red dots represent longest, most dangerous portion of the route. Green dot corresponds to photo #1 below. Photo #2: view between green and red dot; #3: outdated (2019) view; #4: Cameron Rd/183 intersection with safety barrels near collision site; #5: pedestrian danger with cars entering the gas station and rapidly leaving trying to catch the light; and, #6: North-bound bus stop (unusually cleaned-up view).

Public Transportation

Sidewalk Route



See #4. Newly damaged guardrail (common site for collisions).



Cars turning from south-bound Cameron Rd onto 183 frontage to the right of pedestrians.



Another driveway before north-bound bus stop. Crossing merging traffic lane to reach south-bound bus stop. Sign in front of south-bound bus stop.



21139	A PROBLEM	B TAB	C TITLE	D SUBTITLE	E DESCRIPTION	F D-2	G PROBLEMS -ADDITIONAL INFORMATION
2	<p>The "Educational Institutions" listed in the Application are not located in Census Tract 78.05. The only elementary school in Census Tract 78.05 is Stults Road Elementary at 8700 Stults Road for grades Pre K through 6. Stults Road Elementary School is 1.5 miles away and 28 walking minutes from the Site. During the only two community meetings with the "nearest neighborhoods" (78.05 and 78.04), the Developers never mentioned Stults Road Elementary School which suggests that they had not interacted with the nearest neighborhood sand businesses, community organizations, and the Richardson Independent School District or performed the minimal research about Census Tract 78.05. Both Hamilton Park Pacesetter School and Stults Road Elementary performed almost similarly looking at "Rating" "C" scores differing in "Academic Growth" and "Closing the Gaps" where Stults Road Elementary received "F's" and Hamilton Park Pacesetter received "D's". With both schools "... identified for targeted support and improvement." The "Component Score" and "Scaled" are more troubling for both primary schools. Hamilton Park Pacesetter Magnet School is located in Census Tract 78.04 not Census Tract 78.05 https://schools.texastribune.org/districts/richardson-isd/stults-road-elementary-school/ and https://rptsvr1.tea.texas.gov/perfreport/src/src_srch.html and https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&title=2019+Accountability+Reports&_program=perfreport.perfmast.sas&ptype=P&level=campus&search=campname&namenum=Stults+Road&campus=057916114&prgopt=2019%2Ffact%2Fsummary.sas&subj=RE</p>	7	Site Information Part I	9. School Rating			1.2 Miles from Site - an estimated 27 minute walk
3	<p>If the purpose of the Site is to uplift residents, sending children to failing schools is problematic. Tab 8 indicates different attending schools than in Tab 7.</p>				Hamilton Park Pacesetter Grades K-5 8301 Towns 75243 Census Tract 78.04 not 78.05	C - TEA RATING	
4	<p>There is another discrepancy in the Application - will students attend Westwood JHS as listed in TAB 7 or Forest Green Junior High School. Neither school is located in the Site census tract 78.05 or nearest tract of 78.04.</p>				Westwood JHS Grades 6-8 7630 Arapaho 75348 Not in Site's Census Tract 78.05 or nearest 78.04	A-TEA RATING	Not walkable from Site, 5.0 Miles from Site, w an estimated 13 minute drive or 56 minutes by public bus
5	<p>See Table 8 where the Application identifies Lake Highlands HS as the high school where students will attend and has an Overall B TEA Rating - a lower rating than Richardson High School that has an Overall A TEA Rating . (Pre Pandemic- COVID-19)</p>				Richardson HS Grades 9-12 1250 W Belt Line Road 75080 Census Tract 78.10	A-TEA RATING	Not walkable from Site, Approximately 6 Miles from Site, with an estimated 11 minute drive or 32 minute ride by public bus
6	<p>Schools in the Application are not within walking distance as Applicants' site map illustrates. To walk to Hamilton Park Pacesetter School (the closest-nearest school in tract 78.04 not Site 78.05) children will have to cross the dangerous intersection of Central Expressway and Forest Lane or walk thorough business parking lots of The Home Depot, EX Shine Wash and & Detail, the NTW Tire Store (that is not indicated on the map); an existing car collision repair shop (not on map) and the Race Trac Gas Station (now 7-11 which is a crime hot spot) that leads to Cottonwood Trail where there are homeless camps that Dallas' has not been able to resolve. Our Internet search photos provide context to the surrounding commercial real estate in this part of Census Tract 78.05. This part of Census 78.05 (11520 N. Central Expressway) is commercial. Before the 2020 Pandemic, the site housed businesses. TAB 47 - Third Party indicates that there may be existing environmental hazards on the property.</p>	8	Supporting Documents for Site Information Part I	Street Map			The Developers' aerial street map hides the Site's concrete and isolated jungle of the former commercial building site.
7	<p>Application inconsistencies. Westwood is switched to Forest Meadow Junior School and Richardson HS is changed to Lake Highlands-with no explanations of "why" in the Application.</p>	8	Supporting Documents for Site Information Part I - Educational Quality 2018 & 2019 TEA Accountability Information for Each School				

Cypress Creek Apartments @ Forest Lane

Application #21139

Errors Omissions

5 pages

	A	B	C	D	E	F	G
8		8		Hamilton Park Elementary School (Not in Site Census Tract 78.05)	2019 Accountability Ratings Summary Highest Component Score: 68 Lowest Component Score :47 Highest Rating : C Lowest Rating: D "This campus is identified for targeted support and		
9	Tab 7 identifies Westwood Junior High School as the attending school. Forest Meadow JHS in 2019 TEA "This campus identified for targeted support and improvement." (Pre-Pandemic- COVID 19)	8		Forest Meadow Junior High School (Not in Site Census Tract 78.05) - Westwood in Tab 7 is referenced as the Junior High School servicing the Site. Westwood is not in the Site's Census Tract	2019 Accountability Ratings Summary Highest Component Score: 82 Lowest Component Score :47 Highest Rating : B Lowest Rating: B "This campus is identified for targeted support and improvement."		Westwood Junior High School is a Math Science Leadership Magnet. See TAB 7 2019 Highest Component Score: 71 Lowest Component Score: 62 Highest Rating: A Lowest Rating: C "This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support." Not in Site Census Tract
10	Tab 7 identifies Richardson High School as the attending school not Lake Highlands High School as in Tab 8. Again the Application does not explain why attending schools are different in Tabs 7, 8, and 9.	8		Lake Highlands High School Not in Site Census Tract; Richardson High School is referenced in Tab 7 as the servicing the Site.	2019 Highest Component Score: 94.8 Lowest Component Score :49 Highest Rating : B Lowest Rating: C		Richardson High School See Tab 7 2019 Highest Component Score : 96.1 Lowest Component Score: 64 Highest Rating: A Lowest Rating "This campus is NOT identified for comprehensive support and
11	Site information differs from Contiguous Census Tract information Map Locations in Tab 10 and the City of Dallas' criteria. The Site's census tract location in Application is 78.05 not 78.12.	9	Site Information Part II	78.12 Census Tract	Neighboring Census Tracts : 78.05; 78.10, 78.15;78.21;78.23,78.24,78.25		"Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. A census tract usually covers a contiguous area; however, the spatial size of census tracts varies widely depending on the density of settlement. Census tract boundaries are delineated with the intention of being maintained over a long time so that statistical comparisons can be made from census to census. Census tracts occasionally are split due to population growth or merged as a result of substantial population decline"
12	Application "Development Site is located entirely within a census tract the t has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, which ever is higher AND The census tract has amedail" AND " Development is Urban and Development site is within the required radius of eligible amenities or services , pursuant to 11.9(c)(4)....."	See also Tab10 (maps of amenities) "Community Asset Map"					
13			1. Opportunity Index	Health-related facility (4 miles) (4 point)			
14				Licensed Center Serving children (3 miles) (1point)			
15	The full scale grocery store is not Census Tract 78.05 or nearest 78.04.			Full Service Grocery Store (2 Miles) (1 point)			
16	There is no pharmacy in Census Tract 78.05 or nearest 78.04. The City of Dallas' criteria for supporting the Site differs - requiring the location as an "amenity" to be within 1 (one mile of the Site) not 2 miles.			Pharmacy (2miles) (1 point)			
17	This is not an accurate statement. The only school with an "A" TEA rating is Richardson High School that is NOT listed in the Application as school where students would attend. The Application fails to identify the specific schools and categories of either "A" or "B" rating.			A-or B rated public school (_miles) (1 point)			
18	There is no indication on the map who will deliver meals to all residents of the site . The proposed apartments are not proposed for the unemployed or any specific targeted population such as the elderly, AIDS patients or children being treated for cancer.			Delivered meals service (_miles) (1 point)			

Gypress Creek Apartments @ Forest Lane

Application #21139

Errors Omissions

5 pages

	A	B	C	D	E	F	G
19	The Application fails to identify the specific Census Tract and what this statistic is referencing.			Census tract with >27% associate degrees adults >25%			
20	There are no icons of the 16,500 jobs located within 1 mile of Site. No major employers' job sites are indicted in the Site's Census Tracts of 78.05 or 78.04. The Application fails to provide any large, medium or small employers committed to hiring individuals living at the Site. It is not clear if the 16,500 jobs are existing jobs - already filled.		3.Proximity to Job Areas	"The Development is located within 1 mile of 16,000 jobs" (points)			
21	Note: Application in Tab 7 lists Westwood Junior HS and Richardson HS as the educational institutions serving the Site not Forest Meadow JHS or Lake Highlands HS. The Visiting Nurses Association provides meals for the and elderly "VNA Meals on Wheels provides hot, nutritious, freshly prepared meals five days a week to Dallas County residents who cannot obtain or prepare meals for themselves due to illness, advanced age or disability." The Site's application fails to identify these populations as the Site's "targeted residents". https://www.vnatexas.org/our-services/meals-on-wheels/	10	Supporting Documents for Site Information Part II- Opportunity Index (Competitive HTC and Direct Loan Only)	Amenities not listed on the Map: 1) Educational Attainment Data - 52.66 %; 2) Attendance zone of a general enrollment public school rate are Forest Meadows JHS 2019 TEA Rate B, Lake Highland HS 2019 TEA Rate B; 3) The site is within the Visiting Nurses Association Meals on Wheels Service Area. "			It is not clear what the 52.66 % cited references: a census tract; educational testing; high school vs. college vs. post-graduate attainment. Hamilton Park Pacesetter Magnet School rating is not listed in this section of the Application - Tab 10 as an amenity. In 2019 HP Pacesetter Magnet School had an Overall "C" rating. The Visiting Nurses Association's Meals on Wheels services the City of Dallas not just certain census tract; but for vulnerable populations not targeted for the Site.
22	This Tom Thumb on North Central Expressway is in Census Tract 131.05 not 78.05. The Application does not identify any grocery or pharmacy store in tract 78.05 within walking distance. There are no grocery and/or pharmacy stores in the Site census tract 78.05 or in nearest tract 78.04. Tom Thumb Grocery and Pharmacy Store -Census Tract 131.05 (10455 N Central Expressway- 75231 -) and the Kroger Grocery Store (not in Application - _Census Tract 78.10 (9140 Forest Lane is 1.6 miles from Site) are not in Site's Census Tract 78.05.		Tom Thumb Grocery and Pharmacy	10455 N Central Expwy TX 75231 . Dallas,			Richardson High School See Tab 7 2019 Component Score : 96.1 Highest Lowest Component Score: 64 Highest Rating: A Lowest Rating
23			Medical City Urgent Care	7777 Forest Lane TX 75230 Dallas			
24	The YMCA is a fee based membership. The Application fails to indicate if Site residents would be offered any discounted membership.		YMCA (Indoor Recreation) Fee Based Membership	8320 Stults Road Dallas TX 75243	According to Application there are not free membership types .		
25		10	Supporting Documents for Site Information Part II Evidence of Underserved Area (Competitive HTC and Direct Loan Only)	BLANK			
26	Medical City Urgent Care is not listed as a free or income based clinic in Dallas. Medical City is not in Site Census Tract 78.05. The Application does not indicate that it will service AIDS patients. Medical City does have an AIDS Clinic. https://freeclinicdirectory.org/texas_care/dallas_tx_county.html https://www.freeclinics.com/cit/tx-dallas https://www.freeclinics.com/det/tx_75230_aids-healthcare-foundation-ahf-dallas-at-medical-city-hospital	10	Supporting Documents for Site Information Part II 2021 Site Demographic Characteristics Report Proof				
27	The Application fails to indicate any large, medium or small employer committed to hiring individuals living at the Site.	10	Supporting Documents for Site Information Part Proximity to Job Areas				
28		14	Elected Officials	"Elected Officials were identified in the Pre-Application and there have been no changes"			
29	The Application fails to state that there is no site demographic information since the site was a commercial building site - and not a residential site. And as indicated in Tab 47 requires an environmental site assessment	15	Neighborhood Organizations	"Organizations were identified in the Pre-Application, and there have been no changes"			
30		46	Community Input		Dallas City Council		
31				1. Local Government Support			

Cypress Creek Apartments @ Forest Lane

Application #21139

Errors Omissions

5 pages

	A	B	C	D	E	F	G
32	The Developers gave themselves points for this category. But the organizations listed have no documented history in Census Tract 78.05 and -or 78.04. The Developers held only 2 (two) separate community meetings for Census Tracts 78.05 and 78.04 within 7 (seven) days of the Dallas City Council's resolution vote. Since that February 24, 2021 Dallas City Council vote, the Developers have not held any conversations with the "nearest neighborhoods" 78.05 and 78.04.			2. Quantifiable Community Participation			https://www.tdhhs.state.tx.us/multifamily/housing-tax-credits-3nct/doc/21-QCP-letters.pdf
33	State Representative Letter of Opposition			3. Input from State Representative	Application provides no letter behind tab . However the State Representative's opposition letter is behind the Tab.		
34				4. Input from Community Organizations			Where, at the time of Application, the Development Site does not fall within the boundaries of any qualifying Neighborhood Organization or there is a qualifying Neighborhood Organization that has given no statement or a statement of neutrality (as described in clauses (4)(C)(iv) or (v) of this subsection), then, in order to ascertain if there is community support, an Application may receive up to four (4) points for letters that qualify for points under subparagraphs (A), (B), and/or (C) of this paragraph. No more than four (4) points will be awarded under this point item under any circumstances. All letters of support must be submitted within the Application. Once a letter is submitted to the Department it may not be changed or withdrawn. Should an Applicant elect this option and the Application receives letters in opposition, then one (1) point will be subtracted from the score under this paragraph for each letter in opposition, provided that the letter is from an organization that would otherwise qualify under this paragraph. However, at no time will the Application receive a score lower than zero (0) for this item. Letters received by the Department setting forth that the community organization objects to or opposes the Application or Development will be added to the Application posted on the Department's website.(A) An Application may receive two (2) points for each letter of support submitted from a community or civic organization that serves the community in which the Development Site is located. Letters of support must identify
35	Pursuant to the statute QAP 11.9(d)(4), no neighborhood organizations submitted input .			A Brighter Day; Apartment Life; Inclusive Communities Project; Aids Services of Dallas; Marketplace Chaplains; The Ruth Cheatham Foundation			
36	Opposition letter from State Representative	46	Community Input	Input from Community Organizations			
37	None of the six (6) neighborhood organizations have a known presence in the Site Census Tract of 78.08, see letter			A Brighter Day San Antonio, TX Based	No indication of any presence in Site Census Tract of 78.05 or 78.04		
38	None of the six (6) community organizations indicate any current or past presence in the Site's Census Tract of 78.05 or other nearest census tract of 78.04. None of the six (6) detail any meetings with the neighborhoods " nearest to the Site" 78.05 and/or 78.04.			Apartment Life Austin, TX Based	No indication of any presence in Site Census Tract of 78.05 or 78.04		
39	None of the six (6) community organizations indicate any current or past presence in the Site's Census Tract of 78.05 or other nearest census tract of 78.04. None of the six (6) detail any meetings with the neighborhoods " nearest to the Site" 78.05 and/or 78.04.			Inclusive Communities Project Dallas, TX	No indication of any presence in Site Census Tract of 78.05 or 78.04 or participation in community services or meetings.		
40	Executive Director of Improved Living Foundation's - Executive Director Donald Sampley is also a partner in Cypress Creek Forest Developer LLC - via Sampley Family Developer LLC. This is a conflict of interest.			Improved Living Foundation and Subsidiary IFC Construction Eules, TX	No indication of any presence in Site Census Tract of 78.05 or 78.04		
41	It is not clear if this organization is free or fee based service.			Marketplace Chaplains Plano, TX	No indication of any presence in Site Census Tract of 78.05 or 78.04		
42	This Foundation "... school aged children treated for , or recovering from cancer....."			The Ruth Cheatham Foundation	No indication of any presence in Site Census Tract78.05 or nearest tract of 78.04.		

Cypress Creek Apartments @ Forest Lane

Application #21139

Errors Omissions

5 pages

	A	B	C	D	E	F	G
<p>43 There are existing potential environmental hazards on the site that was previously a business site. Neither the Developers nor City officials mentioned or discussed with the "nearest neighborhoods" to the site (Census Tracts 78.05 and 78.04)</p>	47	Third Party	Required Third Party Report	<p>Environmental Site Assessment (ESA) on 2/8/2021 <i>"Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property".</i></p>			

Cypress Creek Apartments @ Forest Lane

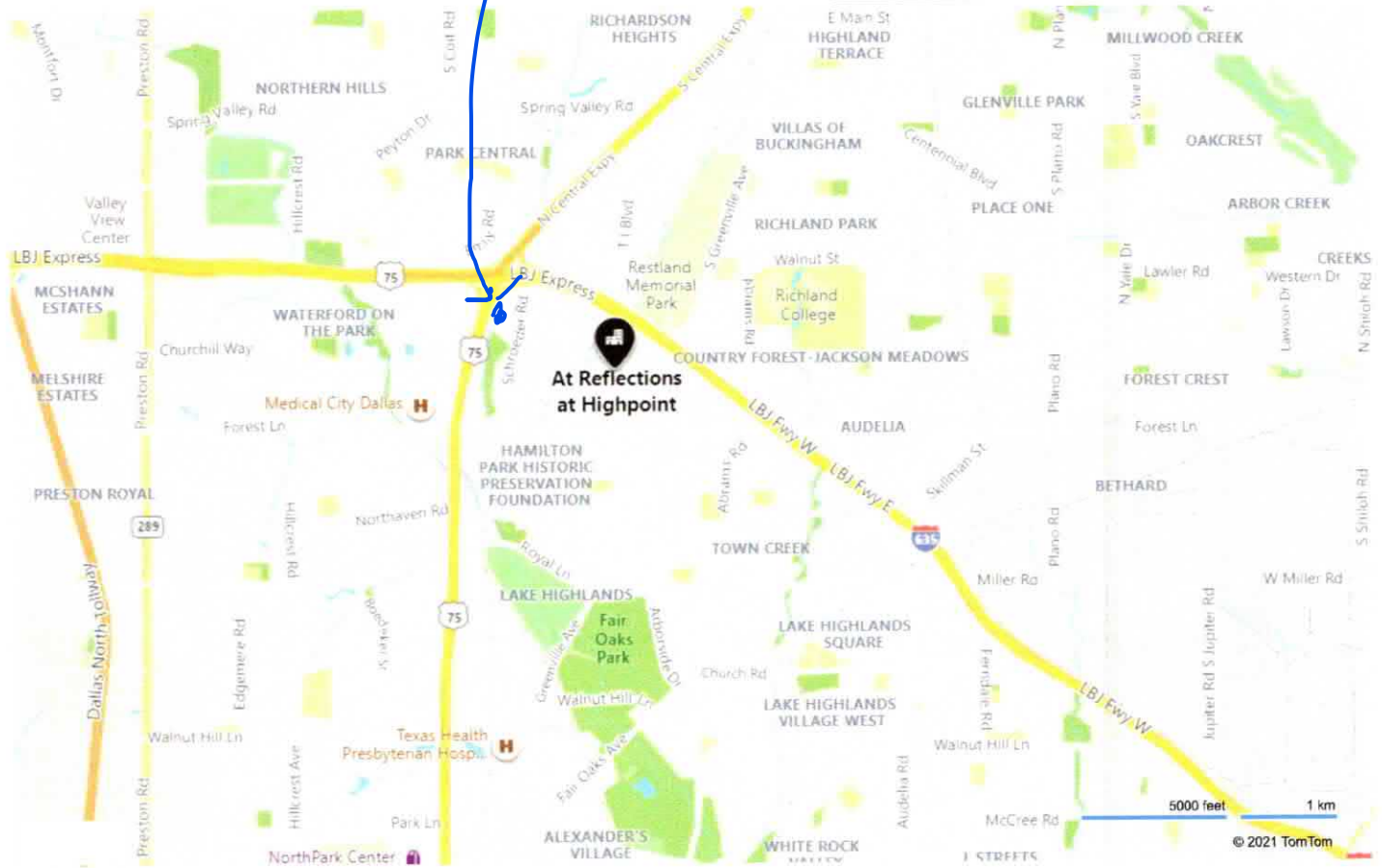
Application #21139

Errors Omissions

5 pages

At Reflections at Highpoint # 21139

Overview of existing supply of apartments in 75243 but located in Census Tract 78.04. This existing supply of apartments area borders between Forest Lane, LBJ Frwy, TI Blvd and and Greenville Ave.



Suggest an edit · Manage this business

Notes

Within less than .75 miles of the existing supply of apartments and (Zip Code 75243 and Census Tract 78.04) are a US Post Office (Markville & Greenville Ave.), Chase Bank (corner Greenville Avenue & Forest Lane), Kroger grocery store including a pharmacy and bank, CVS, daycare, Walmart, and Dart - LBJ Station- walkable with crosswalks for safety .



Dallas Police Department

TAAG Update - Assessment and Evaluation Public Safety & Criminal Justice Committee

June 11, 2018

U. René Hall, Chief of Police
Dallas Police Department
City of Dallas



Overview

- Targeted Action Area Grids History
- Crime Indicators
- TAAG Methodology
- New 2018 TAAGs - Action Plan (Assessment)
- Evaluation

History of the TAAG Areas

- 2008 Violent Crime TAAGs (Completed mid year based on Violent Crime Density)
- 2009 Violent Crime and Property Crime TAAGs (grids 1320x1320)
- 2010 Violent Crime and Property Crime TAAGs (grids 1320x1320)
- 2011 All Crime TAAGs - Added indicators (Public Disorder)
- 2012 All Crime - Adjusted borders to reflect Census blocks
- 2013 All Crime - 54 Areas (primary 27 and secondary 27)
- 2017 All Crime - Top 30 from the 54 TAAGs and adjusted borders
- 2018 All Crime - 31 Areas changed grid size (grids 330x330)

Targeted Action Area Grids (TAAGs)

- Started in 2008, TAAGs were used to highlight where conditions are favorable for crime to occur.
- TAAGs point to the location where there is an increased likelihood of victimization and criminal behavior.
- Currently event and place based indicators, such as arrests, calls for service, crime, and known offender locations are used to indicate crime dense areas.
- Goal:
 - 30 areas
 - About 30 square miles or 7% of the city area
 - 30% of overall crime

Success in TAAG Areas

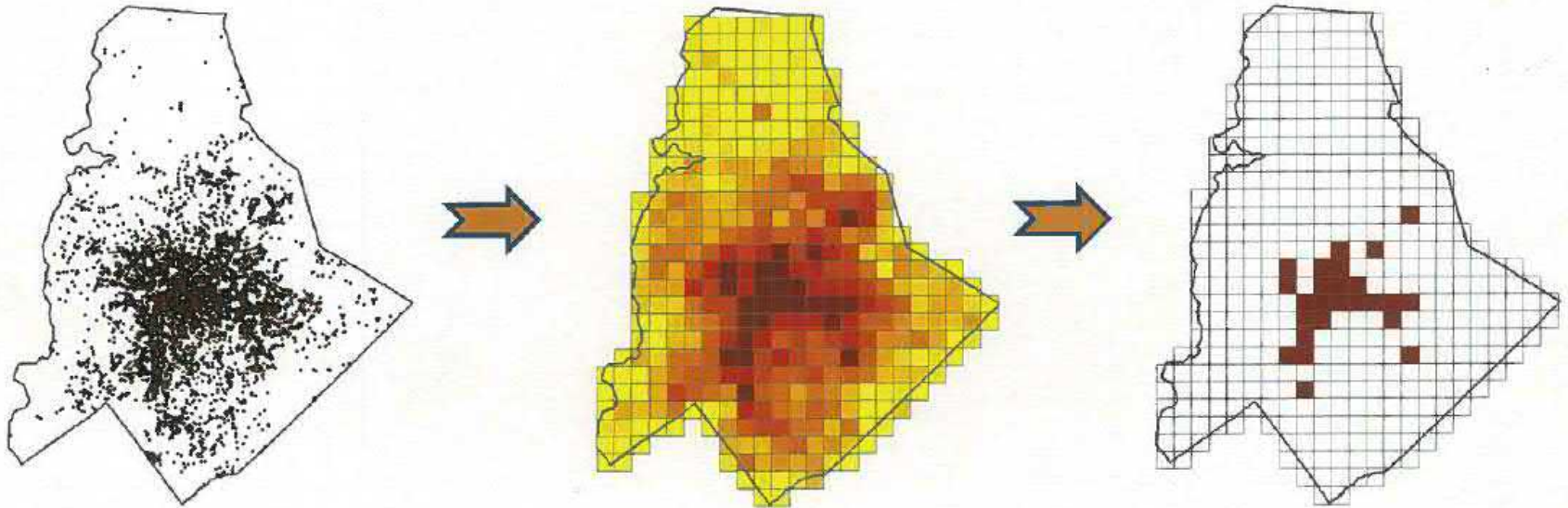
Since the implementation of TAAG areas we have seen reductions in crime in those areas

- 2011
 - Overall Crime -11.1%
- 2012
 - Overall Crime -8.7%
- 2013
 - Overall Crime -4.8%
- 2014
 - Overall Crime -11.9%
- 2015
 - Overall Crime -2.5%
- 2016
 - Overall Crime -0.3%
- 2017
 - Overall Crime -6.16%
- 2018 YTD
 - Overall Crime -8.12%

New TAAAG Methodology

Provides a more focused target area

- Step 1 Add Crime Points to Mapping Software
- Step 2 Overlay Grid (330x330) and Join Crime Points
 - This allows us to get a count per grid
- Step 3 Extract TAAAG area



6

Crime Indicators – Event Based

- **Calls:** Shootings, Cuttings, Drug House, Prostitution, Random Gunfire, Prowler, Suspicious Person, “In-Progress Calls”
- **Arrests:** Drugs, Prostitution, Weapons Violation
- **Offenses:**
 - Violent Crime: Murder, Rape, Aggravated Assault, Family Violence and Robbery
 - Property Crime: Burglary, Burglary Motor Vehicle, Other Theft, Auto Theft and Shoplifting

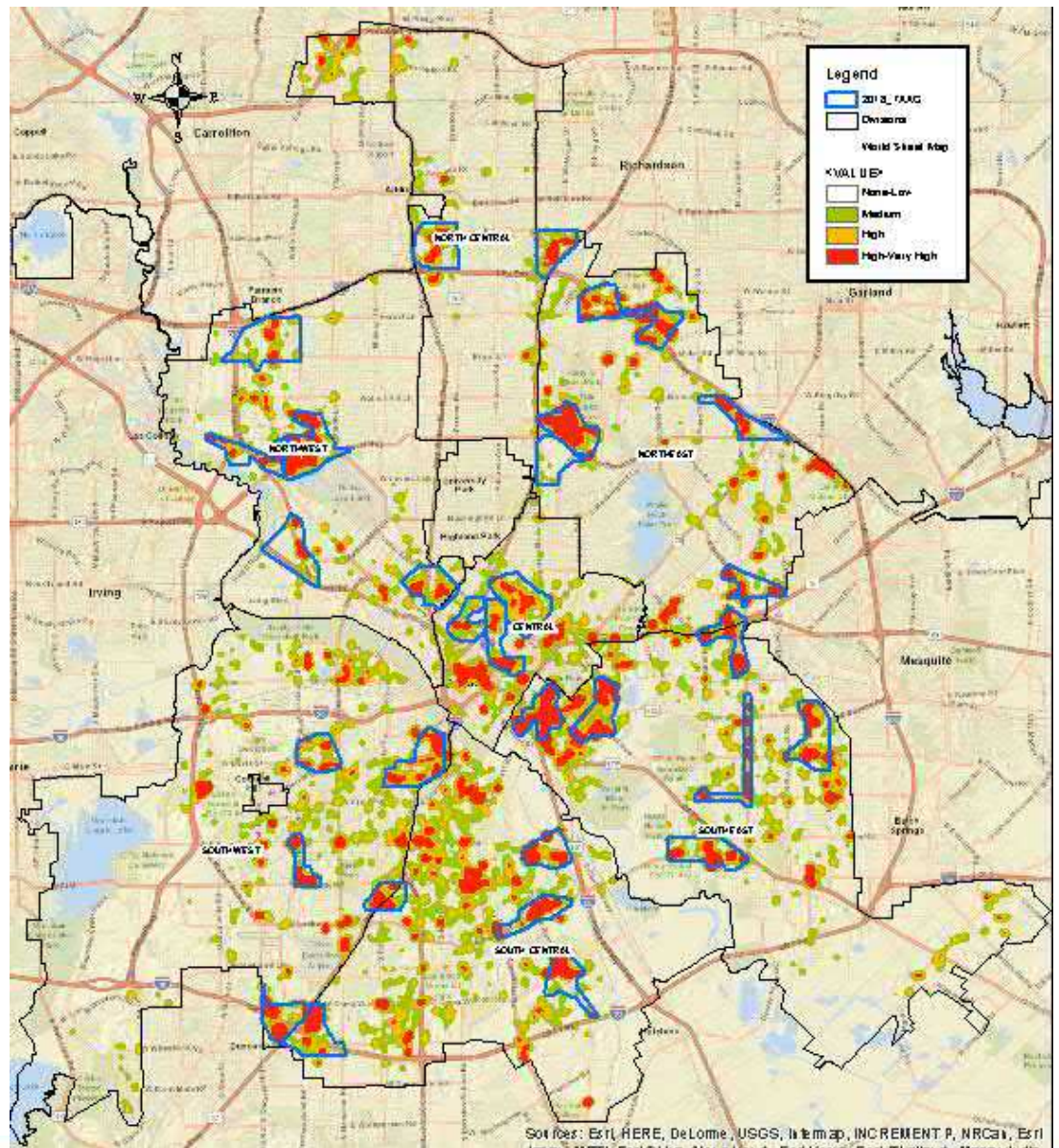


Crime Indicators – Place Based

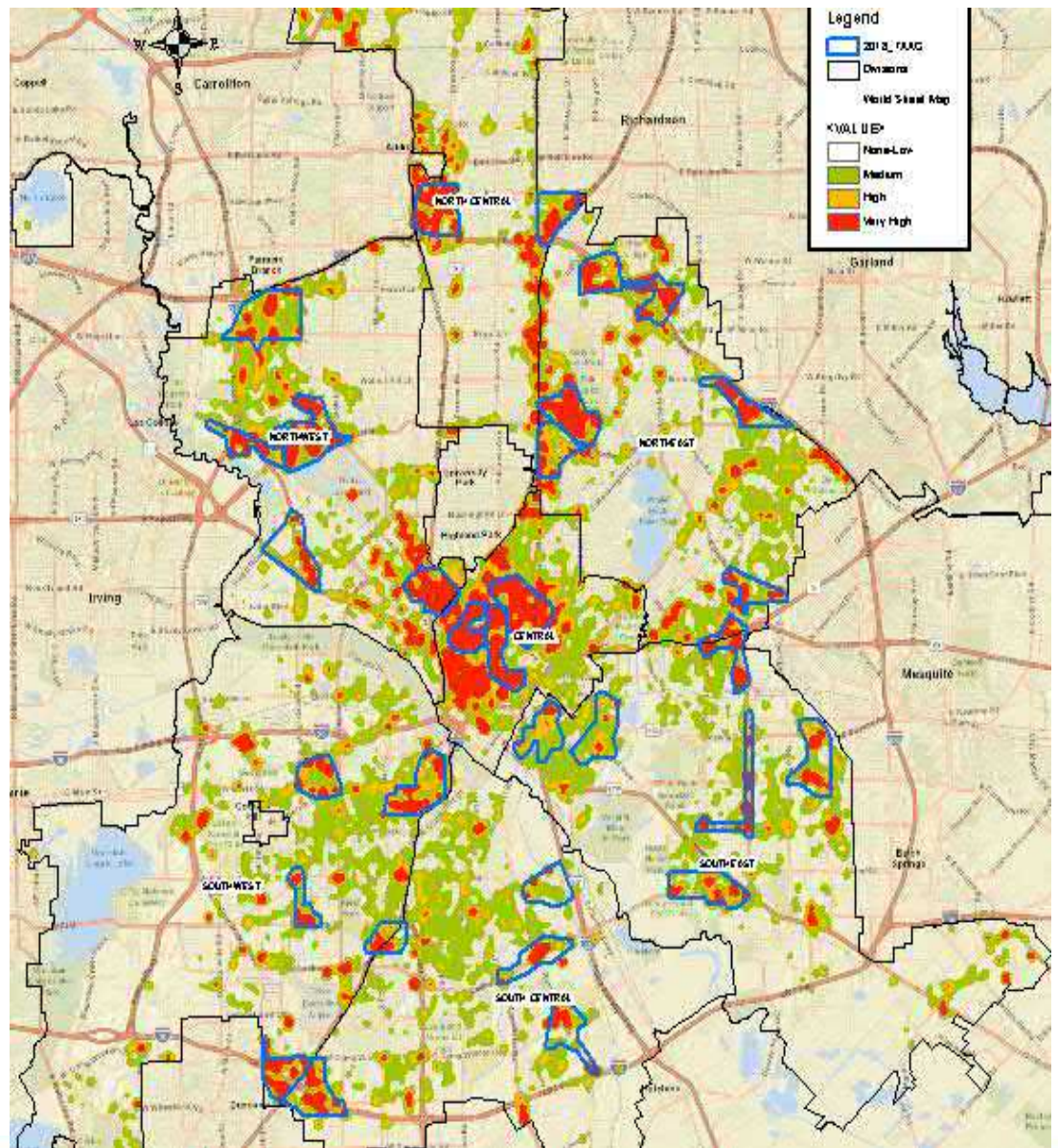
- Gang Members
- Parolees
- Arrestee
 - Burglary Motor Vehicle
 - Robbery
 - Auto Theft
 - Home Addresses



- New 2018 TAAG Areas
- Violent Crime Density

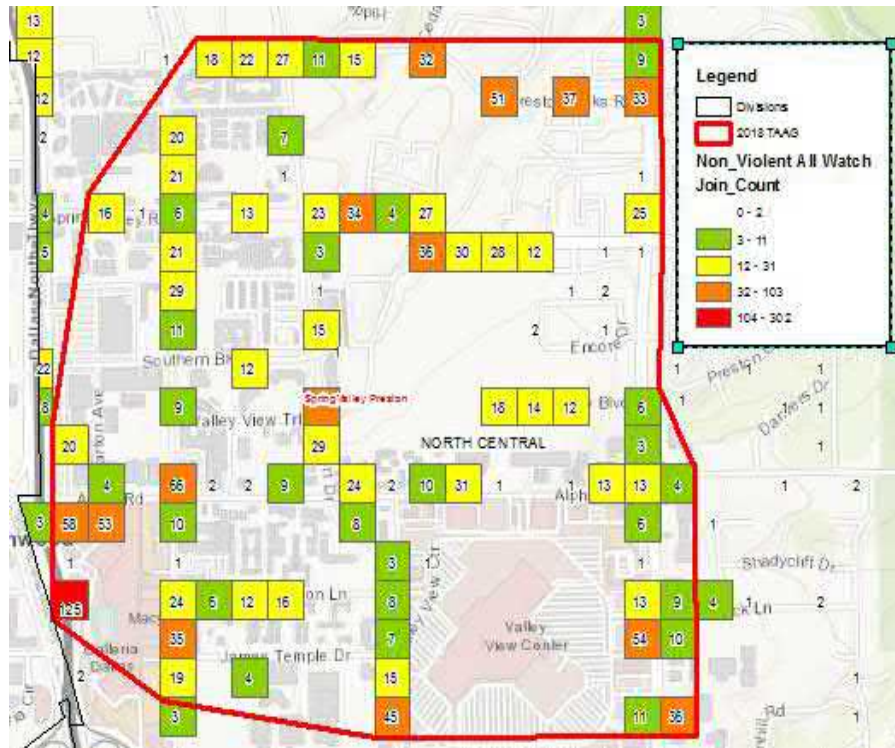


- New 2018 TAAG Areas
- Non-Violent Crime Density



Deployment Strategies

All Watches (All Shifts) Property Crime



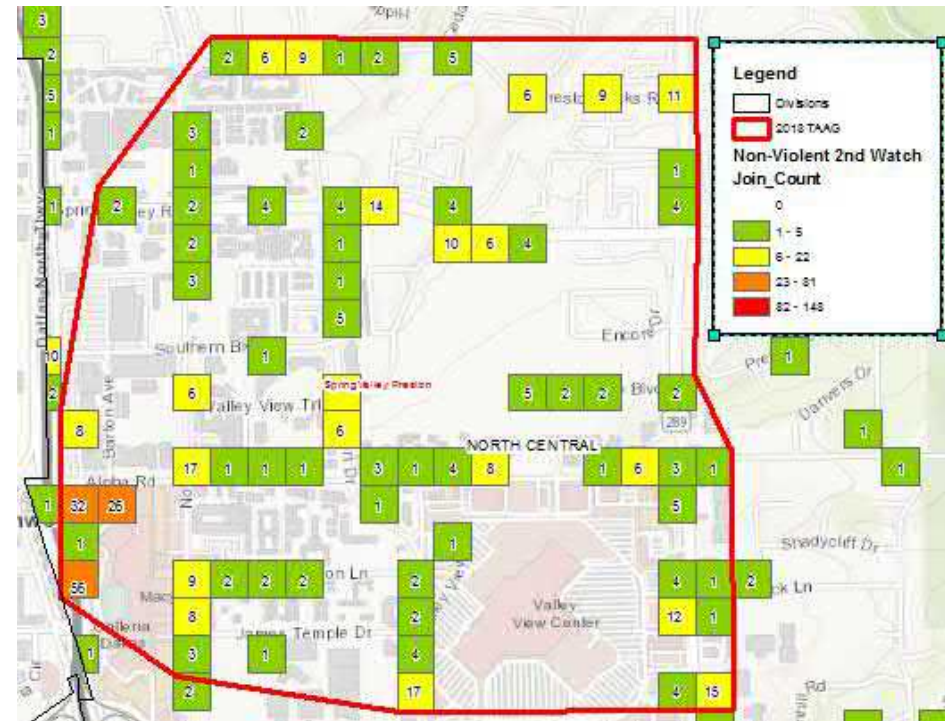
1st Watch (Midnight Shift 12am-8am) Property Crime



Deployment Strategies

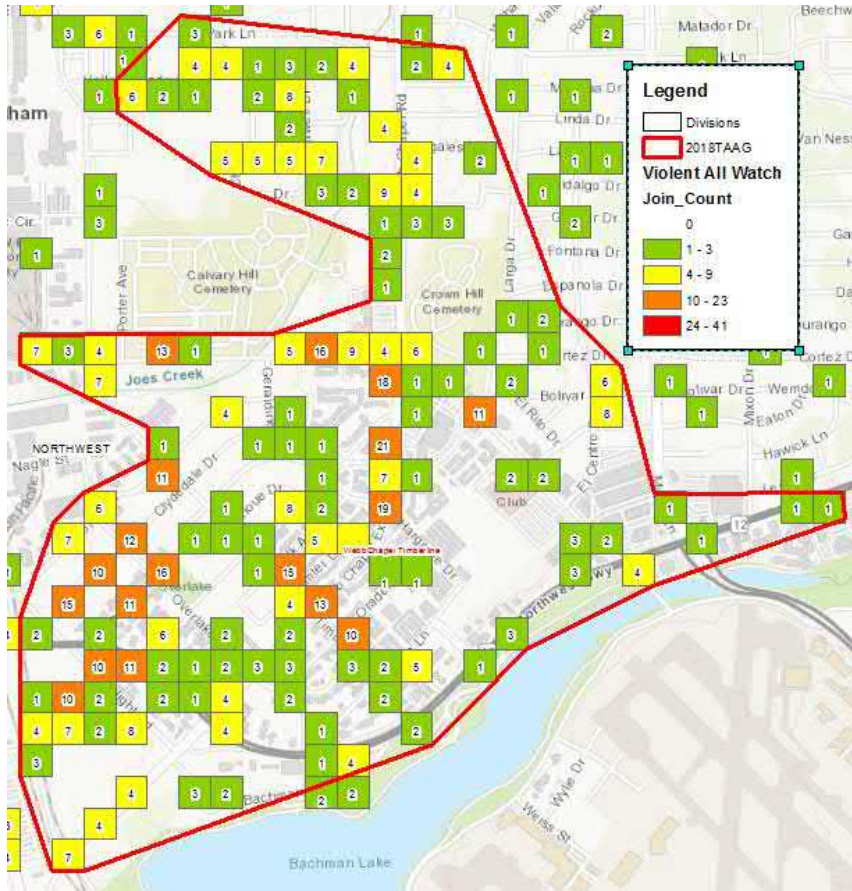
2nd Watch (Day Shift 8am-4pm) Property Crime

3rd Watch (Evening Shift 4pm-12am) Property Crime

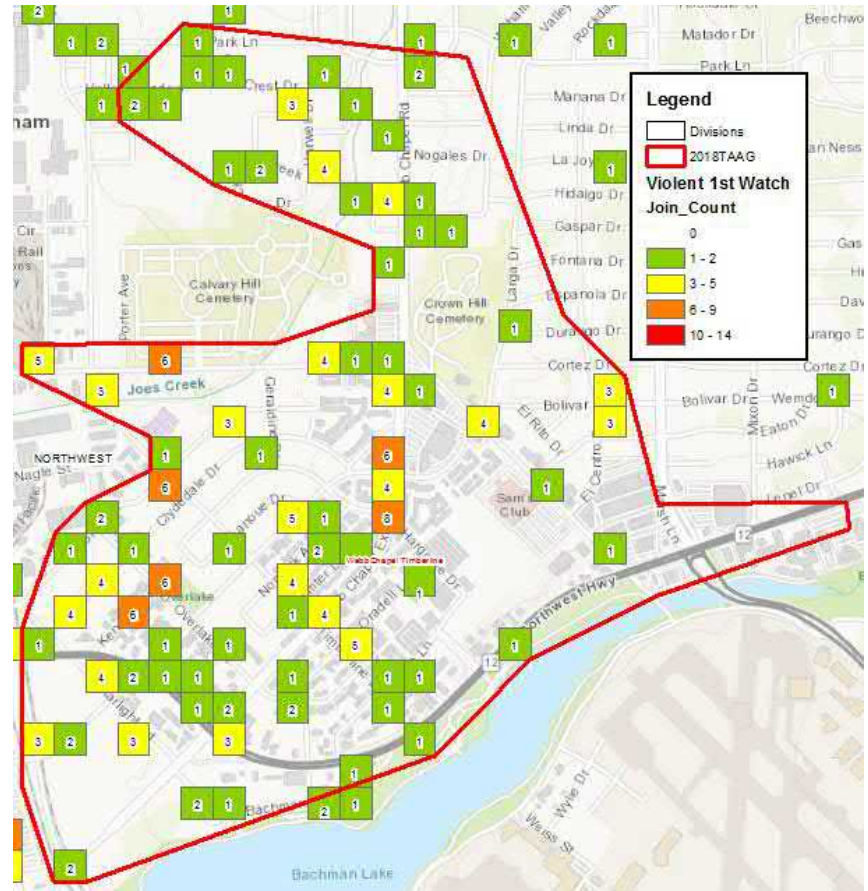


Deployment Strategies

All Watches (All Shifts) Violent Crime

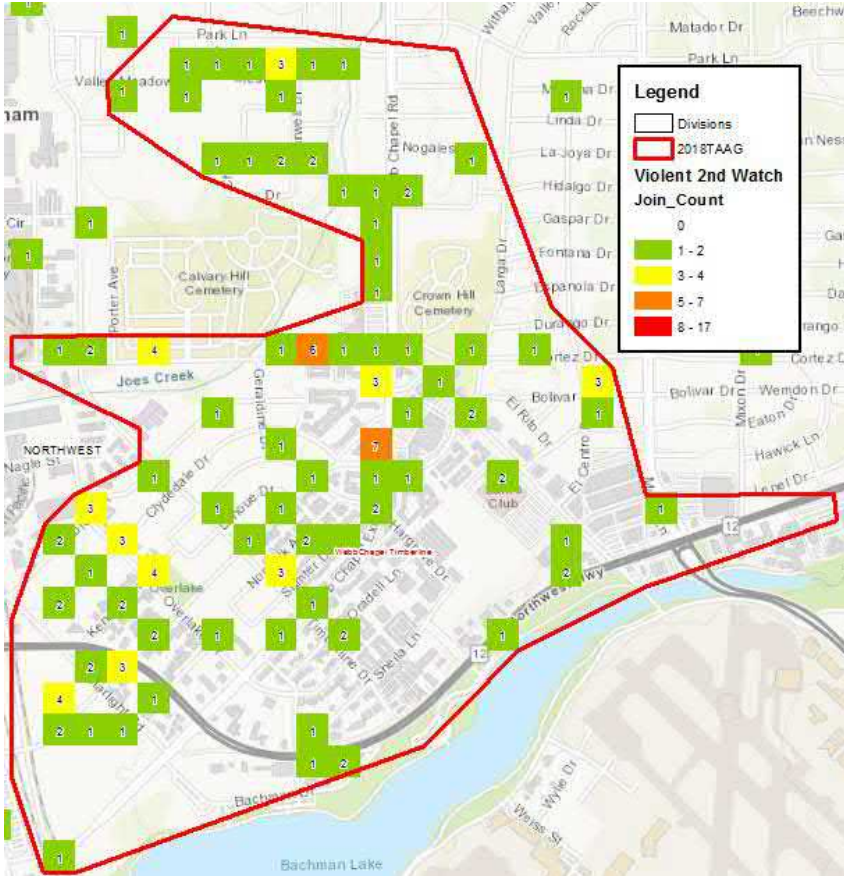


1st Watch (Midnight Shift 12am-8am) Violent Crime

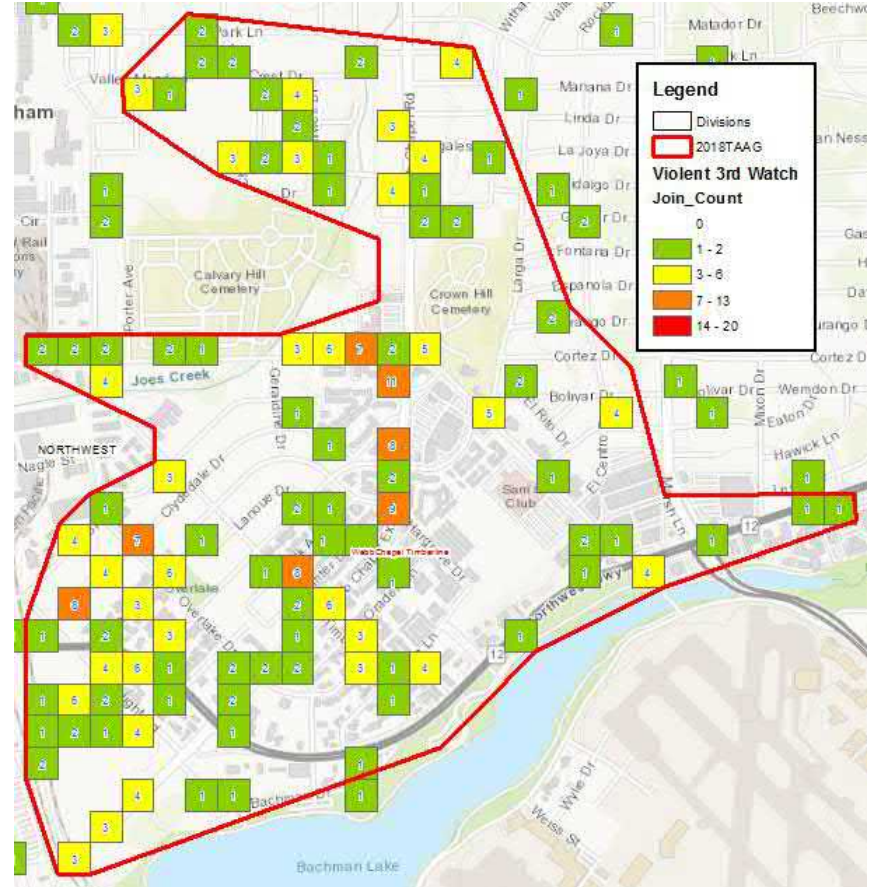


Deployment Strategies

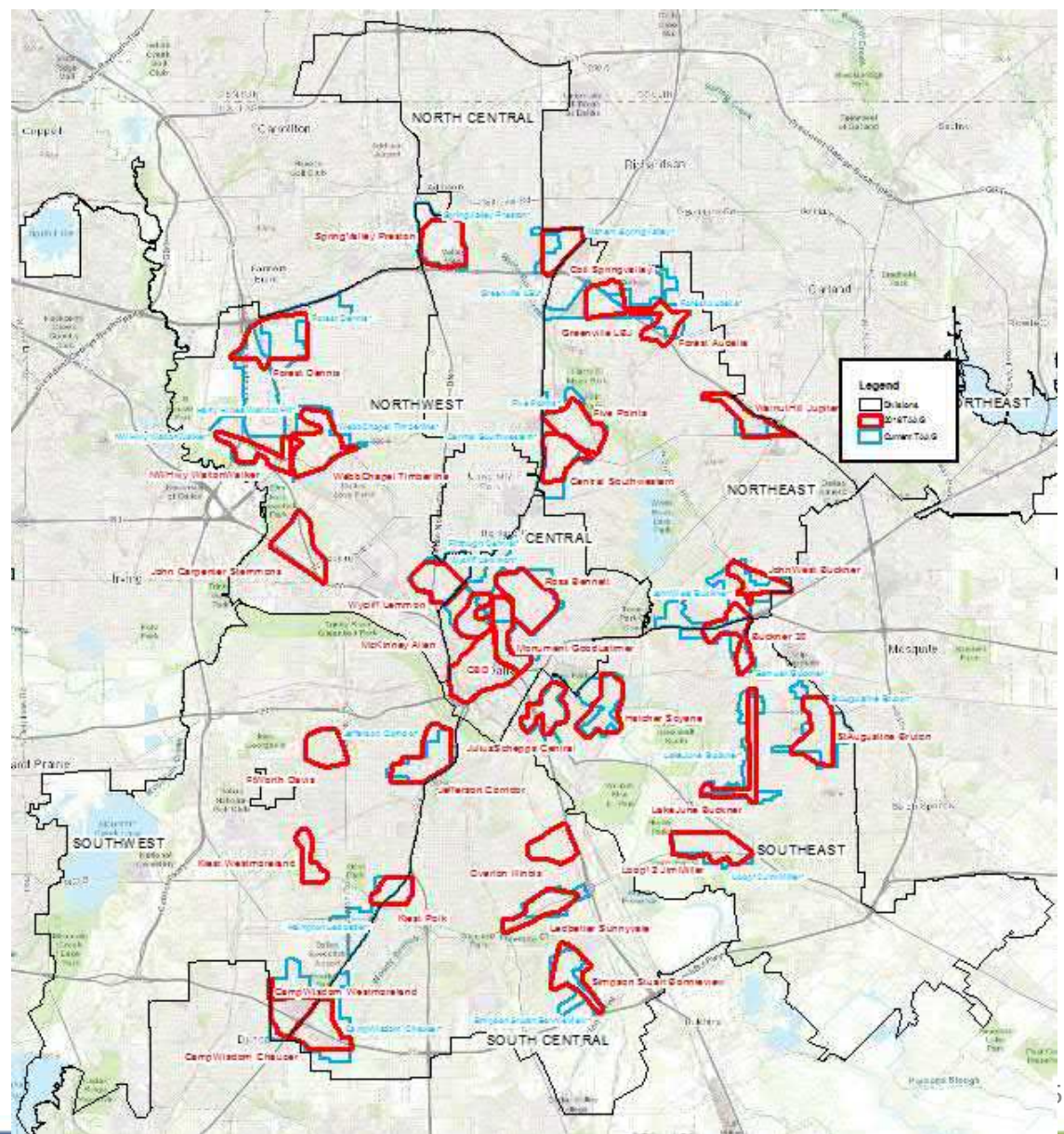
2nd Watch (Day Shift 8am-4pm) Violent Crime



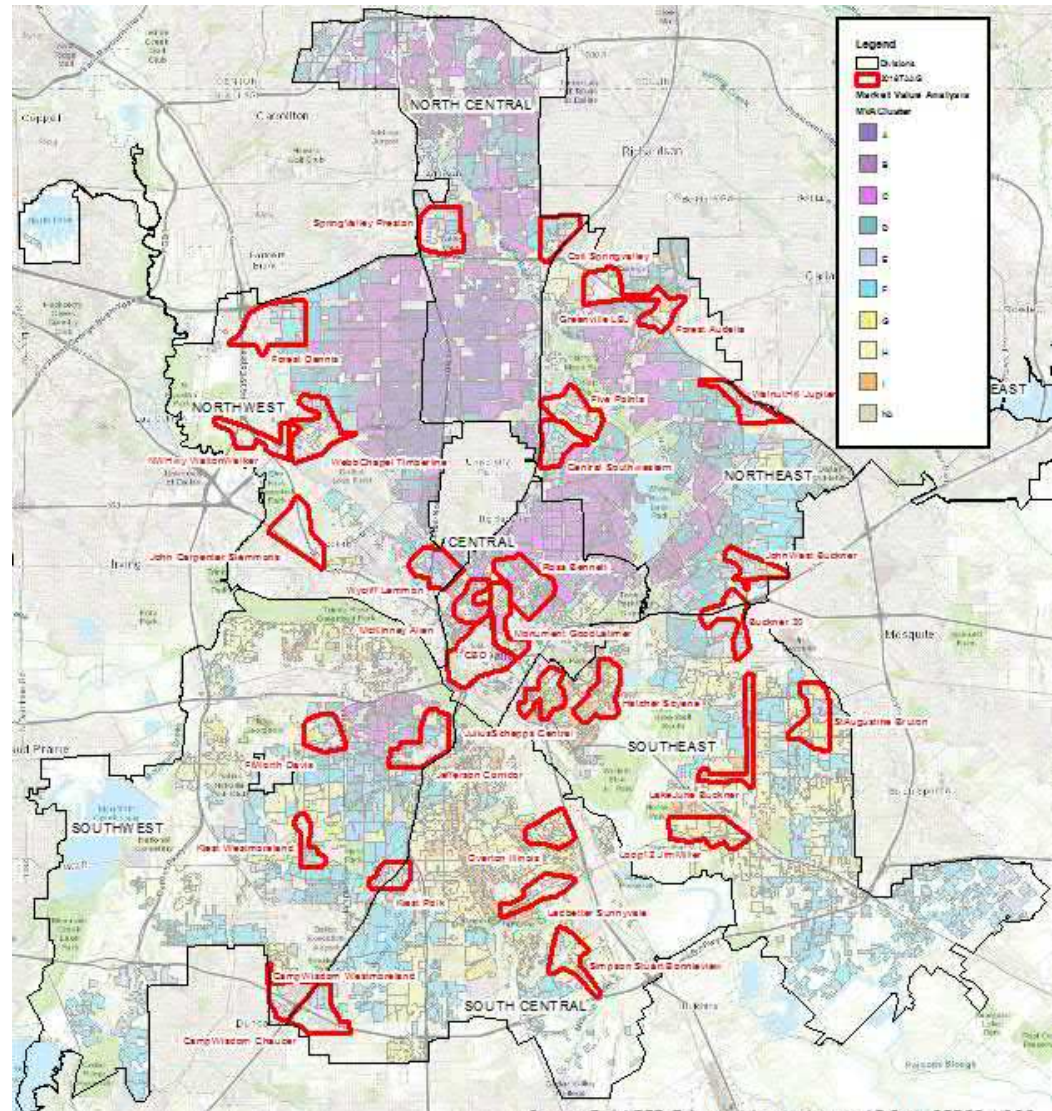
3rd Watch (Evening Shift 4pm-12am) Violent Crime



Overlay of New TAAG Areas



New 2018 TAAG Areas with MVA (Market Value Analysis)



New TAAG Ranking Breakdown

2018 TAAG 31 Areas- 28.15 SqMi- 1288 Crimes per SqMi

Current TAAG 30 Areas- 36.67 SqMi- 1099 Crimes per Sq Mi

CRIME Count	2018 TAAG Name	SqMi
2331	WebbChapel Timnberline	0.75
2082	Five Points	0.87
1956	Ross Bennett	0.76
1614	Monument GoodLatimer	0.45
1558	McKinney Allen	0.77
1514	SpringValley Preston	1.18
1461	Forest Dennis	0.60
1425	Forest Audelia	0.78
1379	Wycliff Lemmon	1.15
1317	Jefferson Corridor	1.04
1291	Buckner 30	0.84
1204	CampWisdom Chaucer	0.70
1151	Simpson Stuart Bonnieview	0.59
1135	CampWisdom Westmoreland	1.22
1125	NWHwy WaltonWalker	1.34

CRIME Count	2018 TAAG Name	SqMi
1102	WalnutHill Jupiter	0.77
1084	Loop12 JimMiller	0.91
1056	StAugustine Bruton	0.91
989	Greenville LBJ	1.37
976	LakeJune Buckner	0.78
930	Hatcher Scyene	0.92
911	JuliusSchepps Central	1.14
901	JohnWest Buckner	1.17
851	Coit Springvalley	0.89
850	Ledbetter Sunnyvale	0.77
833	John Carpenter Stemmons	0.83
817	FtWorth Davis	1.05
721	Central Southwestern	0.77
576	Overton Illinois	1.36
566	Kiest Westmoreland	0.36
557	Kiest Polk	1.11

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New TAAG Areas Assessment – Action Plan

- The new TAAG areas will assist in strategic decision-making and tactical action by showing where conditions are favorable for crime to occur in the future.
- Assessment will highlight action plan needs
 - Crime Watches
 - Neighborhood Associations/ Homeowner's Associations
 - Multi-family Communities (Apartments, Townhomes, Condos)
 - Hospitals
 - Schools/Daycares
 - Churches
 - Parks & Recreation Centers
 - Dart Rail Stations and Bus Stops
 - Camera/LPR locations

Evaluation

- Reports
 - Daily TAAG reports
 - Weekly TAAG reports
 - Maps
 - Weekly YTD Crime Density
- ❖ *End of Year reports and reviews will be done to determine boundaries of TAAG areas annually*

Dallas Police Department

TAAG Update - Assessment and Evaluation Public Safety & Criminal Justice Committee

June 11, 2018

U. René Hall, Chief of Police
Dallas Police Department
City of Dallas



19104

Proximity of Amenities to Development Site (Maximum of 25 points)

The following matrix shall be used in scoring the Development under this category:

Amenity	1/4 mile or less	>1/4 mile and < 1/2 Mile	1/2 mile and up to 1 mile
High Frequency Transit	5	3	1
Public Park	5	3	1
Full Scale Grocery Store	5	3	1
Community/Senior Center or Library	5	3	1
Licensed Day Care	5	3	1
Amenity	1/2 mile or less	>1/2 mile and < 1 mile	1 mile and up to 2 miles
Qualifying Medical Clinic or Hospital	5	2	1
Amenity	20 minutes or less	>20 min and < 40 min	More than 40 min
Transit time to Major Employment Center	5	2	0

Resident Services (Maximum of 25 points)

Note: The list of potential resident services is derived from, but not identical to, the QAP, as amended. The services outlined in the table below are shorthand descriptions, but the City will use the same definitions and requirements for each service as outlined in the QAP, as amended. For purposes of this section, however, the City will use its own scoring criteria to award points. In some cases, the points available may vary from those awarded under the QAP, as amended. Additionally, the total points available are not capped in the City's scoring rubric in the same manner as they are for the QAP, as amended. City Manager or designee may amend the service descriptions categories and point allocations on an annual basis based on the annually updated QAP. The maximum points allocated to Resident Services will remain the same (25 points).

GENERIC AMENITIES (SCORING)

Within

- ¼ mile or less
- >1/4 and < ½ mile
- ½ Mile and up to 1 Mile

EXAMPLES

PUBLIC PARK

Developer did not know the name or location of ORBITER PARK

FULL SCALE GROCERY STORE/PHARMACY

Kroger 1.5 Miles One Way

Tom Thumb 1.2 Miles One Way

CVS > 1.5 Miles Away

DOCUMENT PROVIDED BY CITY STAFF

Source: City-Data.com

In 2019 **76%** of **Dallas Renters** occupied apartments *versus* **State of Texas** average **38%**.

There are **72** apartments in **75243** online stated starting at \$420.

One Bedroom apartment in 75243 ranges from \$630 to 3,300 with an average monthly rent of \$1,033

Least expensive in **75243** is **Fair Oaks Crossing** with 550 sq. ft. 1 Bed 1 Bath \$550/month

Most expensive is **Pavilions at Vantage Point** with 1,728 sq. ft. 3 Bed, 3 Baths with attached garage \$2,266.

*Fire fly Apartments ,9505 Royal Lane, Dallas, Tx **75243** is (Investors Property Services)

1. The Glen at HighPoint, 9050 Markville Dr. Dallas, Tx 75243 \$860 - \$1275

2. Reflections at HighPoint, 9010 Markville Dr. Dallas, Tx 75243

3. Pavilions at Pebble View, 9001 Markville Dr. Dallas, Tx 75243 1 bed \$1063 – 3 beds \$4,270

4. The District at Greenville, 11911 Greenville Ave. Dallas, Tx 75243

***Note:** These four listed above are near a U.S. Post Office, Chase Bank, laundry mat & dry cleaners, grocery store, automotive shop, public library within walking distance

Forest Green Manor, HUD units, 9730 Shepherd Rd, Dallas, Tx 75243 252 mid-rise apartment development for seniors. *drug and prostitution activity

Advenir at 9180 Forest Lane , Dallas, Tx 75243 resident survey does not recommend

Others listed east of LBJ Freeway on Forest Lane:

Brooklyn , 9590 Forest Lane, Dallas, Tx 75243 formerly known as Snug Habor built 1981 (remodeled 2018)

Brooklyn Apartments formerly the Deerfield, 9669 Forest Lane, Dallas, Tx 75243

Brooklyn, 9670 Forest Lane, Dallas, Tx 75243 *Units are old, maintenance issues

Jackson Branch, 9690 Forest Lane, Dallas, Tx 75243

Jackson Branch, 9696 Forest Lane, Dallas, Tx 75243

Forest Cove III

Forest Cove I&II 9600 Forest Ln, Dallas, Tx 75243 rental units starting at \$710 (rated not safe by renters surveyed) 656 units, according to public survey by renters poor maintenance /repairs. Average unit size 718 sq ft.

Forestwood on the Creek

Chimney Hill

Chesapeake 11620 Audelia Rd, Dallas,Tx 75243 1 bed \$875 – 2 beds up to \$1,195 other accommodations are garden and townhomes.

Oasis, 9690 Forest Lane, Dallas, Tx 75243

Lex

Brooklyn @ 9669 Forest Lane

Wyndham on the Creek

Riverwalk @ 12920 Audelia Road, Dallas, Tx

The View @ Lake Highlands \$835 a month

Reserve @Lake Highlands

Summer Hill 10010 Whitehurst Dr, Dallas,Tx 75243 \$779 - \$1,299

PUBLIC COMMENTS

OPPOSING

CYPRESS CREEK APARTMENTS APPLICATION #21139

“OUR VOICE, OUR NEIGHBORHOOD TASK FORCE”

June 18, 2021

Texas Department of Housing and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

Cypress Creek Apartments at Forest Lane, Application #21139
11520 N. Central Expressway
Dallas, Texas, Dallas County

The neighborhoods of Hamilton Park and Stults Road Communities (comprised of Forest Point, Northwood Estates, Northwood Heights, Royal Lane Village, and Urban Reserves) sincerely ask that the Texas Department of Housing and Community Affairs reject Application #21139. We have serious reservations regarding the ethics and qualifications of this proposal as outlined in this Application. Please use the links and view the attachments as you review our submission.

We ask that you support our request to reject Application #21139, consistent with the “No” vote by the City Council Member District 10, Deputy Mayor Pro Tem Adam McGough and the letter of opposition submitted by Representative John Turner.

While we believe and support the goals of the City of Dallas to build more affordable housing/mixed-income development. There is no dispute regarding the need for LITHC housing to be placed in North Dallas, in ‘high opportunity areas’. We do not believe the placement of this property in an area (0078.05) less than ½ mile away from an “area of concentrated poverty” (0078.04) and nearby crime will achieve the goals of TDHCA nor benefit the new residents of this development.

A thorough survey was conducted of the six communities to determine whether the development should be supported or opposed. Please see the attached survey results powered by Survey Monkey. As you review the information, it is clear that the residents of the communities oppose this project.

Community Engagement:

Quotes from TDHCA’s website, [Housing Tax Credits FAQs \(state.tx.us\)](https://www.state.tx.us/housing/faq):

“Because of their significant long-term financial investment in the development and community, developers in most cases want to work with area citizens and be a good neighbor.”

“In addition to attending and commenting at public hearings on a particular development such as this, individuals and neighborhood organizations are encouraged to work directly with the developer to gain a better understanding of a particular development. Open community meetings offer an opportunity to ask questions, express concerns, and have a productive dialogue between the developer and community.”

The developer failed to notify the nearby neighborhoods that are well known and identified as landmarks in Dallas: Hamilton Park and Stults Road Communities. Although we are not listed in the state's directory for required notifications, any developer evaluating this area as part of their due diligence, would have become familiar with these large communities.

The Richardson Independent School District and nearby businesses had not received notification from the developer prior to the City Council vote on February 24, 2021. And, the developer has not attempted to reach out to anyone since that time.

Of the six communities listed above, Northwood Estates was the only one that received notice of the LIHTC application two (2) weeks before the City Council voted on February 24, 2021. Their first meeting with the developer, by Zoom, was held, during the winter storm when most people were without electricity, one (1) week before the City Council voted. The Zoom meeting was limited to a few people from the community.

Members of Northwood Estates began to spread the word to the nearby communities, such as Hamilton Park where the children of the proposed development would attend the elementary school, according to the Application. A last-minute article in the *Lake Highlands Advocate* magazine alerted residents in the Hamilton Park that the developer was having a Zoom meeting on February 23, 2021, the eve of the City Council vote. Other neighborhoods could join but very few people attended (15-20) due to the last-minute notice.

Our neighborhoods received backlash from the developer (he posted a video on Facebook), City of Dallas Elected Officials, City Administrators, and others in Dallas because we opposed this development. Not understanding how the 9% LIHTC process worked, we initially asked to have the City Council vote postponed allowing time to meet with the developer and educate our communities. Our Deputy Mayor Pro Tem, City Council Member, Adam McGough, District 10, did not vote for the resolution. Our State Representative John Turner submitted a letter opposing this application.

Since the developer chose not to delay, we opposed the application and endured weeks of negative press through mainstream and social media.

We were described as NIMBYs, yet we did not oppose the St. Jude's Homeless Shelter that opened in January 2021, 1.1 mile from this development and ½ mile from Hamilton Park. Nor has our community opposed the proposed City of Refuge Homeless Center that is also a ½ mile away from the Stults Road Communities. There is also the Forest Green HUD Public Complex, located within the Northwood Heights neighborhood, Stults Rd. Census.

Errors and Omissions

Please see the Application's Errors and Omissions attachments which provides an overview of the technical, inconsistencies and conflicting information identified in the application, such as school attendance, neighborhood and community organizations supporting the development.

Altered Reality - Concentrated Poverty Already Exists

According to the City of Dallas *2015 Neighborhood Plus* strategic plan, the Hamilton Park community and surrounding area was designated as an '*area of concentrated poverty*'. Per the report, the poverty level in Hamilton Park (0078.04) along was 'greater than 41%. This community is only ½ mile away from the proposed site and was NOT included in the census tract used to evaluate against the Fair Housing guidelines. The income levels between \$40,000-\$45,000 in Hamilton Park were also excluded and are lower than the census tract submitted for Stults Road Communities (0078.05).

This exclusion of 0078.04 (Hamilton Park's income levels) made the proposal attractive - a 'high income, low poverty' opportunity area in nearby (0078.05). However, the children are slated to attend the Hamilton Park Pacesetter Magnet Elementary school (0078.04). If the application uses Stults Road Communities census tract where their income is higher, and poverty rate is lower, why aren't the children slated to attend Stults Road Elementary School? Transportation to either school is questionable, as well as absorbing any expenses affiliated with RISD (i.e., increase property taxes, etc.).

Please Note: The St. Jude Homeless Shelter which opened in January 2021 is only 1 mile north of the property. Only 1.5 miles to the east is where the proposed City of Refuge is slated to be built. And, the HUD Forest Green Public Housing sits within the Stults road tract 0078.04.

The area is already designated as an Area of Concentrated Poverty which raises the question of whether the application qualifies for a 9% competitive tax credit.

Crime / Safety Concerns:

This development will include singles and families with children. The developer minimized the significance of the crime that occurs in this area, creating unknown risks that should have been disclosed. The area's drug activity alone has led to an increase in trafficking, stash houses, and deaths. Raids are now occurring every 3-6 months.

The proposed property location has a history of criminal activity at the main intersection of Forest Lane and I-75, the Forest Lane DART station and the 7-11 (formerly Racetrack), and on the Cottonwood Trail which runs behind the 7-11. Theft, stabbings and assaults, gun shots, are

regularly heard by nearby residents. Often, the criminals run into the nearby neighborhoods when escaping police. A body was found in the creek behind the 7-11 gas station in January.

The proposed development is located near two major crime hotspots, as designated by the Dallas Police Department TAAG program: a) 1.2 miles south of intersection of I635 and I75 and b) Forest Lane and Greenville Avenue, located 1.4 miles east of the development. The City of Dallas has attempted, on many occasions, to 'clean up' the area, however, their efforts have not succeeded.

Homeless encampments – a major camp under I75 freeway, approximately 500 feet from the proposed complex, has existed since July 2020. The day the City Council voted to approve this application, they announced they were removing the encampment and erected fencing. The homeless continue to live in the area, on the trail, behind the Home Depot and other nearby properties.

Please note: The increase of homeless population over the last few years has created an unsafe environment beyond the local crime, but also invasion onto residents' properties, backyards, camping on front lawns, etc.

Ample Housing:

Ample housing already exists within the price points of Cypress Creek's proposed rents. Multi-family developments can bring property values down and lead to deterioration over time without ongoing commitment by management, beyond the 10-year commitment proposed by this developer. We are surrounded by numerous multi-family developments that have declined due to age and lack of management oversight. Please see the attachment for a detailed analysis of the multi-family developments in zip code 75243 and nearest to our communities.

Summary:

The Cypress Creek location and surrounding area would benefit by having more commercial and higher-end retail development, such as family style, full-service restaurants to counter the fast-food options, name brand stores like Walgreens, Whole Foods, HEB, Sprouts, Trader Joe's, Central Market versus the two convenience stores. We need better retail developments, educational and vocational services to support the needs of existing residents.

We also need affordable single-family homes in or near our neighborhoods to stabilize the area. Specifically for the Hamilton Park community, funds are needed to assist with repairs and home improvement projects for the existing mix/low-income development.

This project will not resolve Dallas' housing issues. The timing must be right to introduce additional people to an already declining area. We need a serious commitment by the City of Dallas, along with the County and State, to reduce crime, stabilize and upgrade the communities by engaging the residents to ensure the area serves supports and uplifts citizens.

This application and the misrepresentations made by the developer, the City of Dallas, and other supporters of this application is an affront to that spirit of our neighborhoods. Additionally, the application and misrepresentations contradict the policy goals of the Low-Income Housing Tax Credit program at the local, state, and federal levels.

When presenting the application, the developer, the City of Dallas, and their supporters, avoid addressing Hamilton Park even though children at the apartment would be in the Hamilton Park Pacesetter Elementary school boundary. They use the demographics of the Stults Road neighborhood to say that the application passes the fair housing legal standard. However, they do not note that if the demographics of Hamilton Park were used, the Application would fail.

These issues were brought to the attention of the developer, the City, City Council, and their supporters towards the end of the two-week period, but they did nothing.

We appreciate your consideration of the information submitted as you evaluate Application #21139. Thank you.

Sincerely,

Concerned Residents of Hamilton Park and Stults Road Communities: Forest Point, Northwood Estates, Northwood Heights, Royal Lane Village, and Urban Reserve.

OUR VOICE, OUR NEIGHBORHOOD TASK FORCE.

***Hamilton Park**, built in 1954, is the first suburban African American community in Dallas with 754 single-family homes. It was created in response to a housing shortage for Black Americans caused by the bombing of homes in South Dallas and the displacement of another black community to build the Love Field Airport. Hamilton Park, initially built for teachers, doctors, lawyers, entertainers, and other black professionals, also included blue collar workers and veterans. Truly a diversified and mixed-income development for African Americans.*

Today, Hamilton Park is a mid to low-income community with different ethnicities represented and includes a low-income apartment within its borders.

*When **Stults Road Communities** initially formed, some neighbors in Hamilton Park migrated 'across the street' to move into one of the newest homes. Stults Road is a solid middle class and diverse community. Neighborhoods include Northwood Estates, Northwood Heights, Forest Point, Royal Lane Village, and Urban Reserves.*


Attachment

1

Community Opposition

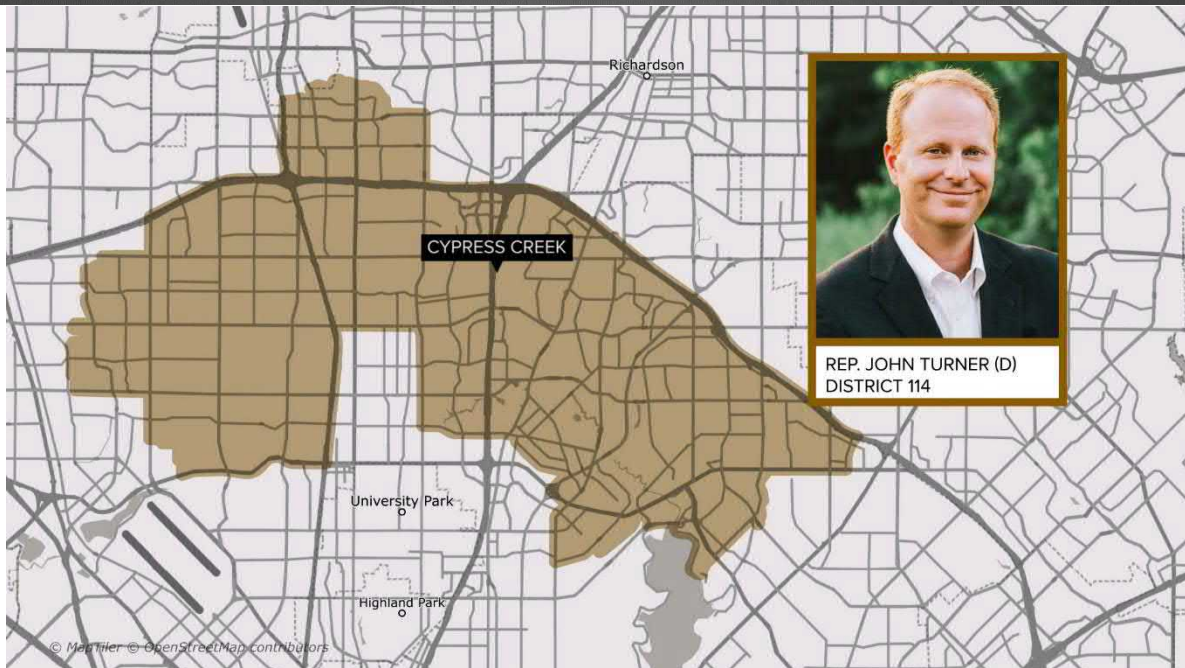
Operating under a short notice, the community shared their concerns with State Representative John Turner. According to his office, less than 10% of the responses he received were for the development, with more than 90% opposed.

- **A total of 85** individuals contacted our office to **oppose** the development.
- **8** individuals and **1** organization (**a total of 9**) contacted our office to **support** the development.



“... is consistent with the views of many of the constituents who reached out to me, who made it clear that their objections were rooted in concerns about specifics of the Cypress Creek proposal, and not in a general opposition to affordable housing.”

- Rep. John Turner

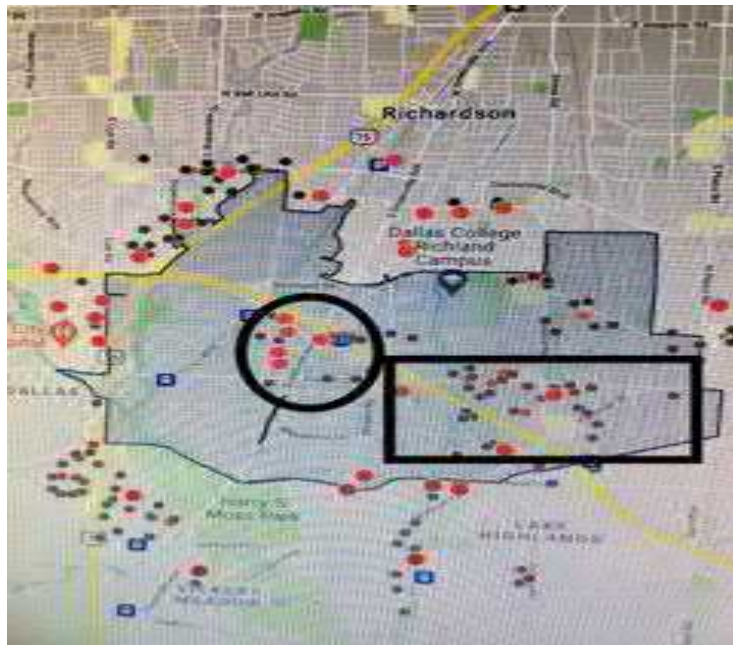


Attachment 2

Application Errors & Omissions
- attached separately.

Attachment 3

Ample Housing





Attachment

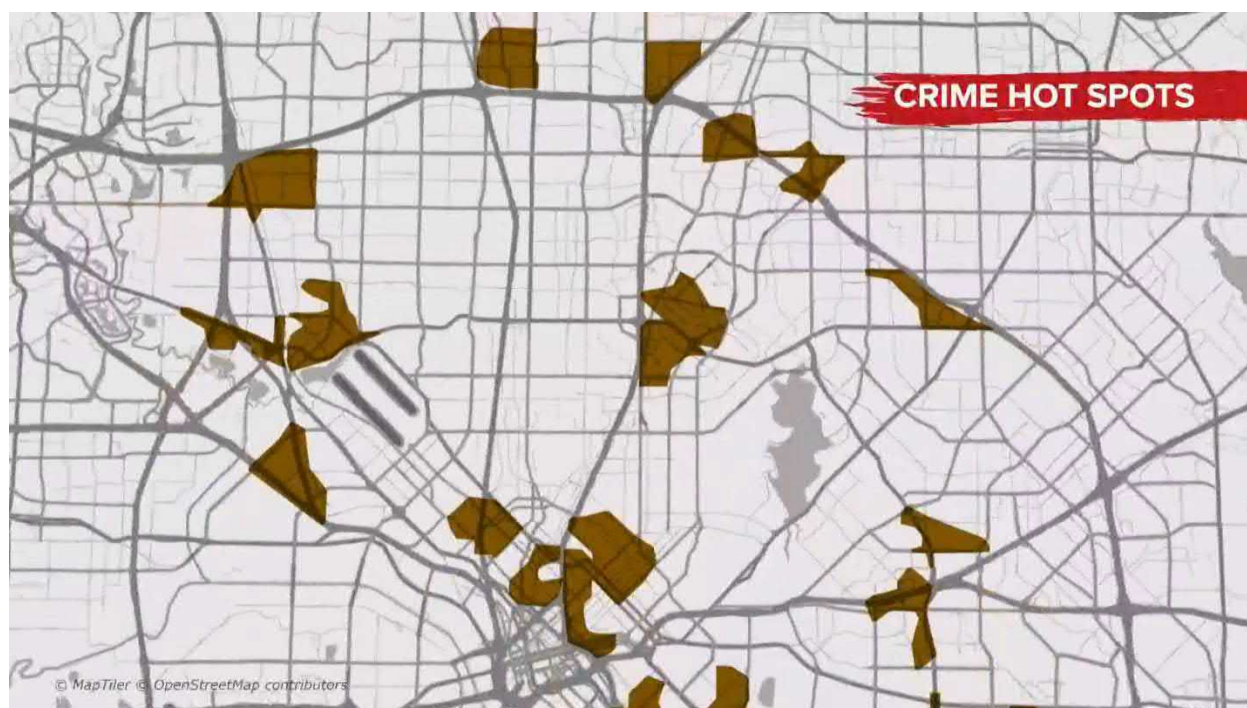
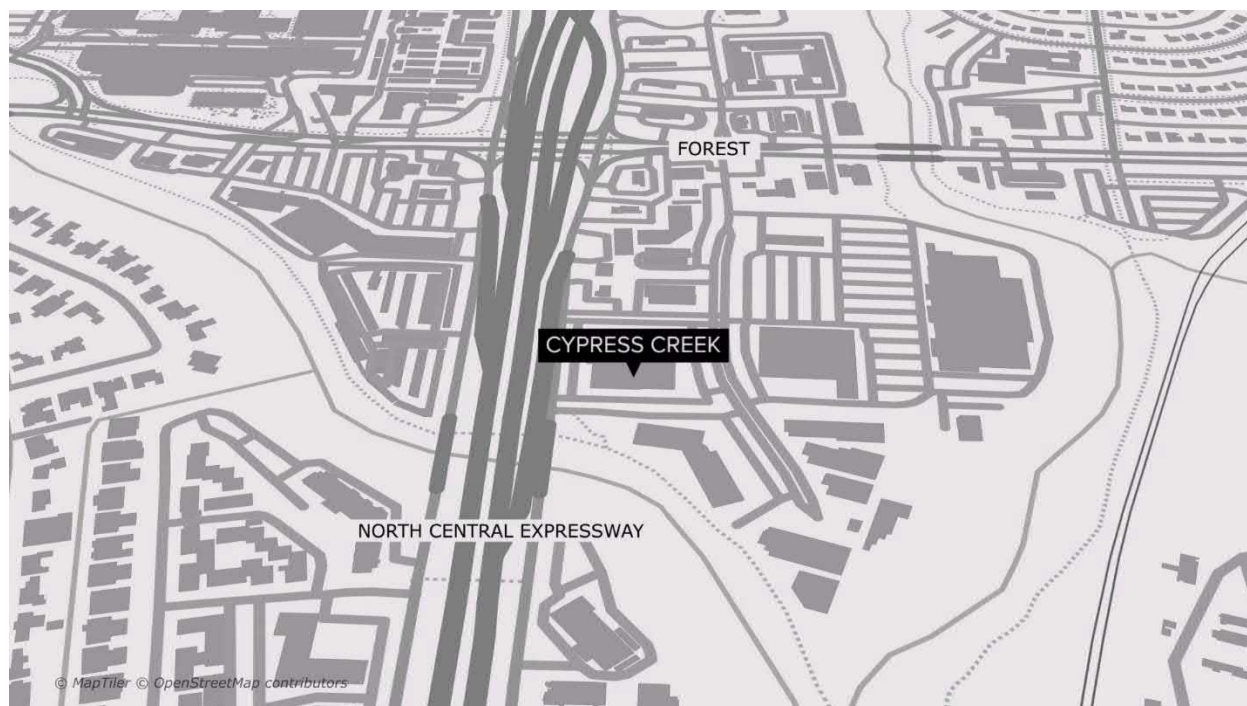
4

Concentrated Poverty

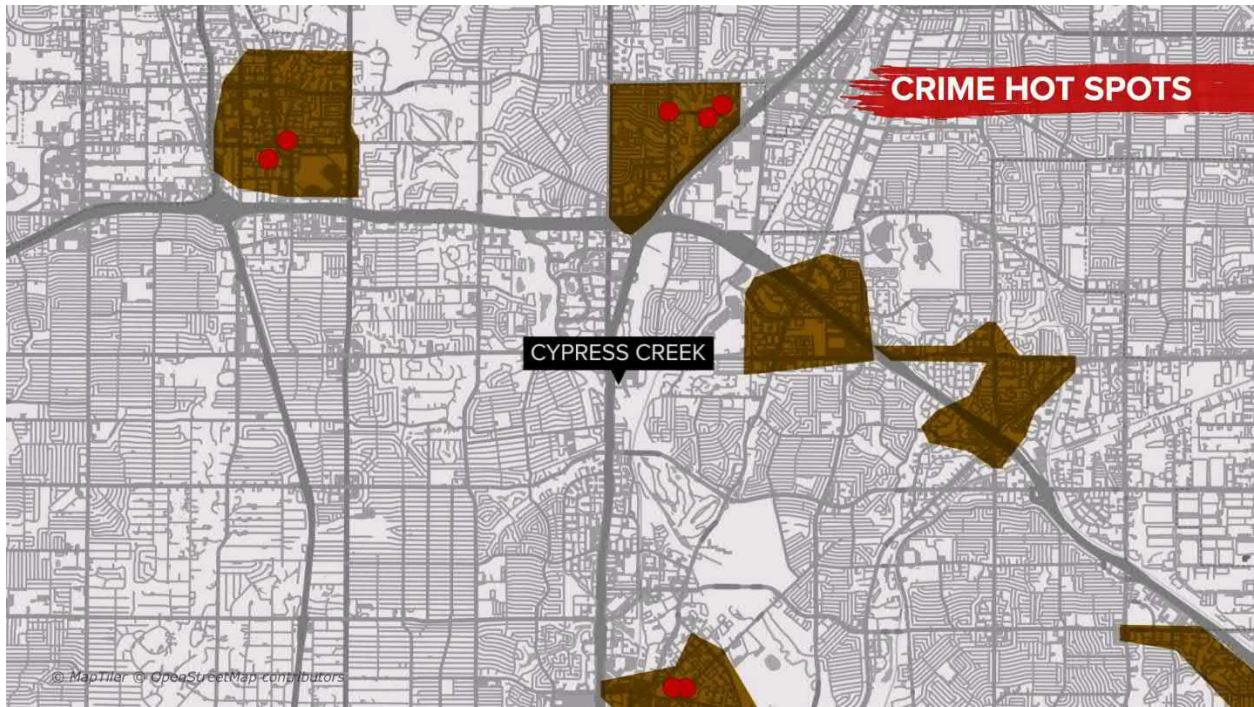
Attachment 5

Safety & Crime

The next 4 photos are from the Channel 8 Investigative Report on LITHC properties:

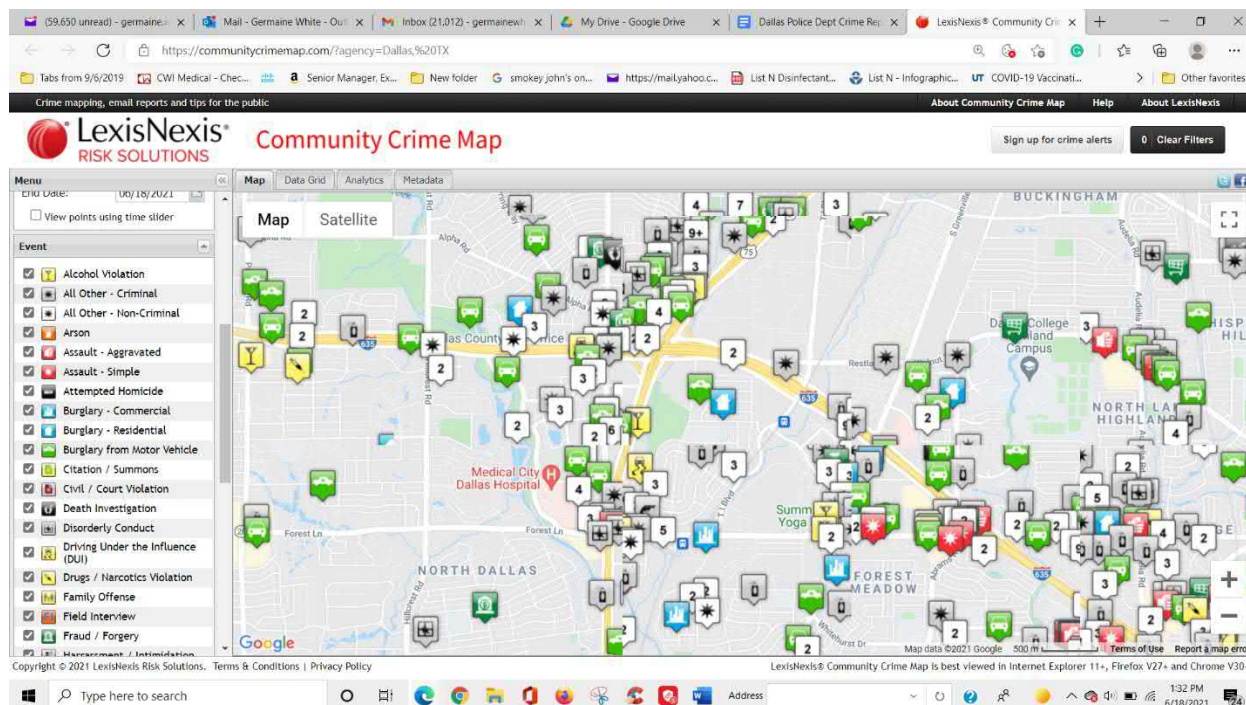


CYPRESS CREEK APARTMENTS AT FOREST LANE - APPLICATION #21139

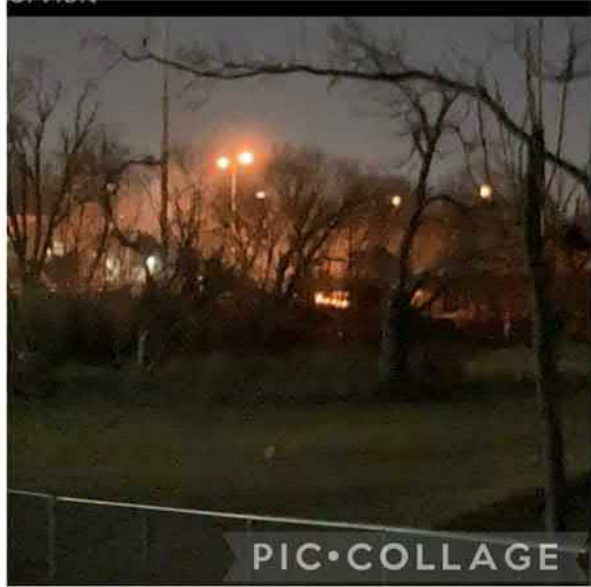


Red Dots are existing LITHC Properties





The yellow-colored roads are the major highways, I75 Central Expressway headed North, and LBJ 635 East-West view. Difficult to see, but the lowest group of activity is at the intersection of Forest Lane and I75 which is about 1000 feet from the development. The North section where the two yellow-colored highways meet is a designated Crime Hotspot, per DPD TAAG Program.



500 feet from proposed development. Encampment removed a few days after the City Council voted to for the Cypress Creek Apartments at Forest Lane Resolution on February 24, 2021.

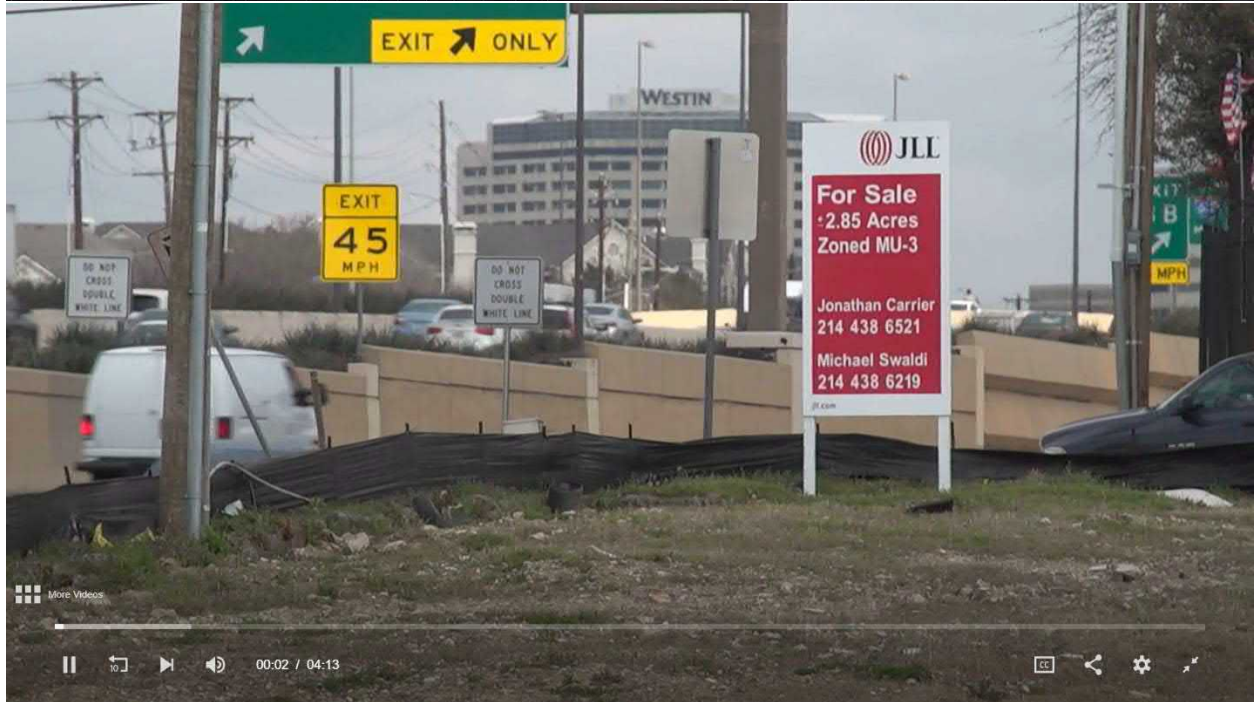
Attachment 6

Education
attached separately

Attachment 7

Area Maps & Photos





CYPRESS CREEK APARTMENTS AT FOREST LANE - APPLICATION #21139

Attachment 8

Articles

Lake Highlands Advocate Magazine covered the developments from the start. The articles clearly show the **sentiments of the communities** throughout the month of February and March, **as well as the politics as it occurred.**

[Low income housing at Forest and 75 moves to state for approval - Lake Highlands \(advocatemag.com\)](#)

[Low income apartments at Forest and 75 approved by city council - Lake Highlands \(advocatemag.com\)](#)

[Council to vote Wednesday on mixed income apartments - Lake Highlands \(advocatemag.com\)](#)

Attachment 9

Video - Screenshot of
Developer's Facebook Post in
Reform Dallas



Zachary Krochtengel · [Follow](#)

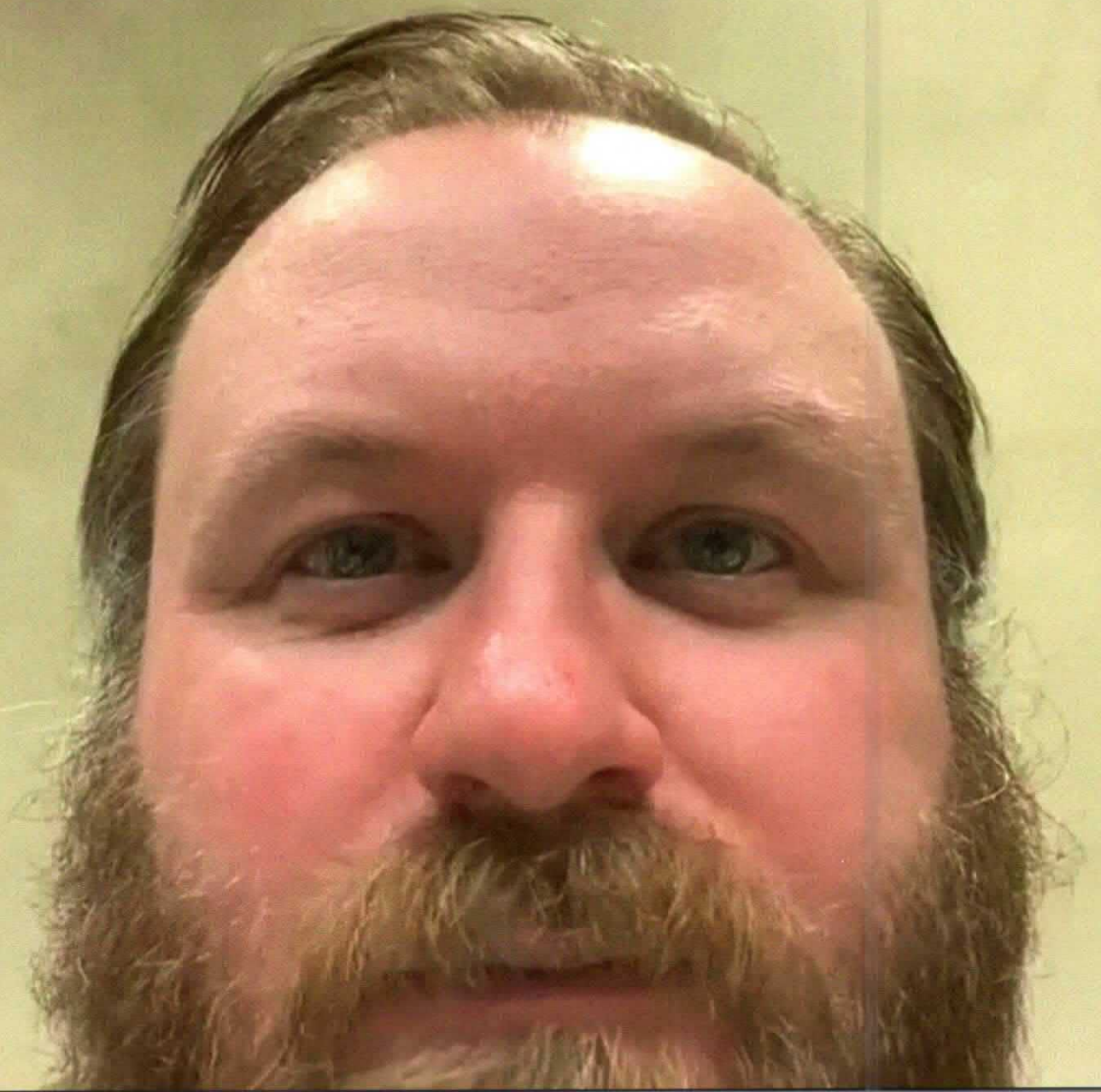
Feb 22 ·



This is my first Reform Dallas post and I believe it is extremely important. Please support affordable housing in North Dallas. Please contact your council member and tell them affordable housing is for all of Dallas. D10 has not had new construction affordable housing since 1990. Please comment as well.



had new construction affordable housing since 1990.
Please comment as well.

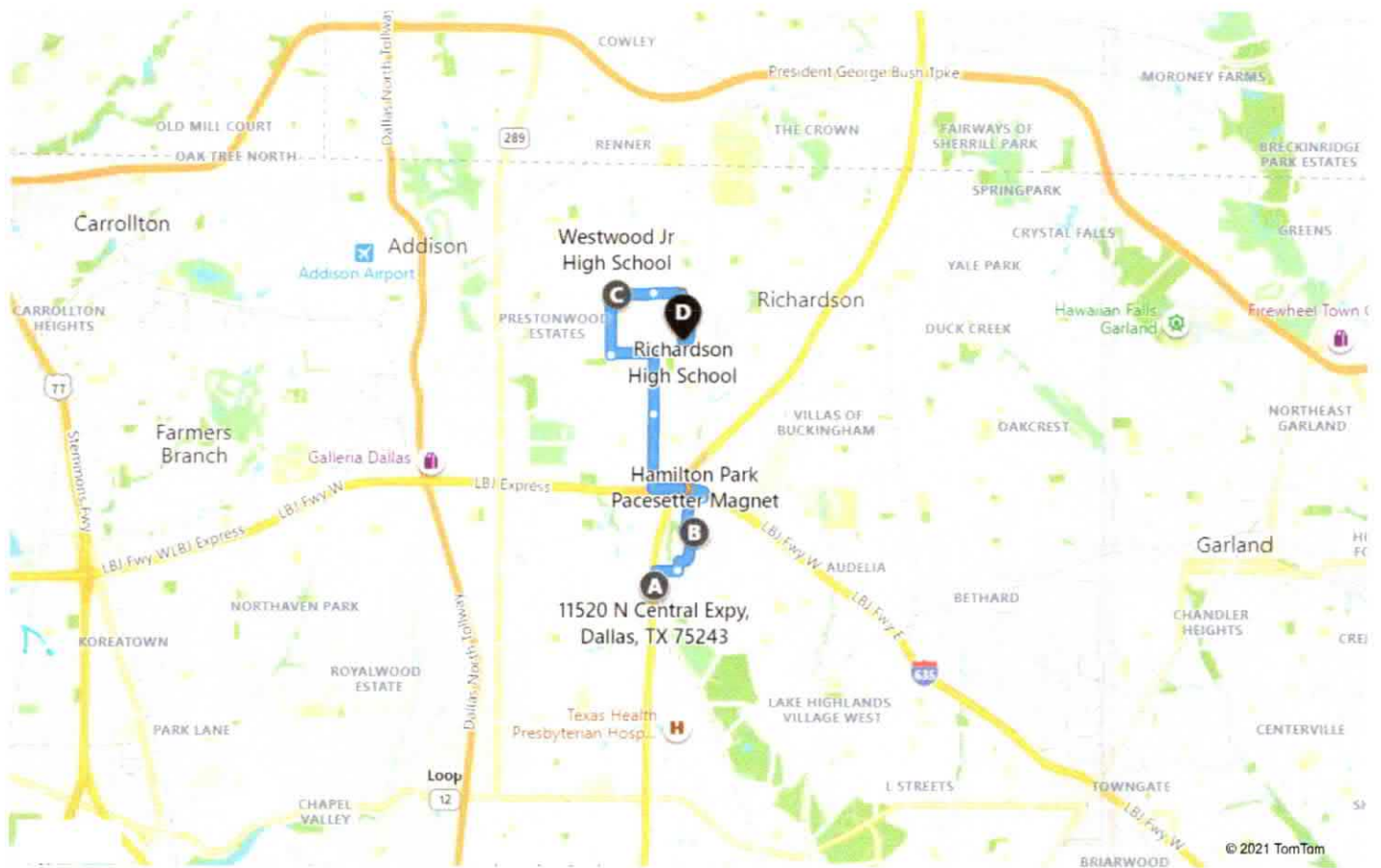


- A** 11520 N Central Expy, Dallas, TX 75243
- B** Hamilton Park Pacesetter Magnet, 8301 Towns St, Dallas, TX 75243
- C** Westwood Jr High School, 7630 Arapaho Rd, Dallas, TX 75248
- D** Richardson High School, 1250 W Belt Line Rd, Richardson, TX 75080

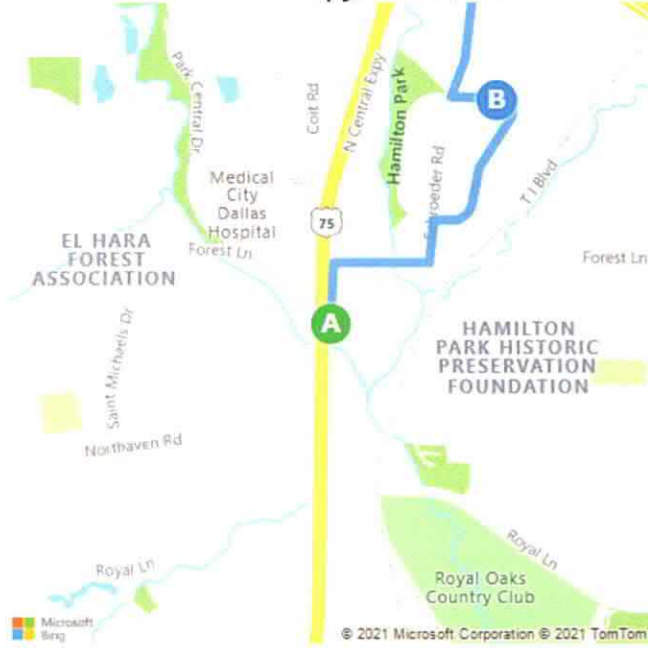
25 min , 7.6 miles
Light traffic
Via Forest Ln, Hoblitzelle Dr
· Local roads

Tab 7 School Attendance

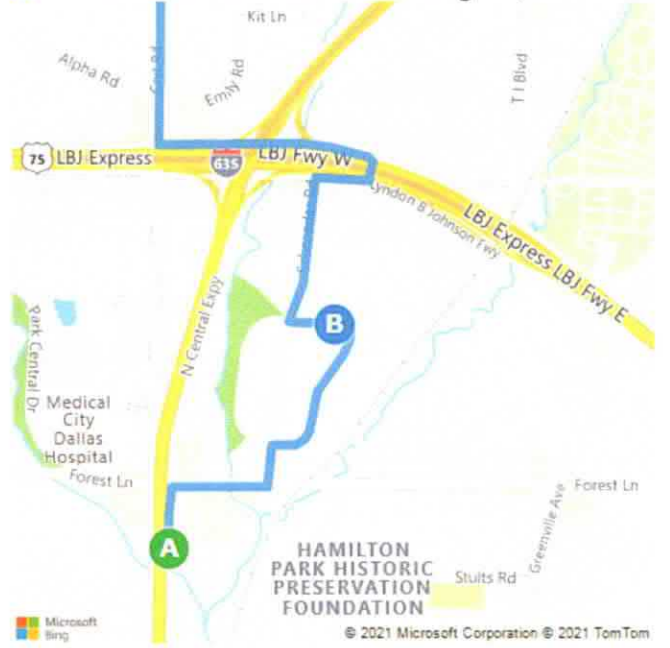
Neither Hamilton Park Pacesetter, Westwood, nor Richardson High School is located in Site's Census Tract 78.05



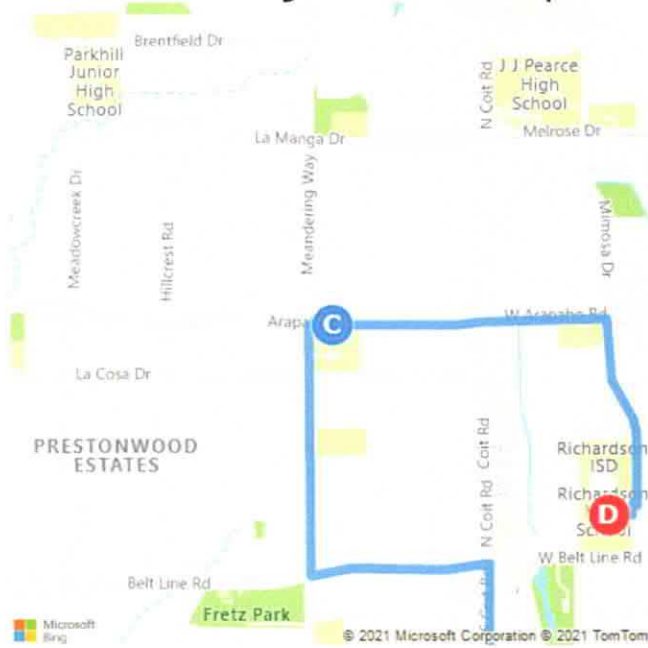
A 11520 N Central Expy, Dallas, TX 75243



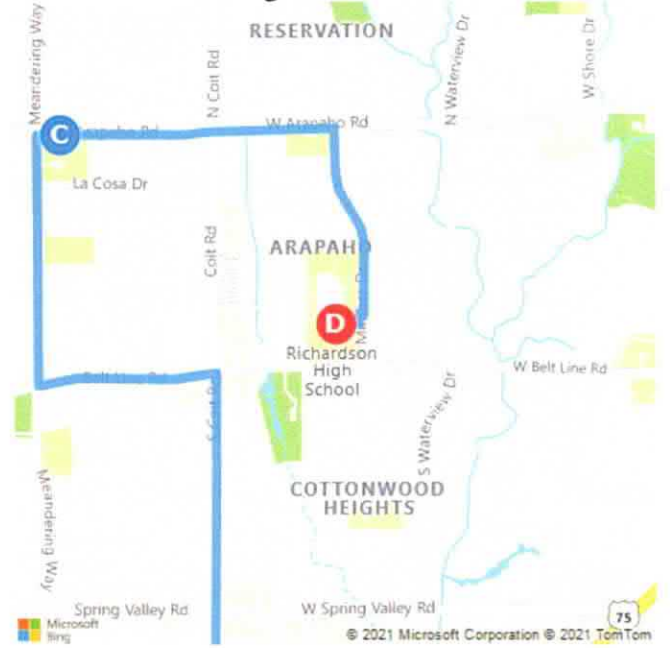
B Hamilton Park Pacesetter Magnet, 8301 T...



C Westwood Jr High School, 7630 Arapaho ...



D Richardson High School, 1250 W Belt Line...

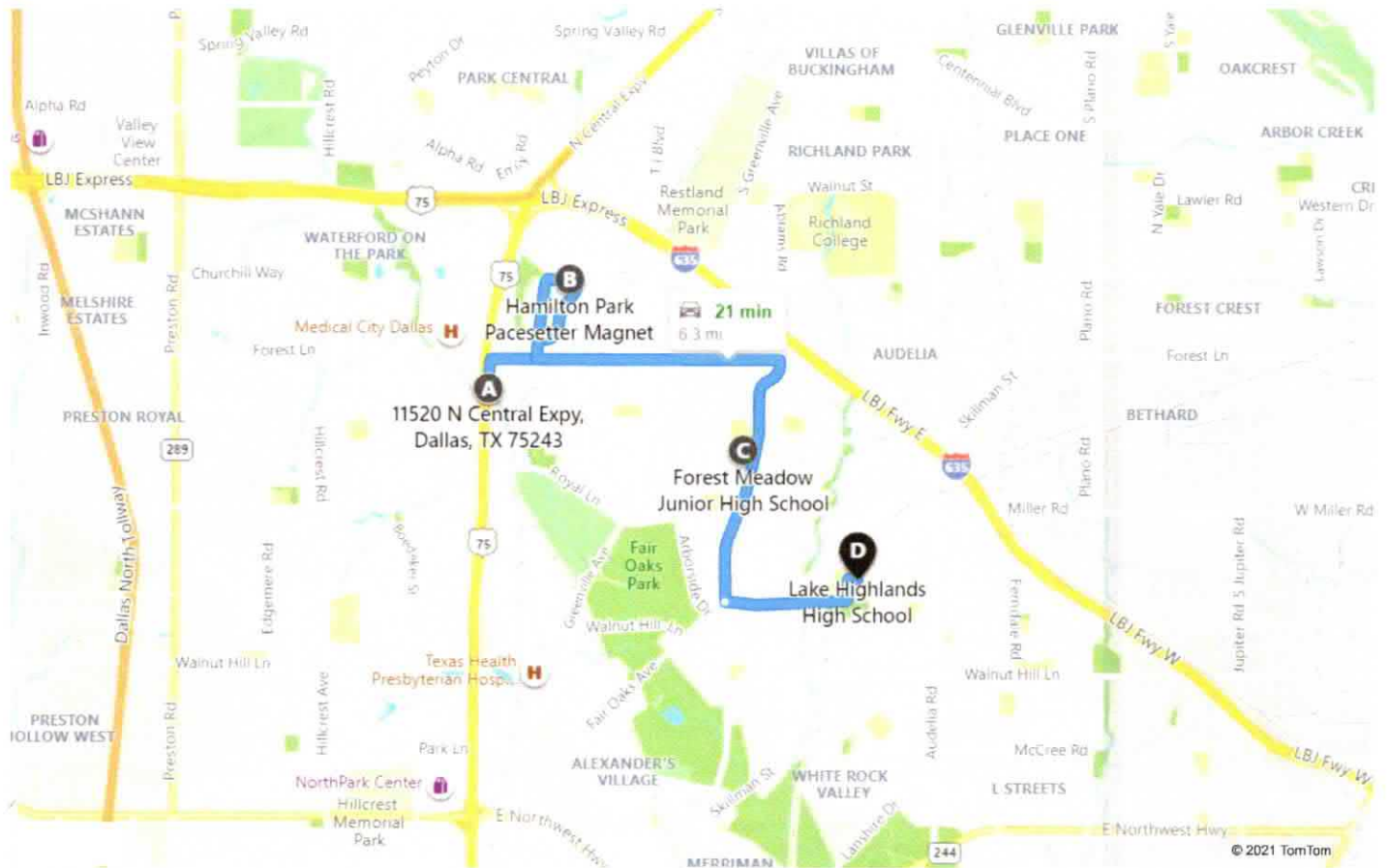


These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2021 TomTom.

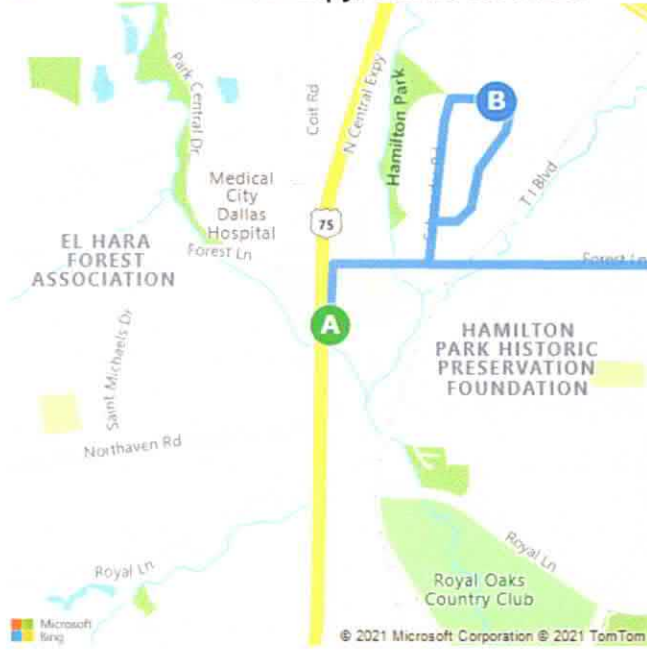
- A** 11520 N Central Expy, Dallas, TX 75243
- B** Hamilton Park Pacesetter Magnet, 8301 Towns St, Dallas, TX 75243
- C** Forest Meadow Junior High School, 9373 Whitehurst Dr, Dallas, TX 75243
- D** Lake Highlands High School, 9449 Church Rd, Dallas, TX 75238

21 min , 6.3 miles
Light traffic
Via Forest Ln, Hoblitzelle Dr
· Local roads

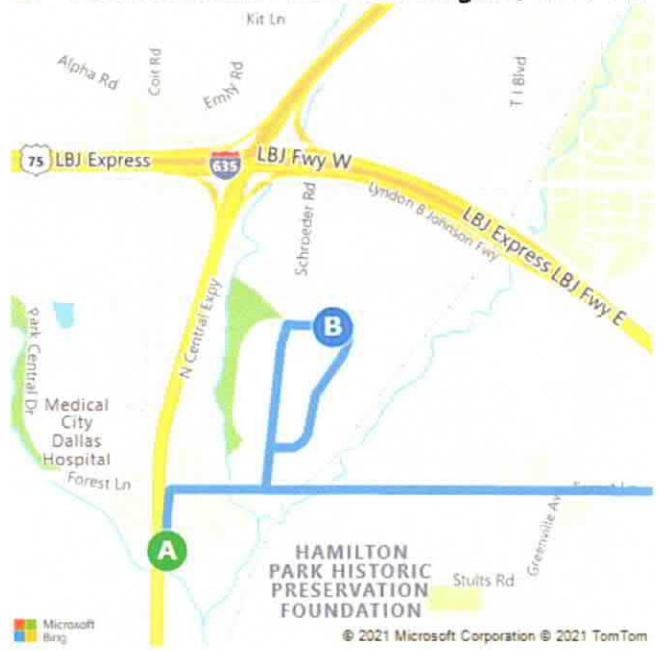
Tab 8 Attendance Schools in Application and not in Site Census Tract 78.05. The Application does not explain why Tab 8 and Tab 7 Schools differ.



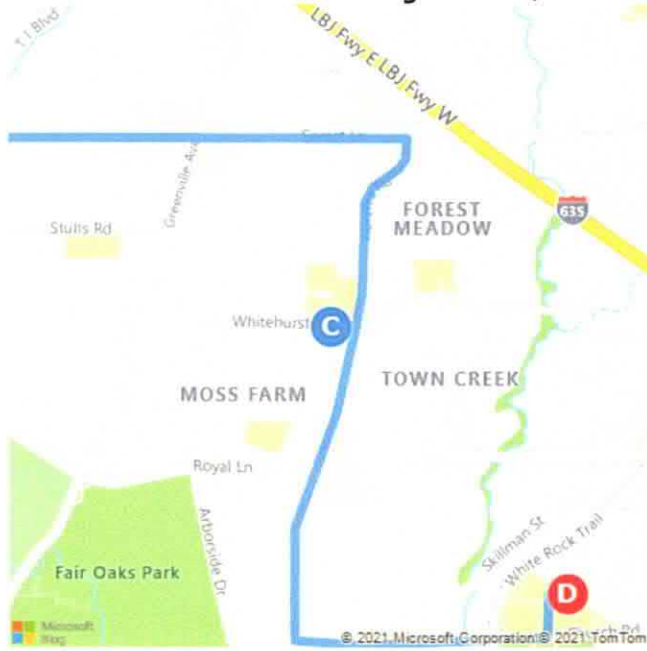
A 11520 N Central Expy, Dallas, TX 75243



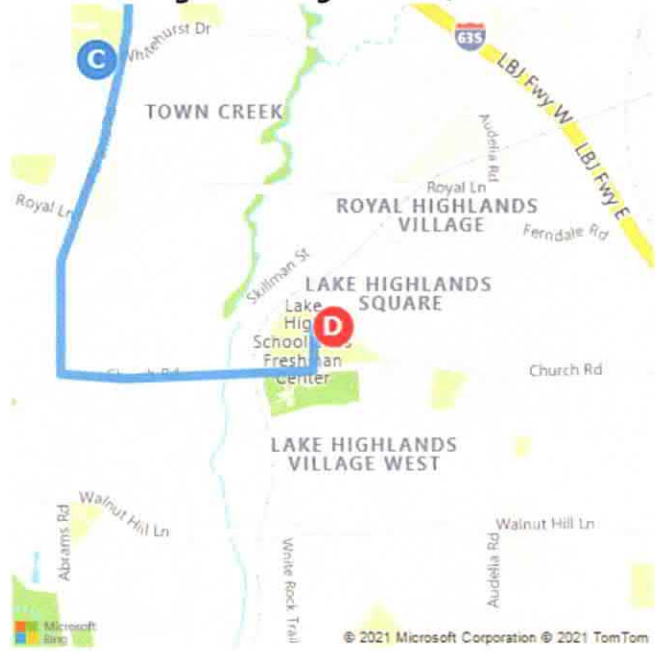
B Hamilton Park Pacesetter Magnet, 8301 T...



C Forest Meadow Junior High School, 9373 ...



D Lake Highlands High School, 9449 Church...



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2021 TomTom.

Texas Education Agency
2019-20 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

Accountability Rating

All Districts and Schools Were Not Rated in 2020 Due to COVID-19

**Not
Rated**

Given the impact of COVID-19, all districts and schools received a label of Not Rated: Declared State of Disaster for their 2020 accountability ratings.

[Click here to read the official announcement.](#)

School Information

District Name: RICHARDSON ISD
Campus Type: Elementary
Total Students: 692
Grade Span: PK - 06

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsvr1.tea.texas.gov/perfreport/tapr/2020/index.html>

Distinction Designations

Distinction designations were not awarded in 2020.

School and Student Information

This section provides demographic information about HAMILTON PARK PACESETTER MAGNET, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2018-19)	95.0%	95.5%	95.4%
Enrollment by Race/Ethnicity			
African American	42.2%	22.0%	12.6%
Hispanic	29.0%	38.7%	52.8%
White	18.4%	29.0%	27.0%
American Indian	0.7%	0.3%	0.4%
Asian	3.9%	6.9%	4.6%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	5.6%	3.0%	2.5%
Enrollment by Student Group			
Economically Disadvantaged	58.5%	56.8%	60.2%
Special Education	12.3%	12.4%	10.7%
English Learners	20.4%	28.1%	20.3%
Mobility Rate (2018-19)	16.5%	16.2%	15.3%

	Campus	District	State
Class Size Averages by Grade or Subject			
Elementary			
Kindergarten	21.2	19.2	19.0
Grade 1	18.0	19.0	18.9
Grade 2	18.6	19.5	18.8
Grade 3	19.6	19.4	19.0
Grade 4	18.2	19.2	19.2
Grade 5	19.0	23.4	20.9
Grade 6	17.8	24.3	20.4

School Financial Information (2018-19)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.6%	64.6%
Instructional Expenditure Ratio	n/a	69.4%	62.8%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$9,855	\$9,514	\$9,913
Instruction	\$7,140	\$5,696	\$5,558
Instructional Leadership	\$144	\$154	\$162
School Leadership	\$583	\$608	\$589

Texas Education Agency
2019-20 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year. **Please note that due to the cancellation of spring 2020 State of Texas Assessments of Academic Readiness (STAAR) due to the COVID-19 pandemic, the performance of this year's report is not updated.**

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	73%	60%	75%	93%	100%	92%	-	63%	65%
	2018	77%	79%	74%	66%	71%	88%	*	88%	-	81%	66%
ELA/Reading	2019	75%	77%	72%	62%	68%	93%	*	100%	-	68%	63%
	2018	74%	77%	71%	61%	69%	88%	*	85%	-	73%	62%
Mathematics	2019	82%	83%	74%	61%	79%	93%	*	91%	-	64%	68%
	2018	81%	83%	79%	70%	78%	94%	*	92%	-	80%	72%
Writing	2019	68%	67%	49%	30%	61%	86%	-	*	-	17%	38%
	2018	66%	67%	52%	39%	43%	68%	*	*	-	*	41%
Science	2019	81%	84%	92%	85%	96%	95%	*	*	-	*	91%
	2018	80%	83%	88%	91%	79%	90%	-	*	-	*	84%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	43%	31%	40%	68%	63%	81%	-	35%	33%
	2018	48%	54%	45%	30%	39%	71%	*	78%	-	42%	33%
ELA/Reading	2019	48%	52%	43%	32%	35%	69%	*	90%	-	36%	31%
	2018	46%	52%	42%	28%	38%	68%	*	69%	-	33%	29%
Mathematics	2019	52%	57%	47%	34%	42%	75%	*	82%	-	32%	37%
	2018	50%	56%	47%	32%	41%	75%	*	85%	-	33%	34%
Writing	2019	38%	38%	18%	7%	22%	32%	-	*	-	17%	12%
	2018	41%	43%	37%	25%	26%	56%	*	*	-	*	29%
Science	2019	54%	60%	61%	44%	63%	82%	*	*	-	*	49%
	2018	51%	57%	58%	39%	50%	85%	-	*	-	*	45%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	26%	14%	18%	49%	50%	77%	-	26%	17%
	2018	22%	27%	24%	13%	19%	44%	*	50%	-	33%	14%
ELA/Reading	2019	21%	26%	24%	13%	16%	47%	*	90%	-	27%	15%
	2018	19%	25%	25%	15%	17%	45%	*	54%	-	27%	13%
Mathematics	2019	26%	32%	29%	18%	20%	53%	*	82%	-	32%	21%
	2018	24%	31%	24%	11%	19%	49%	*	46%	-	27%	14%
Writing	2019	14%	15%	9%	0%	0%	27%	-	*	-	17%	0%
	2018	13%	14%	6%	0%	4%	16%	*	*	-	*	2%
Science	2019	25%	31%	36%	26%	29%	64%	*	*	-	*	26%
	2018	23%	27%	42%	24%	38%	55%	-	*	-	*	30%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	68	64	62	75	*	94	-	77	65
	2018	69	72	64	61	66	64	*	69	-	78	62
ELA/Reading	2019	68	69	66	60	57	76	*	100	-	73	61
	2018	69	71	60	56	63	61	*	69	-	72	57
Mathematics	2019	70	71	71	67	68	73	*	89	-	80	69
	2018	70	72	68	66	69	67	*	69	-	83	66

? Indicates that the data for this item were statistically improbable or were reported outside a reasonable range.
- Indicates zero observations reported for this group.
* Indicates results are masked due to small numbers to protect student confidentiality.
n/a Indicates data reporting is not applicable for this group.

Texas Education Agency
2019-20 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8. **Please note that due to the cancellation of spring 2020 State of Texas Assessments of Academic Readiness (STAAR) due to the COVID-19 pandemic, this year's report is not updated.**

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	49%	39%	60%	50%	*	*	-	57%	45%
2018	38%	39%	39%	38%	38%	*	-	-	-	-	37%
Mathematics											
2019	45%	42%	42%	28%	63%	*	-	*	-	*	41%
2018	47%	43%	48%	52%	50%	*	-	*	-	*	49%
Students Success Initiative											
Grade 5 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	77%	77%	71%	79%	91%	*	*	-	*	70%
Students Requiring Accelerated Instruction											
2019	22%	23%	23%	29%	21%	9%	*	*	-	*	30%
STAAR Cumulative Met Standard											
2019	86%	84%	91%	85%	92%	95%	*	*	-	*	87%
Grade 5 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	83%	82%	90%	82%	92%	100%	*	*	-	*	91%
Students Requiring Accelerated Instruction											
2019	17%	18%	10%	18%	8%	0%	*	*	-	*	9%
STAAR Cumulative Met Standard											
2019	90%	89%	95%	91%	96%	100%	*	*	-	*	98%

? Indicates that the data for this item were statistically improbable or were reported outside a reasonable range.
 - Indicates zero observations reported for this group.
 * Indicates results are masked due to small numbers to protect student confidentiality.
 n/a Indicates data reporting is not applicable for this group.

Texas Education Agency
2019-20 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

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**Texas Education Agency
2019-20 School Report Card
STULTS ROAD EL (057916114)**

Accountability Rating

School Information

All Districts and Schools Were Not Rated in 2020 Due to COVID-19

**Not
Rated**

Given the impact of COVID-19, all districts and schools received a label of Not Rated: Declared State of Disaster for their 2020 accountability ratings.

[Click here to read the official announcement.](#)

District Name: RICHARDSON ISD
Campus Type: Elementary
Total Students: 707
Grade Span: EE - 06

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsrv1.tea.texas.gov/perfreport/tapr/2020/index.html>

Distinction Designations

Distinction designations were not awarded in 2020.

School and Student Information

This section provides demographic information about STULTS ROAD EL, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2018-19)	96.0%	95.5%	95.4%
Enrollment by Race/Ethnicity			
African American	41.2%	22.0%	12.6%
Hispanic	45.0%	38.7%	52.8%
White	7.4%	29.0%	27.0%
American Indian	0.4%	0.3%	0.4%
Asian	4.8%	6.9%	4.6%
Pacific Islander	0.0%	0.1%	0.2%
Two or More Races	1.3%	3.0%	2.5%
Enrollment by Student Group			
Economically Disadvantaged	77.8%	56.8%	60.2%
Special Education	13.4%	12.4%	10.7%
English Learners	49.1%	28.1%	20.3%
Mobility Rate (2018-19)	23.9%	16.2%	15.3%

	Campus	District	State
Class Size Averages by Grade or Subject			
Elementary			
Kindergarten	19.6	19.2	19.0
Grade 1	23.0	19.0	18.9
Grade 2	20.0	19.5	18.8
Grade 3	21.3	19.4	19.0
Grade 4	22.3	19.2	19.2
Grade 5	23.7	23.4	20.9
Grade 6	27.0	24.3	20.4

School Financial Information (2018-19)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.6%	64.6%
Instructional Expenditure Ratio	n/a	69.4%	62.8%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$7,630	\$9,514	\$9,913
Instruction	\$5,357	\$5,696	\$5,558
Instructional Leadership	\$134	\$154	\$162
School Leadership	\$432	\$608	\$589

Texas Education Agency
2019-20 School Report Card
STULTS ROAD EL (057916114)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year. **Please note that due to the cancellation of spring 2020 State of Texas Assessments of Academic Readiness (STAAR) due to the COVID-19 pandemic, the performance of this year's report is not updated.**

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	70%	68%	72%	76%	*	62%	-	100%	68%
	2018	77%	79%	70%	67%	73%	61%	*	69%	-	100%	68%
ELA/Reading	2019	75%	77%	70%	71%	67%	76%	*	50%	-	100%	67%
	2018	74%	77%	69%	64%	73%	59%	*	57%	-	100%	65%
Mathematics	2019	82%	83%	73%	66%	79%	78%	*	64%	-	100%	71%
	2018	81%	83%	77%	70%	79%	74%	*	93%	-	100%	74%
Writing	2019	68%	67%	62%	55%	65%	75%	*	*	-	*	57%
	2018	66%	67%	57%	45%	63%	50%	-	*	-	*	53%
Science	2019	81%	84%	70%	77%	66%	60%	-	*	-	*	68%
	2018	80%	83%	62%	83%	57%	25%	-	40%	-	*	63%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	37%	35%	39%	34%	*	50%	-	33%	34%
	2018	48%	54%	37%	40%	35%	33%	*	49%	-	65%	34%
ELA/Reading	2019	48%	52%	36%	36%	37%	29%	*	36%	-	40%	31%
	2018	46%	52%	38%	41%	35%	31%	*	43%	-	83%	34%
Mathematics	2019	52%	57%	42%	38%	45%	38%	*	57%	-	40%	39%
	2018	50%	56%	41%	40%	39%	38%	*	64%	-	50%	38%
Writing	2019	38%	38%	24%	18%	24%	38%	*	*	-	*	17%
	2018	41%	43%	27%	40%	22%	17%	-	*	-	*	21%
Science	2019	54%	60%	39%	41%	39%	40%	-	*	-	*	37%
	2018	51%	57%	32%	34%	31%	25%	-	40%	-	*	31%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	15%	15%	16%	13%	*	24%	-	17%	14%
	2018	22%	27%	16%	18%	14%	9%	*	31%	-	29%	13%
ELA/Reading	2019	21%	26%	15%	16%	13%	13%	*	29%	-	20%	13%
	2018	19%	25%	19%	24%	15%	9%	*	36%	-	33%	16%
Mathematics	2019	26%	32%	18%	16%	22%	11%	*	21%	-	20%	18%
	2018	24%	31%	17%	17%	17%	9%	*	36%	-	25%	13%
Writing	2019	14%	15%	5%	5%	3%	13%	*	*	-	*	1%
	2018	13%	14%	4%	5%	4%	0%	-	*	-	*	3%
Science	2019	25%	31%	15%	18%	12%	20%	-	*	-	*	18%
	2018	23%	27%	12%	10%	10%	13%	-	20%	-	*	8%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	62	58	64	68	*	59	-	63	61
	2018	69	72	66	71	63	64	*	75	-	85	65
ELA/Reading	2019	68	69	58	58	57	68	*	59	-	*	56
	2018	69	71	64	67	63	57	*	67	-	*	64
Mathematics	2019	70	71	65	59	70	68	*	59	-	*	65
	2018	70	72	68	75	63	70	*	83	-	83	66

? Indicates that the data for this item were statistically improbable or were reported outside a reasonable range.
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n/a Indicates data reporting is not applicable for this group.

**Texas Education Agency
2019-20 School Report Card
STULTS ROAD EL (057916114)**

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8. **Please note that due to the cancellation of spring 2020 State of Texas Assessments of Academic Readiness (STAAR) due to the COVID-19 pandemic, this year's report is not updated.**

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	26%	47%	13%	0%	-	0%	-	-	24%
2018	38%	39%	30%	24%	34%	*	-	*	-	*	31%
Mathematics											
2019	45%	42%	33%	30%	45%	29%	-	*	-	-	31%
2018	47%	43%	41%	30%	45%	*	-	*	-	-	39%
Students Success Initiative											
Grade 5 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	77%	74%	78%	73%	60%	-	*	-	*	71%
Students Requiring Accelerated Instruction											
2019	22%	23%	26%	22%	27%	40%	-	*	-	*	29%
STAAR Cumulative Met Standard											
2019	86%	84%	79%	87%	78%	60%	-	*	-	*	76%
Grade 5 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	83%	82%	74%	83%	73%	60%	-	*	-	*	74%
Students Requiring Accelerated Instruction											
2019	17%	18%	26%	17%	27%	40%	-	*	-	*	26%
STAAR Cumulative Met Standard											
2019	90%	89%	92%	91%	93%	100%	-	*	-	*	90%

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Texas Education Agency
2019-20 School Report Card
STULTS ROAD EL (057916114)

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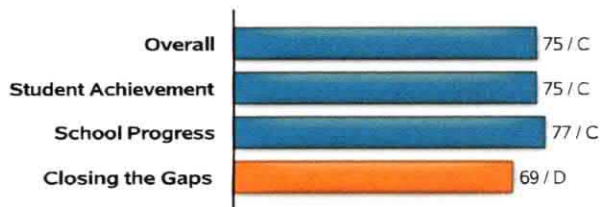
Texas Education Agency
2018-19 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

Accountability Rating



HAMILTON PARK PACESETTER MAGNET earned a C (70-79) for acceptable performance by serving many students well but needs to provide additional academic support to many more students.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for HAMILTON PARK PACESETTER MAGNET. Scores are scaled from 0 to 100 to align with letter grades.



School Information

District Name: RICHARDSON ISD
Campus Type: Elementary
Total Students: 656
Grade Span: PK - 06

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsrv1.tea.texas.gov/perfreport/tapr/2019/index.html>.

Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ✓ Science
- ✗ ELA/Reading
- ✗ Mathematics
- ✗ Comparative Academic Growth
- ✗ Comparative Closing the Gaps
- ✗ Postsecondary Readiness

School and Student Information

This section provides demographic information about HAMILTON PARK PACESETTER MAGNET, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	95.7%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	45.0%	22.1%	12.6%
Hispanic	20.1%	37.8%	52.6%
White	25.0%	29.8%	27.4%
American Indian	0.6%	0.3%	0.4%
Asian	3.7%	7.0%	4.5%
Pacific Islander	0.2%	0.1%	0.2%
Two or More Races	5.5%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	62.5%	55.7%	60.6%
English Learners	20.3%	26.7%	19.5%
Special Education	10.7%	11.7%	9.6%
Mobility Rate (2017-18)	17.7%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Elementary			
Kindergarten	19.5	19.9	18.9
Grade 1	19.0	20.0	18.8
Grade 2	16.2	19.1	18.7
Grade 3	18.1	19.0	18.9
Grade 4	18.5	20.0	19.2
Grade 5	17.6	23.1	21.2
Grade 6	17.4	24.1	20.4

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$9,622	\$9,171	\$9,844
Instruction	\$6,858	\$5,616	\$5,492
Instructional Leadership	\$151	\$154	\$155
School Leadership	\$545	\$578	\$576

Texas Education Agency
2018-19 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	73%	60%	75%	93%	100%	92%	-	63%	65%
	2018	77%	79%	74%	66%	71%	88%	*	88%	-	81%	66%
ELA/Reading	2019	75%	77%	72%	62%	68%	93%	*	100%	-	68%	63%
	2018	74%	77%	71%	61%	69%	88%	*	85%	-	73%	62%
Mathematics	2019	82%	83%	74%	61%	79%	93%	*	91%	-	64%	68%
	2018	81%	83%	79%	70%	78%	94%	*	92%	-	80%	72%
Writing	2019	68%	67%	49%	30%	61%	86%	-	*	-	17%	38%
	2018	66%	67%	52%	39%	43%	68%	*	*	-	*	41%
Science	2019	81%	84%	92%	85%	96%	95%	*	*	-	*	91%
	2018	80%	83%	88%	91%	79%	90%	-	*	-	*	84%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	43%	31%	40%	68%	63%	81%	-	35%	33%
	2018	48%	54%	45%	30%	39%	71%	*	78%	-	42%	33%
ELA/Reading	2019	48%	52%	43%	32%	35%	69%	*	90%	-	36%	31%
	2018	46%	52%	42%	28%	38%	68%	*	69%	-	33%	29%
Mathematics	2019	52%	57%	47%	34%	42%	75%	*	82%	-	32%	37%
	2018	50%	56%	47%	32%	41%	75%	*	85%	-	33%	34%
Writing	2019	38%	38%	18%	7%	22%	32%	-	*	-	17%	12%
	2018	41%	43%	37%	25%	26%	56%	*	*	-	*	29%
Science	2019	54%	60%	61%	44%	63%	82%	*	*	-	*	49%
	2018	51%	57%	58%	39%	50%	85%	-	*	-	*	45%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	26%	14%	18%	49%	50%	77%	-	26%	17%
	2018	22%	27%	24%	13%	19%	44%	*	50%	-	33%	14%
ELA/Reading	2019	21%	26%	24%	13%	16%	47%	*	90%	-	27%	15%
	2018	19%	25%	25%	15%	17%	45%	*	54%	-	27%	13%
Mathematics	2019	26%	32%	29%	18%	20%	53%	*	82%	-	32%	21%
	2018	24%	31%	24%	11%	19%	49%	*	46%	-	27%	14%
Writing	2019	14%	15%	9%	0%	0%	27%	-	*	-	17%	0%
	2018	13%	14%	6%	0%	4%	16%	*	*	-	*	2%
Science	2019	25%	31%	36%	26%	29%	64%	*	*	-	*	26%
	2018	23%	27%	42%	24%	38%	55%	-	*	-	*	30%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	68	64	62	75	*	94	-	77	65
	2018	69	72	64	61	66	64	*	69	-	78	62
ELA/Reading	2019	68	69	66	60	57	76	*	100	-	73	61
	2018	69	71	60	56	63	61	*	69	-	72	57
Mathematics	2019	70	71	71	67	68	73	*	89	-	80	69
	2018	70	72	68	66	69	67	*	69	-	83	66

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n/a Indicates data reporting is not applicable for this group.

**Texas Education Agency
2018-19 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)**

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	49%	39%	60%	50%	*	*	-	57%	45%
2018	38%	39%	39%	38%	38%	*	-	-	-	-	37%
Mathematics											
2019	45%	42%	42%	28%	63%	*	-	*	-	*	41%
2018	47%	43%	48%	52%	50%	*	-	*	-	*	49%
Students Success Initiative											
Grade 5 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	77%	77%	71%	79%	91%	*	*	-	*	70%
Students Requiring Accelerated Instruction											
2019	22%	23%	23%	29%	21%	9%	*	*	-	*	30%
STAAR Cumulative Met Standard											
2019	86%	84%	91%	85%	92%	95%	*	*	-	*	87%
Grade 5 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	83%	82%	90%	82%	92%	100%	*	*	-	*	91%
Students Requiring Accelerated Instruction											
2019	17%	18%	10%	18%	8%	0%	*	*	-	*	9%
STAAR Cumulative Met Standard											
2019	90%	89%	95%	91%	96%	100%	*	*	-	*	98%

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Texas Education Agency
2018-19 School Report Card
HAMILTON PARK PACESETTER MAGNET (057916105)

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Texas Education Agency
2018-19 School Report Card
STULTS ROAD EL (057916114)

Accountability Rating

School Information

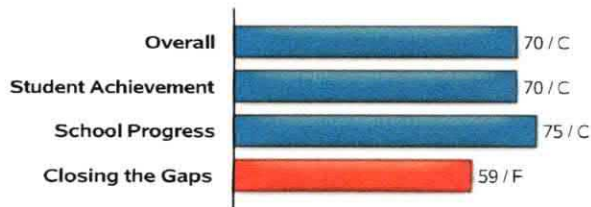


STULTS ROAD EL earned a C (70-79) for acceptable performance by serving many students well but needs to provide additional academic support to many more students.

District Name: RICHARDSON ISD
Campus Type: Elementary
Total Students: 725
Grade Span: EE - 06

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsrv1.tea.texas.gov/perfreport/tapr/2019/index.html>.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for STULTS ROAD EL. Scores are scaled from 0 to 100 to align with letter grades.



Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ELA/Reading
- Mathematics
- Science
- Comparative Academic Growth
- Comparative Closing the Gaps
- Postsecondary Readiness

School and Student Information

This section provides demographic information about STULTS ROAD EL, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	96.6%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	39.0%	22.1%	12.6%
Hispanic	43.2%	37.8%	52.6%
White	10.5%	29.8%	27.4%
American Indian	1.1%	0.3%	0.4%
Asian	4.6%	7.0%	4.5%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	1.5%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	81.4%	55.7%	60.6%
English Learners	48.4%	26.7%	19.5%
Special Education	12.0%	11.7%	9.6%
Mobility Rate (2017-18)	21.7%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Elementary			
Kindergarten	22.5	19.9	18.9
Grade 1	22.0	20.0	18.8
Grade 2	19.3	19.1	18.7
Grade 3	23.0	19.0	18.9
Grade 4	22.7	20.0	19.2
Grade 5	26.7	23.1	21.2
Grade 6	28.0	24.1	20.4

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$7,611	\$9,171	\$9,844
Instruction	\$5,324	\$5,616	\$5,492
Instructional Leadership	\$130	\$154	\$155
School Leadership	\$438	\$578	\$576

Texas Education Agency
2018-19 School Report Card
STULTS ROAD EL (057916114)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	70%	68%	72%	76%	*	62%	-	100%	68%
	2018	77%	79%	70%	67%	73%	61%	*	69%	-	100%	68%
ELA/Reading	2019	75%	77%	70%	71%	67%	76%	*	50%	-	100%	67%
	2018	74%	77%	69%	64%	73%	59%	*	57%	-	100%	65%
Mathematics	2019	82%	83%	73%	66%	79%	78%	*	64%	-	100%	71%
	2018	81%	83%	77%	70%	79%	74%	*	93%	-	100%	74%
Writing	2019	68%	67%	62%	55%	65%	75%	*	*	-	*	57%
	2018	66%	67%	57%	45%	63%	50%	-	*	-	*	53%
Science	2019	81%	84%	70%	77%	66%	60%	-	*	-	*	68%
	2018	80%	83%	62%	83%	57%	25%	-	40%	-	*	63%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	37%	35%	39%	34%	*	50%	-	33%	34%
	2018	48%	54%	37%	40%	35%	33%	*	49%	-	65%	34%
ELA/Reading	2019	48%	52%	36%	36%	37%	29%	*	36%	-	40%	31%
	2018	46%	52%	38%	41%	35%	31%	*	43%	-	83%	34%
Mathematics	2019	52%	57%	42%	38%	45%	38%	*	57%	-	40%	39%
	2018	50%	56%	41%	40%	39%	38%	*	64%	-	50%	38%
Writing	2019	38%	38%	24%	18%	24%	38%	*	*	-	*	17%
	2018	41%	43%	27%	40%	22%	17%	-	*	-	*	21%
Science	2019	54%	60%	39%	41%	39%	40%	-	*	-	*	37%
	2018	51%	57%	32%	34%	31%	25%	-	40%	-	*	31%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	15%	15%	16%	13%	*	24%	-	17%	14%
	2018	22%	27%	16%	18%	14%	9%	*	31%	-	29%	13%
ELA/Reading	2019	21%	26%	15%	16%	13%	13%	*	29%	-	20%	13%
	2018	19%	25%	19%	24%	15%	9%	*	36%	-	33%	16%
Mathematics	2019	26%	32%	18%	16%	22%	11%	*	21%	-	20%	18%
	2018	24%	31%	17%	17%	17%	9%	*	36%	-	25%	13%
Writing	2019	14%	15%	5%	5%	3%	13%	*	*	-	*	1%
	2018	13%	14%	4%	5%	4%	0%	-	*	-	*	3%
Science	2019	25%	31%	15%	18%	12%	20%	-	*	-	*	18%
	2018	23%	27%	12%	10%	10%	13%	-	20%	-	*	8%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	62	58	64	68	*	59	-	63	61
	2018	69	72	66	71	63	64	*	75	-	85	65
ELA/Reading	2019	68	69	58	58	57	68	*	59	-	*	56
	2018	69	71	64	67	63	57	*	67	-	*	64
Mathematics	2019	70	71	65	59	70	68	*	59	-	*	65
	2018	70	72	68	75	63	70	*	83	-	83	66

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n/a Indicates data reporting is not applicable for this group.

**Texas Education Agency
2018-19 School Report Card
STULTS ROAD EL (057916114)**

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	26%	47%	13%	0%	-	0%	-	-	24%
2018	38%	39%	30%	24%	34%	*	-	*	-	*	31%
Mathematics											
2019	45%	42%	33%	30%	45%	29%	-	*	-	-	31%
2018	47%	43%	41%	30%	45%	*	-	*	-	-	39%
Students Success Initiative											
Grade 5 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	77%	74%	78%	73%	60%	-	*	-	*	71%
Students Requiring Accelerated Instruction											
2019	22%	23%	26%	22%	27%	40%	-	*	-	*	29%
STAAR Cumulative Met Standard											
2019	86%	84%	79%	87%	78%	60%	-	*	-	*	76%
Grade 5 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	83%	82%	74%	83%	73%	60%	-	*	-	*	74%
Students Requiring Accelerated Instruction											
2019	17%	18%	26%	17%	27%	40%	-	*	-	*	26%
STAAR Cumulative Met Standard											
2019	90%	89%	92%	91%	93%	100%	-	*	-	*	90%

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 n/a Indicates data reporting is not applicable for this group.

Texas Education Agency
2018-19 School Report Card
STULTS ROAD EL (057916114)

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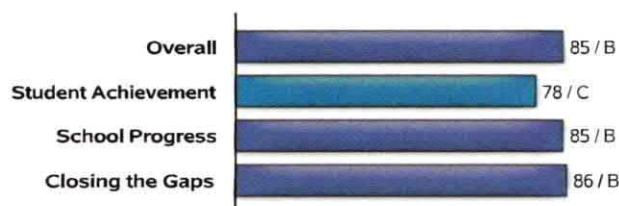
Texas Education Agency 2018-19 School Report Card FOREST MEADOW J H (057916047)

Accountability Rating

B

FOREST MEADOW J H earned a B (80-89) for recognized performance by serving many students well and encouraging high academic achievement and/or appropriate academic growth for most students.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for FOREST MEADOW J H. Scores are scaled from 0 to 100 to align with letter grades.



School Information

District Name: RICHARDSON ISD
Campus Type: Middle School
Total Students: 820
Grade Span: 07 - 08

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsvr1.tea.texas.gov/perfreport/tapr/2019/index.html>.

Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ✓ Mathematics
- ✓ Social Studies
- ✓ Comparative Academic Growth
- ✓ Comparative Closing the Gaps
- ✗ ELA/Reading
- ✗ Science
- ✗ Postsecondary Readiness

School and Student Information

This section provides demographic information about FOREST MEADOW J H, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	95.3%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	39.1%	22.1%	12.6%
Hispanic	36.2%	37.8%	52.6%
White	19.1%	29.8%	27.4%
American Indian	0.1%	0.3%	0.4%
Asian	3.5%	7.0%	4.5%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	1.7%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	65.2%	55.7%	60.6%
English Learners	25.1%	26.7%	19.5%
Special Education	11.3%	11.7%	9.6%
Mobility Rate (2017-18)	24.3%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Secondary			
English/Language Arts	16.3	17.3	16.6
Foreign Languages	17.6	20.8	18.9
Mathematics	17.4	19.7	17.8
Science	19.7	21.2	18.9
Social Studies	21.0	21.1	19.3

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$9,323	\$9,171	\$9,844
Instruction	\$5,986	\$5,616	\$5,492
Instructional Leadership	\$192	\$154	\$155
School Leadership	\$698	\$578	\$576

Texas Education Agency
2018-19 School Report Card
FOREST MEADOW J H (057916047)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	74%	66%	73%	93%	*	64%	*	78%	66%
	2018	77%	79%	72%	68%	64%	92%	*	75%	*	85%	65%
ELA/Reading	2019	75%	77%	76%	69%	75%	94%	*	53%	*	82%	68%
	2018	74%	77%	77%	73%	71%	94%	*	71%	*	92%	71%
Mathematics	2019	82%	83%	79%	70%	81%	94%	*	74%	*	82%	74%
	2018	81%	83%	75%	69%	70%	94%	*	87%	*	83%	69%
Writing	2019	68%	67%	61%	49%	56%	89%	*	78%	-	40%	47%
	2018	66%	67%	60%	53%	54%	86%	-	50%	*	71%	53%
Science	2019	81%	84%	78%	72%	79%	97%	-	60%	*	80%	71%
	2018	80%	83%	69%	70%	57%	90%	-	75%	-	*	64%
Social Studies	2019	81%	85%	69%	60%	68%	93%	-	60%	*	100%	61%
	2018	78%	84%	68%	70%	54%	89%	*	78%	-	80%	61%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	43%	34%	35%	79%	*	40%	*	43%	32%
	2018	48%	54%	41%	34%	30%	75%	*	46%	*	48%	31%
ELA/Reading	2019	48%	52%	44%	35%	35%	80%	*	26%	*	45%	32%
	2018	46%	52%	44%	34%	32%	80%	*	43%	*	58%	33%
Mathematics	2019	52%	57%	49%	38%	42%	85%	*	47%	*	55%	37%
	2018	50%	56%	43%	35%	31%	80%	*	47%	*	25%	32%
Writing	2019	38%	38%	33%	24%	23%	64%	*	44%	-	20%	20%
	2018	41%	43%	35%	27%	27%	64%	-	33%	*	57%	25%
Science	2019	54%	60%	49%	38%	40%	90%	-	50%	*	60%	38%
	2018	51%	57%	39%	34%	32%	69%	-	50%	-	*	32%
Social Studies	2019	55%	63%	38%	30%	31%	70%	-	40%	*	20%	27%
	2018	53%	63%	40%	39%	23%	69%	*	56%	-	60%	30%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	23%	14%	13%	61%	*	24%	*	32%	12%
	2018	22%	27%	20%	14%	11%	49%	*	25%	*	20%	11%
ELA/Reading	2019	21%	26%	25%	19%	12%	61%	*	26%	*	45%	14%
	2018	19%	25%	25%	15%	13%	63%	*	36%	*	33%	13%
Mathematics	2019	26%	32%	26%	13%	18%	68%	*	21%	*	27%	14%
	2018	24%	31%	19%	12%	12%	45%	*	13%	*	17%	11%
Writing	2019	14%	15%	16%	8%	7%	46%	*	22%	-	0%	6%
	2018	13%	14%	10%	7%	5%	27%	-	17%	*	14%	6%
Science	2019	25%	31%	24%	14%	14%	67%	-	20%	*	60%	13%
	2018	23%	27%	16%	11%	10%	46%	-	13%	-	*	9%
Social Studies	2019	33%	42%	21%	13%	12%	56%	-	30%	*	20%	10%
	2018	31%	41%	26%	22%	12%	56%	*	44%	-	20%	16%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	76	74	73	84	*	72	*	73	71
	2018	69	72	74	72	73	80	*	84	*	90	72
ELA/Reading	2019	68	69	75	77	70	81	*	69	*	75	71
	2018	69	71	78	74	77	85	*	85	*	92	75
Mathematics	2019	70	71	76	72	76	86	*	75	*	70	71
	2018	70	72	71	69	68	75	*	83	*	88	68

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- Indicates zero observations reported for this group.
* Indicates results are masked due to small numbers to protect student confidentiality.
n/a Indicates data reporting is not applicable for this group.

**Texas Education Agency
2018-19 School Report Card
FOREST MEADOW J H (057916047)**

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	43%	44%	46%	50%	*	20%	*	*	42%
2018	38%	39%	47%	49%	47%	*	-	*	*	*	46%
Mathematics											
2019	45%	42%	41%	35%	50%	33%	-	43%	*	*	41%
2018	47%	43%	44%	45%	46%	*	-	*	-	*	43%
Students Success Initiative											
Grade 8 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	80%	71%	62%	73%	92%	-	45%	*	100%	64%
Students Requiring Accelerated Instruction											
2019	22%	20%	29%	38%	27%	8%	-	55%	100%	0%	36%
STAAR Cumulative Met Standard											
2019	85%	86%	80%	76%	80%	92%	-	45%	*	100%	74%
Grade 8 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	82%	84%	72%	63%	74%	89%	-	75%	*	*	67%
Students Requiring Accelerated Instruction											
2019	18%	16%	28%	37%	26%	11%	-	25%	*	*	33%
STAAR Cumulative Met Standard											
2019	88%	89%	80%	73%	82%	92%	-	75%	*	*	75%

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Texas Education Agency
2018-19 School Report Card
FOREST MEADOW J H (057916047)

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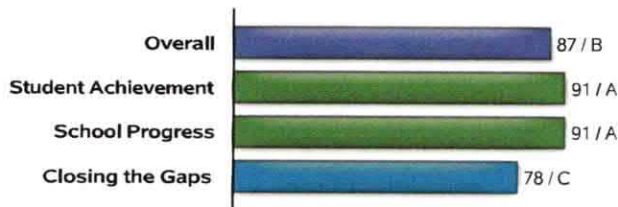
Texas Education Agency
2018-19 School Report Card
WESTWOOD MATH SCIENCE LEADERSHIP M (057916048)

Accountability Rating

B

WESTWOOD MATH SCIENCE LEADERSHIP M earned a B (80-89) for recognized performance by serving many students well and encouraging high academic achievement and/or appropriate academic growth for most students.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for WESTWOOD MATH SCIENCE LEADERSHIP M. Scores are scaled from 0 to 100 to align with letter grades.



School Information

District Name: RICHARDSON ISD
Campus Type: Middle School
Total Students: 671
Grade Span: 07 - 08

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsvr1.tea.texas.gov/perfreport/tapr/2019/index.html>.

Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ✓ ELA/Reading
- ✓ Science
- ✓ Social Studies
- ✓ Postsecondary Readiness
- ✗ Mathematics
- ✗ Comparative Academic Growth
- ✗ Comparative Closing the Gaps

School and Student Information

This section provides demographic information about WESTWOOD MATH SCIENCE LEADERSHIP M, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	96.0%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	21.6%	22.1%	12.6%
Hispanic	38.5%	37.8%	52.6%
White	25.9%	29.8%	27.4%
American Indian	0.1%	0.3%	0.4%
Asian	10.1%	7.0%	4.5%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	3.6%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	54.4%	55.7%	60.6%
English Learners	13.7%	26.7%	19.5%
Special Education	10.6%	11.7%	9.6%
Mobility Rate (2017-18)	8.2%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Secondary			
English/Language Arts	17.9	17.3	16.6
Foreign Languages	21.5	20.8	18.9
Mathematics	17.2	19.7	17.8
Science	20.0	21.2	18.9
Social Studies	20.7	21.1	19.3

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$9,822	\$9,171	\$9,844
Instruction	\$6,184	\$5,616	\$5,492
Instructional Leadership	\$229	\$154	\$155
School Leadership	\$719	\$578	\$576

Texas Education Agency
2018-19 School Report Card
WESTWOOD MATH SCIENCE LEADERSHIP M (057916048)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	86%	83%	80%	93%	50%	96%	*	88%	81%
	2018	77%	79%	84%	80%	74%	96%	*	95%	-	95%	77%
ELA/Reading	2019	75%	77%	85%	82%	80%	91%	*	97%	*	88%	80%
	2018	74%	77%	87%	82%	78%	98%	*	95%	-	96%	80%
Mathematics	2019	82%	83%	86%	83%	81%	95%	*	95%	*	88%	84%
	2018	81%	83%	86%	80%	75%	97%	*	98%	-	91%	78%
Writing	2019	68%	67%	73%	71%	63%	83%	-	93%	*	80%	66%
	2018	66%	67%	76%	75%	58%	91%	-	88%	-	89%	64%
Science	2019	81%	84%	93%	91%	88%	99%	*	97%	-	100%	89%
	2018	80%	83%	82%	78%	73%	98%	*	89%	-	100%	75%
Social Studies	2019	81%	85%	91%	88%	85%	99%	*	97%	-	89%	86%
	2018	78%	84%	88%	85%	78%	97%	*	100%	-	100%	81%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	62%	55%	46%	83%	0%	81%	*	70%	50%
	2018	48%	54%	59%	48%	38%	83%	*	77%	-	84%	42%
ELA/Reading	2019	48%	52%	64%	54%	50%	86%	*	80%	*	67%	51%
	2018	46%	52%	58%	46%	37%	83%	*	74%	-	83%	40%
Mathematics	2019	52%	57%	58%	51%	41%	78%	*	86%	*	71%	47%
	2018	50%	56%	57%	47%	35%	80%	*	80%	-	70%	39%
Writing	2019	38%	38%	48%	41%	30%	69%	-	80%	*	60%	38%
	2018	41%	43%	53%	51%	27%	76%	-	70%	-	89%	35%
Science	2019	54%	60%	69%	72%	50%	92%	*	73%	-	78%	56%
	2018	51%	57%	62%	42%	47%	92%	*	84%	-	90%	48%
Social Studies	2019	55%	63%	72%	69%	57%	90%	*	85%	-	89%	63%
	2018	53%	63%	69%	62%	50%	88%	*	83%	-	100%	54%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	37%	30%	20%	58%	0%	55%	*	42%	23%
	2018	22%	27%	36%	21%	20%	57%	*	52%	-	54%	21%
ELA/Reading	2019	21%	26%	40%	32%	25%	63%	*	55%	*	46%	26%
	2018	19%	25%	39%	25%	21%	60%	*	59%	-	48%	23%
Mathematics	2019	26%	32%	29%	19%	15%	46%	*	57%	*	29%	18%
	2018	24%	31%	28%	13%	14%	48%	*	49%	-	48%	16%
Writing	2019	14%	15%	23%	24%	9%	37%	-	43%	*	27%	15%
	2018	13%	14%	23%	17%	8%	43%	-	24%	-	33%	11%
Science	2019	25%	31%	42%	34%	22%	69%	*	52%	-	56%	23%
	2018	23%	27%	38%	16%	26%	73%	*	53%	-	50%	24%
Social Studies	2019	33%	42%	55%	50%	35%	79%	*	67%	-	78%	39%
	2018	31%	41%	55%	44%	34%	74%	*	76%	-	93%	38%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	71	68	68	77	*	82	*	65	67
	2018	69	72	73	72	73	74	*	77	-	59	75
ELA/Reading	2019	68	69	78	76	73	85	*	85	*	77	73
	2018	69	71	79	75	82	79	*	83	-	61	81
Mathematics	2019	70	71	64	59	62	68	*	78	*	52	61
	2018	70	72	68	69	65	69	*	72	-	57	68

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n/a Indicates data reporting is not applicable for this group.

**Texas Education Agency
2018-19 School Report Card
WESTWOOD MATH SCIENCE LEADERSHIP M (057916048)**

Prior-Year Non-Proficient and Student Success Initiative STAAR Outcomes

Progress of Prior-Year Non-Proficient Students shows STAAR performance rates for students who did not perform satisfactorily in 2017-18 but did in 2018-19. Student Success Initiative shows rates related to the requirement for students to demonstrate proficiency on the reading and mathematics STAAR in grades 5 and 8.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Progress of Prior-Year Non-Proficient Students											
Sum of Grades 4-8											
Reading											
2019	41%	37%	41%	41%	36%	30%	*	100%	*	*	38%
2018	38%	39%	50%	46%	49%	*	-	*	-	-	49%
Mathematics											
2019	45%	42%	44%	38%	48%	*	*	*	-	-	47%
2018	47%	43%	40%	47%	37%	*	-	-	-	-	41%
Students Success Initiative											
Grade 8 Reading											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	78%	80%	85%	84%	74%	94%	*	97%	-	100%	78%
Students Requiring Accelerated Instruction											
2019	22%	20%	15%	16%	26%	6%	0%	3%	-	0%	22%
STAAR Cumulative Met Standard											
2019	85%	86%	89%	84%	81%	97%	*	100%	-	100%	83%
Grade 8 Mathematics											
Students Meeting Approaches Grade Level on First STAAR Administration											
2019	82%	84%	86%	75%	81%	96%	*	97%	-	100%	82%
Students Requiring Accelerated Instruction											
2019	18%	16%	14%	25%	19%	4%	100%	3%	-	0%	18%
STAAR Cumulative Met Standard											
2019	88%	89%	91%	87%	86%	97%	*	100%	-	100%	89%

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 n/a Indicates data reporting is not applicable for this group.

Texas Education Agency
2018-19 School Report Card
WESTWOOD MATH SCIENCE LEADERSHIP M (057916048)

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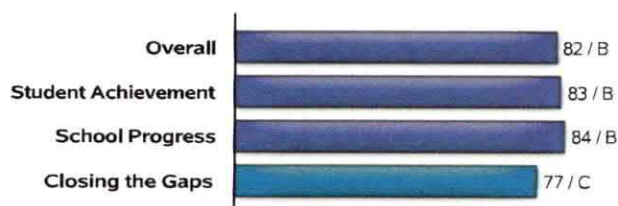
Texas Education Agency 2018-19 School Report Card LAKE HIGHLANDS H S (057916002)

Accountability Rating

B

LAKE HIGHLANDS H S earned a B (80-89) for recognized performance by serving many students well and encouraging high academic achievement and/or appropriate academic growth for most students.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for LAKE HIGHLANDS H S. Scores are scaled from 0 to 100 to align with letter grades.



School Information

District Name: RICHARDSON ISD
Campus Type: High School
Total Students: 2,728
Grade Span: 09 - 12

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsrv1.tea.texas.gov/perfreport/tapr/2019/index.html>.

Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ✓ Mathematics
- ✗ ELA/Reading
- ✗ Science
- ✗ Social Studies
- ✗ Comparative Academic Growth
- ✗ Comparative Closing the Gaps
- ✗ Postsecondary Readiness

School and Student Information

This section provides demographic information about LAKE HIGHLANDS H S, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	92.6%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	30.9%	22.1%	12.6%
Hispanic	32.6%	37.8%	52.6%
White	28.0%	29.8%	27.4%
American Indian	0.1%	0.3%	0.4%
Asian	6.0%	7.0%	4.5%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	2.2%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	53.2%	55.7%	60.6%
English Learners	18.9%	26.7%	19.5%
Special Education	9.6%	11.7%	9.6%
Mobility Rate (2017-18)	17.2%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Secondary			
English/Language Arts	17.3	17.3	16.6
Foreign Languages	19.5	20.8	18.9
Mathematics	20.6	19.7	17.8
Science	21.6	21.2	18.9
Social Studies	23.6	21.1	19.3

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$7,427	\$9,171	\$9,844
Instruction	\$4,865	\$5,616	\$5,492
Instructional Leadership	\$80	\$154	\$155
School Leadership	\$575	\$578	\$576

Texas Education Agency
2018-19 School Report Card
LAKE HIGHLANDS H S (057916002)

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	75%	72%	68%	93%	70%	69%	83%	83%	69%
	2018	77%	79%	69%	67%	63%	88%	33%	56%	38%	66%	62%
ELA/Reading	2019	75%	77%	64%	58%	54%	90%	60%	48%	*	79%	53%
	2018	74%	77%	59%	55%	51%	85%	40%	37%	20%	53%	48%
Mathematics	2019	82%	83%	83%	85%	80%	83%	*	88%	*	75%	83%
	2018	81%	83%	67%	70%	62%	71%	*	75%	-	63%	65%
Science	2019	81%	84%	84%	81%	76%	96%	*	89%	*	100%	80%
	2018	80%	83%	79%	81%	71%	92%	*	68%	*	89%	73%
Social Studies	2019	81%	85%	90%	87%	87%	99%	-	86%	-	87%	87%
	2018	78%	84%	91%	91%	91%	99%	*	67%	*	91%	88%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	52%	45%	42%	84%	60%	38%	33%	61%	42%
	2018	48%	54%	46%	40%	38%	76%	33%	31%	13%	45%	35%
ELA/Reading	2019	48%	52%	46%	35%	33%	82%	60%	27%	*	60%	31%
	2018	46%	52%	41%	34%	30%	75%	40%	22%	20%	39%	28%
Mathematics	2019	52%	57%	52%	51%	48%	67%	*	58%	*	33%	51%
	2018	50%	56%	32%	32%	30%	36%	*	37%	-	25%	29%
Science	2019	54%	60%	54%	46%	42%	84%	*	40%	*	69%	43%
	2018	51%	57%	50%	46%	38%	80%	*	36%	*	56%	37%
Social Studies	2019	55%	63%	72%	66%	62%	93%	-	54%	-	80%	62%
	2018	53%	63%	72%	65%	68%	95%	*	44%	*	73%	64%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	20%	14%	13%	40%	20%	17%	17%	27%	13%
	2018	22%	27%	15%	7%	11%	35%	17%	13%	0%	19%	9%
ELA/Reading	2019	21%	26%	8%	2%	3%	24%	20%	5%	*	19%	2%
	2018	19%	25%	6%	2%	2%	17%	0%	5%	0%	6%	1%
Mathematics	2019	26%	32%	25%	26%	21%	29%	*	37%	*	17%	25%
	2018	24%	31%	12%	10%	13%	16%	*	17%	-	13%	11%
Science	2019	25%	31%	22%	12%	13%	48%	*	22%	*	38%	12%
	2018	23%	27%	17%	7%	9%	43%	*	13%	*	22%	7%
Social Studies	2019	33%	42%	45%	36%	34%	72%	-	27%	-	47%	34%
	2018	31%	41%	45%	22%	37%	82%	*	30%	*	64%	33%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	73	73	72	75	*	69	*	73	73
	2018	69	72	60	61	58	64	*	55	*	58	57
ELA/Reading	2019	68	69	70	72	69	72	*	57	-	73	69
	2018	69	71	60	62	59	62	-	46	*	56	58
Mathematics	2019	70	71	78	75	76	87	*	88	*	71	77
	2018	70	72	60	60	57	71	*	66	-	*	57

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**Texas Education Agency
2018-19 School Report Card
LAKE HIGHLANDS H S (057916002)**

Graduation and College, Career, and Military Readiness Outcomes

This section provides graduation, graduation plan, and College, Career, and Military Readiness rates.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv	
Annual Dropout Rate (Gr 9-12)												
2017-18	1.9%	2.4%	3.2%	4.8%	3.8%	0.7%	16.7%	2.2%	16.7%	0.0%	3.9%	
2016-17	1.9%	1.7%	2.1%	2.7%	2.8%	0.6%	0.0%	0.8%	*	1.6%	2.7%	
4-Year Longitudinal Rate (Gr 9-12)												
Class of 2018												
Graduated	90.0%	89.8%	89.1%	85.5%	86.9%	96.7%	*	86.2%	*	88.2%	87.0%	
Graduates, TxCHSE, & Cont	94.3%	92.6%	93.2%	91.0%	90.8%	98.0%	*	100.0%	*	88.2%	91.2%	
Class of 2017												
Graduated	89.7%	89.9%	90.8%	85.0%	88.6%	97.7%	*	96.4%	-	85.7%	88.7%	
Graduates, TxCHSE, & Cont	94.1%	93.3%	95.3%	93.4%	93.4%	98.8%	*	96.4%	-	92.9%	94.0%	
5-Year Extended Longitudinal Rate (Gr 9-12)												
Class of 2017												
Graduated	92.0%	92.6%	94.4%	92.2%	92.1%	98.3%	*	96.4%	-	92.9%	92.2%	
Graduates, TxCHSE, & Cont	93.7%	93.2%	95.3%	93.4%	93.3%	98.8%	*	96.4%	-	92.9%	93.6%	
Class of 2016												
Graduated	91.6%	93.5%	94.4%	91.2%	93.8%	98.7%	-	91.3%	*	100.0%	91.8%	
Graduates, TxCHSE, & Cont	93.4%	94.0%	94.8%	91.8%	94.3%	98.7%	-	91.3%	*	100.0%	92.2%	
6-Year Extended Longitudinal Rate (Gr 9-12)												
Class of 2016												
Graduated	92.1%	93.8%	94.8%	91.8%	94.3%	98.7%	-	91.3%	*	100.0%	92.2%	
Graduates, TxCHSE, & Cont	93.4%	94.2%	94.8%	91.8%	94.3%	98.7%	-	91.3%	*	100.0%	92.2%	
Class of 2015												
Graduated	91.8%	93.4%	92.8%	89.4%	90.6%	97.2%	*	91.7%	*	100.0%	88.7%	
Graduates, TxCHSE, & Cont	93.3%	93.7%	93.0%	90.1%	90.6%	97.2%	*	91.7%	*	100.0%	88.7%	
4-Year Federal Graduation Rate Without Exclusions (Gr 9-12)												
Class of 2018	90.0%	88.2%	87.2%	84.3%	85.2%	94.2%	*	82.4%	*	83.3%	85.6%	
Class of 2017	89.7%	87.4%	88.8%	83.7%	87.5%	95.5%	*	86.1%	-	85.7%	86.5%	
RHSP/DAP Graduates (Longitudinal Rate)												
Class of 2018	68.5%	54.5%	57.1%	*	*	*	-	-	-	-	*	
Class of 2017	88.5%	83.4%	85.8%	74.2%	81.6%	95.9%	*	100.0%	-	83.3%	80.7%	
RHSP/DAP/FHSP-E/FHSP-DLA Graduates (Longitudinal Rate)												
Class of 2018	86.8%	83.0%	82.5%	80.0%	73.9%	93.8%	*	88.0%	*	93.3%	77.7%	
Class of 2017	85.9%	82.3%	83.2%	69.0%	78.8%	95.9%	*	100.0%	-	83.3%	76.8%	
College, Career, and Military Ready (Annual Graduates)												
2017-18	65.5%	66.8%	64.6%	53.8%	56.7%	84.6%	*	70.3%	*	65.6%	54.5%	
SAT/ACT Results (Annual Graduates)												
Tested												
2017-18	74.6%	94.2%	95.1%	94.9%	93.6%	98.0%	*	78.1%	*	100.0%	94.8%	
2016-17	73.5%	94.2%	95.5%	91.1%	92.3%	98.9%	100.0%	100.0%	-	91.7%	92.1%	
Average SAT Score ***												
2017-18	1036	1138	1103	983	1046	1233	*	1053	*	1041	989	
Average ACT Score ***												
2017-18	20.6	20.1	18.9	15.8	16.7	24.5	*	18.8	*	18.9	16.2	

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Texas Education Agency
2018-19 School Report Card
LAKE HIGHLANDS H S (057916002)

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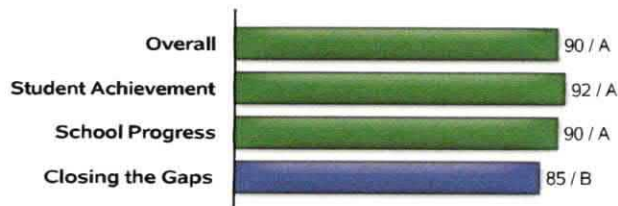
Texas Education Agency
2018-19 School Report Card
RICHARDSON H S (057916003)

Accountability Rating

A

RICHARDSON H S earned an A (90-100) for exemplary performance by serving most students well, encouraging high academic achievement and/or appropriate academic growth for almost all students, and preparing most students for eventual success in college, a career, or the military.

State accountability ratings are based on three domains: Student Achievement, School Progress, and Closing the Gaps. The graph below provides summary results for RICHARDSON H S. Scores are scaled from 0 to 100 to align with letter grades.



School Information

District Name: RICHARDSON ISD
Campus Type: High School
Total Students: 2,692
Grade Span: 09 - 12

For more information about this campus, see <https://TXSchools.gov> or the Texas Academic Performance Report at <https://rptsvr1.tea.texas.gov/perfreport/tapr/2019/index.html>.

Distinction Designations

Campuses that earn a rating of A-D are eligible for as many as seven distinction designations, or awards for outstanding performance.

- ✓ ELA/Reading
- ✓ Comparative Academic Growth
- ✓ Postsecondary Readiness
- ✗ Social Studies
- ✓ Science
- ✓ Comparative Closing the Gaps
- ✗ Mathematics

School and Student Information

This section provides demographic information about RICHARDSON H S, including attendance rates; enrollment percentages for various student groups; student mobility rates; and class size averages at the campus, district, and state level, where applicable.

	Campus	District	State
Attendance Rate (2017-18)	93.6%	95.3%	95.4%
Enrollment by Race/Ethnicity			
African American	16.9%	22.1%	12.6%
Hispanic	44.7%	37.8%	52.6%
White	27.8%	29.8%	27.4%
American Indian	0.3%	0.3%	0.4%
Asian	6.8%	7.0%	4.5%
Pacific Islander	0.1%	0.1%	0.2%
Two or More Races	3.3%	2.9%	2.4%
Enrollment by Student Group			
Economically Disadvantaged	48.3%	55.7%	60.6%
English Learners	10.5%	26.7%	19.5%
Special Education	10.2%	11.7%	9.6%
Mobility Rate (2017-18)	10.7%	16.8%	15.4%

	Campus	District	State
Class Size Averages by Grade or Subject			
Secondary			
English/Language Arts	17.7	17.3	16.6
Foreign Languages	17.3	20.8	18.9
Mathematics	22.1	19.7	17.8
Science	20.8	21.2	18.9
Social Studies	22.5	21.1	19.3

School Financial Information (2017-18)

Various financial indicators based on actual data from the prior year are reported for the campus, district, and state. For more information, see <http://tea.texas.gov/financialstandardreports/>.

	Campus	District	State
Instructional Staff Percent	n/a	66.3%	64.5%
Instructional Expenditure Ratio	n/a	70.7%	62.7%

	Campus	District	State
Expenditures per Student			
Total Operating Expenditures	\$7,216	\$9,171	\$9,844
Instruction	\$4,777	\$5,616	\$5,492
Instructional Leadership	\$75	\$154	\$155
School Leadership	\$548	\$578	\$576

**Texas Education Agency
2018-19 School Report Card
RICHARDSON H S (057916003)**

STAAR Outcomes

This section provides STAAR performance and Academic Growth outcomes. Academic Growth measures whether students are maintaining performance or improving from year to year.

		State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
STAAR Performance Rates at Approaches Grade Level or Above (All Grades Tested)												
All Subjects	2019	78%	80%	87%	86%	81%	97%	73%	98%	100%	95%	81%
	2018	77%	79%	85%	84%	78%	96%	*	94%	*	88%	80%
ELA/Reading	2019	75%	77%	82%	79%	73%	95%	67%	97%	*	92%	74%
	2018	74%	77%	78%	77%	68%	93%	*	91%	*	80%	69%
Mathematics	2019	82%	83%	86%	87%	83%	95%	*	100%	-	100%	84%
	2018	81%	83%	84%	82%	81%	96%	-	94%	-	80%	82%
Science	2019	81%	84%	94%	95%	89%	98%	*	100%	*	100%	89%
	2018	80%	83%	92%	93%	86%	99%	-	98%	-	100%	90%
Social Studies	2019	81%	85%	95%	94%	91%	99%	*	98%	*	95%	91%
	2018	78%	84%	96%	97%	93%	98%	*	100%	-	100%	94%
STAAR Performance Rates at Meets Grade Level or Above (All Grades Tested)												
All Subjects	2019	50%	54%	71%	66%	59%	90%	47%	92%	100%	89%	60%
	2018	48%	54%	66%	62%	54%	86%	*	82%	*	76%	55%
ELA/Reading	2019	48%	52%	67%	61%	52%	88%	33%	89%	*	87%	54%
	2018	46%	52%	59%	54%	45%	84%	*	77%	*	65%	47%
Mathematics	2019	52%	57%	58%	56%	52%	74%	*	89%	-	80%	54%
	2018	50%	56%	53%	48%	47%	72%	-	67%	-	67%	46%
Science	2019	54%	60%	76%	75%	65%	93%	*	95%	*	94%	65%
	2018	51%	57%	73%	72%	61%	88%	-	91%	-	93%	65%
Social Studies	2019	55%	63%	85%	77%	78%	98%	*	96%	*	90%	77%
	2018	53%	63%	84%	81%	77%	94%	*	93%	-	93%	77%
STAAR Performance Rates at Masters Grade Level (All Grades Tested)												
All Subjects	2019	24%	29%	33%	22%	23%	52%	20%	54%	60%	56%	22%
	2018	22%	27%	30%	23%	20%	48%	*	47%	*	39%	20%
ELA/Reading	2019	21%	26%	18%	9%	11%	32%	0%	35%	*	39%	9%
	2018	19%	25%	15%	11%	7%	28%	*	30%	*	18%	8%
Mathematics	2019	26%	32%	28%	23%	25%	42%	*	56%	-	20%	24%
	2018	24%	31%	31%	27%	25%	51%	-	50%	-	40%	26%
Science	2019	25%	31%	40%	25%	25%	66%	*	67%	*	75%	25%
	2018	23%	27%	38%	28%	23%	64%	-	63%	-	47%	23%
Social Studies	2019	33%	42%	65%	49%	52%	87%	*	84%	*	81%	52%
	2018	31%	41%	60%	48%	48%	80%	*	75%	-	74%	48%
Academic Growth Score (All Grades Tested)												
Both Subjects	2019	69	70	73	73	70	75	*	89	*	85	71
	2018	69	72	70	68	67	76	*	76	*	71	68
ELA/Reading	2019	68	69	72	71	70	72	*	87	*	81	70
	2018	69	71	67	68	63	73	*	72	*	64	66
Mathematics	2019	70	71	75	76	71	85	*	100	-	*	73
	2018	70	72	75	68	73	84	-	93	-	86	70

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Texas Education Agency
2018-19 School Report Card
RICHARDSON H S (057916003)

Graduation and College, Career, and Military Readiness Outcomes

This section provides graduation, graduation plan, and College, Career, and Military Readiness rates.

	State	District	Campus	African American	Hispanic	White	American Indian	Asian	Pacific Islander	Two or More Races	Econ Disadv
Annual Dropout Rate (Gr 9-12)											
2017-18	1.9%	2.4%	1.5%	0.9%	2.6%	0.4%	0.0%	1.0%	*	0.0%	2.1%
2016-17	1.9%	1.7%	0.8%	1.4%	0.8%	0.5%	0.0%	0.0%	*	0.9%	1.0%
4-Year Longitudinal Rate (Gr 9-12)											
Class of 2018											
Graduated	90.0%	89.8%	94.0%	94.9%	92.0%	96.9%	*	96.0%	-	85.7%	91.9%
Graduates, TxCHSE, & Cont	94.3%	92.6%	95.9%	98.3%	93.2%	98.1%	*	96.0%	-	100.0%	93.5%
Class of 2017											
Graduated	89.7%	89.9%	94.2%	92.5%	91.2%	98.1%	*	96.4%	-	100.0%	93.2%
Graduates, TxCHSE, & Cont	94.1%	93.3%	96.5%	95.7%	95.4%	98.1%	*	96.4%	-	100.0%	96.1%
5-Year Extended Longitudinal Rate (Gr 9-12)											
Class of 2017											
Graduated	92.0%	92.6%	96.0%	94.7%	94.6%	98.1%	*	96.4%	-	100.0%	95.4%
Graduates, TxCHSE, & Cont	93.7%	93.2%	96.0%	94.7%	94.6%	98.1%	*	96.4%	-	100.0%	95.4%
Class of 2016											
Graduated	91.6%	93.5%	96.1%	95.8%	94.3%	97.7%	*	100.0%	-	95.8%	93.8%
Graduates, TxCHSE, & Cont	93.4%	94.0%	96.6%	95.8%	94.8%	98.8%	*	100.0%	-	95.8%	94.1%
6-Year Extended Longitudinal Rate (Gr 9-12)											
Class of 2016											
Graduated	92.1%	93.8%	96.1%	95.8%	94.3%	97.7%	*	100.0%	-	95.8%	93.8%
Graduates, TxCHSE, & Cont	93.4%	94.2%	96.8%	95.8%	94.8%	99.4%	*	100.0%	-	95.8%	94.5%
Class of 2015											
Graduated	91.8%	93.4%	95.9%	95.1%	94.5%	97.2%	-	100.0%	-	94.1%	95.6%
Graduates, TxCHSE, & Cont	93.3%	93.7%	96.2%	95.9%	94.5%	97.2%	-	100.0%	-	100.0%	95.9%
4-Year Federal Graduation Rate Without Exclusions (Gr 9-12)											
Class of 2018	90.0%	88.2%	93.0%	94.1%	91.0%	95.8%	*	94.1%	-	85.7%	91.4%
Class of 2017	89.7%	87.4%	93.1%	90.5%	90.2%	96.9%	*	96.4%	-	100.0%	92.9%
RHSP/DAP Graduates (Longitudinal Rate)											
Class of 2018	68.5%	54.5%	*	-	*	-	-	*	-	-	*
Class of 2017	88.5%	83.4%	78.5%	73.3%	70.8%	90.1%	*	90.7%	-	75.0%	70.2%
RHSP/DAP/FHSP-E/FHSP-DLA Graduates (Longitudinal Rate)											
Class of 2018	86.8%	83.0%	82.0%	80.2%	70.5%	94.9%	*	95.8%	-	94.4%	74.1%
Class of 2017	85.9%	82.3%	78.1%	73.3%	70.2%	89.5%	*	90.7%	-	75.0%	69.3%
College, Career, and Military Ready (Annual Graduates)											
2017-18	65.5%	66.8%	73.2%	72.0%	58.2%	88.8%	*	97.9%	-	86.1%	65.7%
SAT/ACT Results (Annual Graduates)											
Tested											
2017-18	74.6%	94.2%	95.8%	96.6%	87.8%	100.0%	*	100.0%	-	94.4%	90.8%
2016-17	73.5%	94.2%	92.0%	100.0%	84.9%	95.5%	100.0%	98.2%	0.0%	96.9%	89.6%
Average SAT Score ***											
2017-18	1036	1138	1145	1010	1082	1236	*	1246	-	1214	1087
Average ACT Score ***											
2017-18	20.6	20.1	20.6	18.2	17.7	24.6	*	24.3	-	24.8	18.4

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Texas Education Agency
2018-19 School Report Card
RICHARDSON H S (057916003)

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2019 Campus Comparison Group
HAMILTON PARK PACESETTER MAGNET (057916105) - RICHARDSON ISD
 Campus Type: Elementary
 Sorted by District Name

Campus Name	District Name	Grade Span	Number of Students	% Econ Disadv	% EL	Mobility Rate	% Early College HS	% Special Ed
HAMILTON PARK PACESETTER MAGNET (057916105)	RICHARDSON ISD	PK-06	656	62.5	20.3	17.7	0.0	10.7
1 KEY EL (220901128)	ARLINGTON ISD	KG-06	462	63.4	16.2	18.4	0.0	8.4
2 MILLER EL (220901135)	ARLINGTON ISD	EE-06	628	67.4	11.9	18.0	0.0	14.0
3 PEARCY EL (220901154)	ARLINGTON ISD	EE-06	451	66.7	24.8	11.7	0.0	11.8
4 STARRETT EL (220901140)	ARLINGTON ISD	PK-06	557	71.5	22.3	18.6	0.0	9.2
5 CASEY EL (227901173)	AUSTIN ISD	EE-05	603	67.2	19.2	18.2	0.0	12.8
6 KOCUREK EL (227901172)	AUSTIN ISD	EE-05	563	66.3	17.1	19.1	0.0	13.7
7 BARROW EL (020907107)	COLUMBIA-BRAZORIA ISD	EE-06	549	64.7	10.7	18.0	0.0	11.8
8 COLUMBUS EL (045902101)	COLUMBUS ISD	EE-05	712	66.2	21.3	13.0	0.0	10.8
9 MORNINGSIDE EL (046902117)	COMAL ISD	EE-05	723	68.5	21.0	20.2	0.0	9.1
10 HOLLIS T DIETZ EL (129901105)	CRANDALL ISD	EE-06	615	54.8	14.3	16.2	0.0	13.3
11 W A MARTIN EL (129901101)	CRANDALL ISD	EE-06	544	63.6	30.7	12.6	0.0	11.8
12 RICHTER EL (146902103)	DAYTON ISD	KG-05	725	62.1	17.8	14.5	0.0	9.4
13 BLACKBURN EL (129902105)	FORNEY ISD	EE-06	781	58.9	21.4	18.2	0.0	10.8
14 PAT COOPER EL (246904104)	GEORGETOWN ISD	PK-05	583	61.4	20.8	16.6	0.0	10.1
15 CROCKETT EL (101911118)	GOOSE CREEK CISD	EE-05	727	66.7	22.7	19.2	0.0	11.7
16 HARMONY SCHOOL OF INNOVATION - GRA (161807016)	HARMONY SCIENCE ACAD (WACO)	PK-06	446	64.1	23.3	11.9	0.0	7.0
17 HARMONY SCIENCE ACADEMY - GARLAND (161807002)	HARMONY SCIENCE ACAD (WACO)	PK-06	676	62.1	29.3	22.7	0.0	7.7
18 BELL MANOR EL (220916116)	HURST-EULESS-BEDF ORD ISD	EE-06	775	70.8	16.5	17.3	0.0	12.4
19 DONNA PARK (220916113)	HURST-EULESS-BEDF ORD ISD	EE-06	509	67.2	22.0	16.6	0.0	11.4
20 NORTH EULESS EL (220916105)	HURST-EULESS-BEDF ORD ISD	PK-06	717	71.3	24.8	14.6	0.0	6.6
21 SOUTH EULESS EL (220916108)	HURST-EULESS-BEDF ORD ISD	PK-06	640	66.1	17.0	15.5	0.0	12.7
22 WEST HURST EL (220916111)	HURST-EULESS-BEDF ORD ISD	EE-06	546	69.6	20.0	16.7	0.0	16.3
23 WILSHIRE EL (220916112)	HURST-EULESS-BEDF ORD ISD	PK-06	751	62.1	16.2	23.1	0.0	8.5
24 GREENWOOD FOREST EL (101915104)	KLEIN ISD	KG-05	730	64.5	24.4	18.4	0.0	7.7
25 BAYSHORE EL (101916104)	LA PORTE ISD	EE-05	571	65.5	20.5	15.4	0.0	12.8
26 LAKE DALLAS EL (061912101)	LAKE DALLAS ISD	PK-05	652	66.3	21.0	12.8	0.0	10.1
27 CAMEY EL (061902107)	LEWISVILLE ISD	EE-05	602	57.0	20.4	18.2	0.0	10.3
28 DEGAN EL (061902106)	LEWISVILLE ISD	EE-05	597	60.8	17.9	16.0	0.0	14.2
29 COLT EL (027904102)	MARBLE FALLS ISD	EE-05	622	66.4	22.3	12.0	0.0	12.9
30 BONHAM EL (165901101)	MIDLAND ISD	PK-06	646	55.7	23.8	20.6	0.0	5.4
31 LAMAR EL (165901111)	MIDLAND ISD	PK-06	500	70.8	23.0	22.8	0.0	7.0
32 LACY EL (043911101)	PRINCETON ISD	EE-05	696	62.9	26.1	20.6	0.0	14.1
33 AMANDA ROCHELL EL (199901103)	ROCKWALL ISD	PK-06	561	64.5	21.7	19.1	0.0	9.6
34 HOWARD DOBBS EL (199901102)	ROCKWALL ISD	PK-06	576	57.5	25.2	7.1	0.0	9.5
35 ANDERSON EL (101919109)	SPRING ISD	EE-06	631	71.2	23.3	15.0	0.0	7.9
36 CHET BURCHETT EL (101919119)	SPRING ISD	EE-06	707	69.3	20.8	15.5	0.0	8.8
37 IKARD EL (184903110)	WEATHERFORD ISD	EE-05	540	63.1	20.4	16.6	0.0	9.8
38 W LLOYD MEADOR EL (170904107)	WILLIS ISD	KG-05	729	61.7	17.1	14.0	0.0	8.8
39 EASTWOOD HEIGHTS EL (071905124)	YSLETA ISD	PK-06	756	67.6	23.0	9.7	0.0	10.2
40 TIERRA DEL SOL EL (071905132)	YSLETA ISD	EE-06	741	71.4	19.8	12.5	0.0	16.3
Comparison Group Average			629	65.0	20.8	16.4	0.0	10.7

2019 Campus Comparison Group STULTS ROAD EL (057916114) - RICHARDSON ISD

Campus Type: Elementary
Sorted by District Name

Campus Name	District Name	Grade Span	Number of Students	% Econ Disadv	% EL	Mobility Rate	% Early College HS	% Special Ed
STULTS ROAD EL (057916114)	RICHARDSON ISD	EE-06	725	81.4	48.4	21.7	0.0	12.0
1 ADAMS EL (220901161)	ARLINGTON ISD	EE-06	805	91.9	49.2	23.5	0.0	6.6
2 ATHERTON EL (220901132)	ARLINGTON ISD	PK-06	569	90.3	48.2	18.7	0.0	5.4
3 BEBENSEE EL (220901141)	ARLINGTON ISD	EE-06	706	82.6	47.2	14.8	0.0	7.1
4 BURGIN EL (220901155)	ARLINGTON ISD	EE-06	580	91.0	52.2	24.8	0.0	11.6
5 FOSTER EL (220901126)	ARLINGTON ISD	EE-06	568	88.7	48.4	21.2	0.0	9.9
6 MCNUTT EL (220901165)	ARLINGTON ISD	EE-06	723	85.5	38.6	19.3	0.0	9.1
7 PATRICK EL (220901162)	ARLINGTON ISD	EE-06	765	91.5	45.2	27.6	0.0	9.2
8 SOUTH DAVIS EL (220901111)	ARLINGTON ISD	PK-06	606	93.6	53.8	23.1	0.0	8.6
9 ACADEMY AT CARRIE F THOMAS BIRDVILLE ISD (220902116)	ARLINGTON ISD	PK-05	616	74.4	46.1	17.7	0.0	11.5
10 SEAGOVILLE EL (057905208)	DALLAS ISD	EE-05	707	89.1	47.4	17.9	0.0	7.1
11 SIDNEY LANIER EXPRESSIVE ARTS VANG (057905173)	DALLAS ISD	PK-06	626	80.4	45.7	9.6	0.0	8.6
12 HODGE EL (061901105)	DENTON ISD	PK-05	621	81.5	47.3	19.3	0.0	7.7
13 BOOKER T WASHINGTON EL (011902101)	ELGIN ISD	KG-05	643	83.8	52.6	17.0	0.0	9.0
14 NORTH BELT EL (101913103)	HUMBLE ISD	PK-05	740	87.6	47.6	17.8	0.0	8.4
15 OAKWOOD TERRACE EL (220916106)	HURST-EULESS-BEDF ORD ISD	EE-06	617	84.9	54.3	16.6	0.0	13.0
16 DAVIS EL (057912121)	IRVING ISD	KG-05	826	77.1	47.3	23.9	0.0	8.0
17 HANES EL (057912119)	IRVING ISD	KG-05	640	73.4	49.7	18.7	0.0	10.0
18 JACKIE MAE TOWNSELL EL (057912123)	IRVING ISD	KG-05	797	78.0	43.9	22.3	0.0	7.4
19 NITSCH EL (101915112)	KLEIN ISD	KG-05	754	88.1	41.4	20.3	0.0	11.4
20 LLOYD M BENTSEN EL (108912116)	LA JOYA ISD	EE-05	644	82.3	45.8	22.1	0.0	9.6
21 LEWISVILLE EL (061902143)	LEWISVILLE ISD	KG-05	750	86.8	48.4	24.7	0.0	11.7
22 PRESIDENTIAL MEADOWS EL (227907106)	MANOR ISD	EE-05	621	77.8	53.1	17.0	0.0	7.4
23 SHANDS EL (057914111)	MESQUITE ISD	KG-05	673	83.5	46.8	12.6	0.0	10.7
24 BROOKWOOD FOREST EL (170908116)	NEW CANEY ISD	PK-05	742	82.3	56.3	16.5	0.0	8.6
25 OAKLEY EL (170908113)	NEW CANEY ISD	PK-05	846	84.3	47.3	18.1	0.0	6.6
26 COLONIAL HILLS EL (015910103)	NORTH EAST ISD	PK-05	667	84.6	46.8	25.3	0.0	11.1
27 EAST TERRELL HILLS EL (015910105)	NORTH EAST ISD	PK-05	625	87.4	48.5	19.1	0.0	7.8
28 RIDGEVIEW EL (015910112)	NORTH EAST ISD	EE-05	596	88.8	46.0	23.7	0.0	12.1
29 VILLARREAL EL (015915116)	NORTHSIDE ISD	EE-05	688	82.1	45.1	16.3	0.0	12.9
30 JOHN MCKEEVER EL (108909101)	PHARR-SAN JUAN-ALAMO ISD	EE-05	734	86.0	43.6	16.1	0.0	8.3
31 KELLY-PHARR EL (108909117)	PHARR-SAN JUAN-ALAMO ISD	PK-05	758	88.1	52.8	23.3	0.0	7.1
32 HOUSTON EL (123907103)	PORT ARTHUR ISD	PK-05	631	83.0	45.3	14.0	0.0	10.6
33 FORESTRIDGE EL (057916120)	RICHARDSON ISD	EE-06	665	77.4	56.7	19.0	0.0	12.5
34 NORTHLAKE EL (057916121)	RICHARDSON ISD	EE-06	568	82.7	37.7	26.0	0.0	14.8
35 SKYVIEW EL (057916126)	RICHARDSON ISD	PK-06	801	88.0	43.7	30.5	0.0	9.7
36 JESSIE L JENSEN EL (108911103)	SHARYLAND ISD	PK-06	639	91.9	46.5	14.4	0.0	8.5
37 GREENLEAF EL (170907102)	SPLENDORA ISD	KG-05	788	82.2	47.0	14.5	0.0	8.2
38 BENEKE EL (101919112)	SPRING ISD	EE-06	686	81.8	46.9	17.7	0.0	8.6
39 MILTON COOPER EL (101919120)	SPRING ISD	EE-06	773	82.1	47.1	11.2	0.0	9.7
40 PONDEROSA EL (101919103)	SPRING ISD	PK-06	744	76.9	38.2	25.0	0.0	10.1
Comparison Group Average			689	84.3	47.4	19.5	0.0	9.4



Accountability Data Performance Participation Attendance and Graduation Postsecondary Readiness Profile

KG Readiness Postsecondary Outcomes Finance Data Search

Texas Education Agency 2019 Accountability Ratings Overall Summary HAMILTON PARK PACESETTER MAGNET (057916105) - RICHARDSON ISD

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		75	C
Student Achievement		75	C
STAAR Performance	47	75	
College, Career and Military Readiness Graduation Rate			
School Progress		77	C
Academic Growth	68	69	D
Relative Performance (Eco Dis: 62.5%)	47	77	C
Closing the Gaps	46	69	D

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

ELA/Reading
Mathematics
Science

Not Earned
Not Earned
Earned

Social Studies
Comparative Academic Growth
Postsecondary Readiness
Comparative Closing the Gaps

Not Eligible
Not Earned
Not Earned
Not Earned



- Accountability Data
- Performance
- Participation
- Attendance and Graduation
- Postsecondary Readiness
- Profile
- KG Readiness
- Postsecondary Outcomes
- Finance Data
- Search

Texas Education Agency 2019 Accountability Ratings Overall Summary STULTS ROAD EL (057916114) - RICHARDSON ISD

Accountability Rating Summary

Overall

Student Achievement

- [STAAR Performance](#)
- [College, Career and Military Readiness](#)
- [Graduation Rate](#)

School Progress

- [Academic Growth](#)
- [Relative Performance \(Eco Dis: 81.4%\)](#)

[Closing the Gaps](#)

Component Score	Scaled Score	Rating
	70	C
41	70	C
62	75	C
41	59	F
22	75	C
	59	F

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.



Distinction Designations

ELA/Reading
Mathematics
Science

Not Earned
Not Earned
Not Earned

Social Studies
Comparative Academic Growth
Postsecondary Readiness
Comparative Closing the Gaps

Not Eligible
Not Earned
Not Earned
Not Earned



- Accountability Data
- Performance
- Participation
- Attendance and Graduation
- Postsecondary Readiness
- Profile
- KG Readiness
- Postsecondary Outcomes
- Finance Data

Search

Texas Education Agency 2019 Accountability Ratings Overall Summary FOREST MEADOW J H (057916047) - RICHARDSON ISD

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		85	B
Student Achievement		78	C
STAAR Performance	47	78	
College, Career and Military Readiness			
Graduation Rate			
School Progress		85	B
Academic Growth	76	85	B
Relative Performance (Eco Dis: 65.2%)	47	84	B
Closing the Gaps	82	86	B

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

ELA/Reading	Not Earned
Mathematics	Earned
Science	Not Earned
Social Studies	Earned
Comparative Academic Growth	Earned
Postsecondary Readiness	Not Earned
Comparative Closing the Gaps	Earned



Accountability Data Performance Participation Attendance and Graduation

Postsecondary Readiness Profile KG Readiness Postsecondary Outcomes

Finance Data

Search

Texas Education Agency 2019 Accountability Ratings Overall Summary WESTWOOD MATH SCIENCE LEADERSHIP M (057916048) - RICHARDSON ISD

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		87	B
Student Achievement		91	A
STAAR Performance	62	91	
College, Career and Military Readiness			
Graduation Rate			
School Progress		91	A
Academic Growth	71	79	C
Relative Performance (Eco Dis: 54.4%)	62	91	A
Closing the Gaps	62	78	C

Identification of Schools for Improvement

This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

Distinction Designations

ELA/Reading	Earned
Mathematics	Not Earned
Science	Earned
Social Studies	Earned
Comparative Academic Growth	Not Earned
Postsecondary Readiness	Earned
Comparative Closing the Gaps	Not Earned



- Accountability Data
- Performance
- Participation
- Attendance and Graduation
- Postsecondary Readiness
- Profile
- KG Readiness
- Postsecondary Outcomes
- Finance Data

Search

Texas Education Agency 2019 Accountability Ratings Overall Summary LAKE HIGHLANDS H S (057916002) - RICHARDSON ISD

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		82	B
Student Achievement		83	B
STAAR Performance	49	77	
College, Career and Military Readiness	65	91	
Graduation Rate	94.8	80	
School Progress		84	B
Academic Growth	73	83	B
Relative Performance (Eco Dis: 53.2%)	57	84	B
Closing the Gaps	59	77	C

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

ELA/Reading	Not Earned
Mathematics	Earned
Science	Not Earned
Social Studies	Not Earned
Comparative Academic Growth	Not Earned
Postsecondary Readiness	Not Earned
Comparative Closing the Gaps	Not Earned



[Accountability Data](#) [Performance](#) [Participation](#) [Attendance and Graduation](#)

[Postsecondary Readiness](#) [Profile](#) [KG Readiness](#) [Postsecondary Outcomes](#)

[Finance Data](#)

[Search](#)

Texas Education Agency 2019 Accountability Ratings Overall Summary RICHARDSON H S (057916003) - RICHARDSON ISD

Accountability Rating Summary

	Component Score	Scaled Score	Rating
Overall		90	A
Student Achievement		92	A
STAAR Performance	64	91	
College, Career and Military Readiness	73	93	
Graduation Rate	96.1	90	
School Progress		90	A
Academic Growth	73	83	B
Relative Performance (Eco Dis: 48.3%)	69	90	A
Closing the Gaps	83	85	B

Identification of Schools for Improvement

This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

Distinction Designations

ELA/Reading	Earned
Mathematics	Not Earned
Science	Earned
Social Studies	Not Earned
Comparative Academic Growth	Earned
Postsecondary Readiness	Earned
Comparative Closing the Gaps	Earned

Coronado Hills/Creekside Neighborhood Association Concerns and Opposition to App. 21047 at 1701 E. Anderson Lane

PAGE(S)	DOCUMENT TITLE	CONFLICT / QUESTION	AREA of CONCERN
12	The Development is located within the attendance zone of an elementary school, a middle school or a high school that has a TEA Accountability Rating of D for the most recent year available prior to Application and an Improvement Required Rating for the most recent available year preceding or a TEA Accountability Rating of F for the most recent year available prior to Application and a Met Standard Rating by the Texas Education Agency for the most recent available year preceding	The school information on pages 39-40, 63-67, 70, 100, and 179 seem inconsistent. Please double check during review.	Accuracy/ Questionable information
13-14	The Development Owner certifies that the notifications do not contain any false or misleading statements.	The application has many misleading and cherry-picked statements. Some information is false/inaccurate.	Accuracy/ Questionable information
36	Self-Score	LOW/NO SCORES: Sponsor Characteristics; Opportunity Index; Commitment of Development Funding by Local Political Subdivision; Quantifiable Community Participation; Input from Community Organizations; Historic Preservation; Right of First Refusal; and, Funding Request Amount HIGHEST SCORE: Financial Feasibility	Neighborhood organization (CHCNA) opposes the development. No "community participation."
39-40	Site Information Form Part I	Item 7: Zoning and Floodplain concerns; Item 9: School Rating inconsistencies. Please double check during review.	Environmental Accuracy
46-47	Supporting Documentation - City Resolution	Area already has two times state average of tax credits; AND, less than one mile from similar development.	Community Voice Limited
52	Supporting Documentation - Zoning	Restrictive Covenant Vol. 4365. pg. 149. Vol. 86 pg. 378, Vol. 2436 pg. 1; No site plan	Community Voice Limited
63-67	Supporting Documentation - TEA School Data	Changing demographics; data is dated;	Accuracy/ Questionable information
70	Site Information Form Part II - Urban and Development	Misleading map distances (destinations are much more difficult to access than portrayed via map). Contradicting public school information.	Accuracy/ Questionable information
71 & 105	Site Information Form Part II - Proximity to Jobs	Questionable data - 13,500 jobs	Accuracy/ Questionable information
77	Supporting Documentation - Map	Not a variety of goods and services or parks and recreational areas within walking distance of the site; the applicant's maps misrepresent the "real" distances (walking/driving). Distance to VLBrown Rec Center in St. John's are further than portrayed on applicant's linear map.	Accuracy/ Questionable information
81	Public Transportation	Low mobility and connectivity options in the area; walking along highway frontage road is not safe; vehicles moving at a high rate of speed (3-lane highway frontage road). Homeless encampments nestled within the 4 - 12' tall vegetation of vacant lots before intersection of Cameron Road (see attached photos). Multiple vehicle collisions at the Cameron Rd intersection in front of the Chevron station. Collisions have crossed the sidewalk and flattened the guard rail. Photo on page 81 of the applicant's package shows orange safety barrels. Guard rails repaired multiple times. Currently damaged again (see attached photos). The bus stop is unkept and littered with trash. Applicant's out-dated photos show "Creekwood Village Apartments." The property new name (Nov. 2019) now "Ashford Costa Esmeralda Apartments." Overall, the photos within the application are incredibly misleading.	Accuracy/ Questionable information. See documentation and photos in Exhibit B.
95	Supporting Documentation - Virginia Brown Rec. Center	Walking along highway frontage road and crossing a six lane street (Cameron Rd). is not safe.	See attached photos (Exhibit A)
100	Supporting Documentation - School rated A/B	Contradicts "Neighborhood Risk Factors" (pg.12)	Accuracy/ Questionable information
134	St. John's/Coronado Hills Neighborhood Plan	Misleading - Coronado Hills was not nearly as vulnerable as St. John's neighborhood.	
179	Appendix E - School data	Contradicts "Neighborhood Risk Factors" (pg.12). Elementary school is already 20% over capacity. The nearest public charter, Achieve School, might not meet requirements for Tax Credit. Please double check during review.	Community Voice Limited
348 - 351	Development Cost Schedule	incomplete; needs details and documentation.	Community Voice Limited

Coronado Hills/Creekside Neighborhood Association Concerns and Opposition to App. 21047 at 1701 E. Anderson Lane

PAGE(S)	DOCUMENT TITLE	CONFLICT / QUESTION	AREA of CONCERN
372 - 375	HUB documentation; p. 374 - In 5 years has received \$60 million in tax credit.	" Ms. Broadbent formed RKBroadbent Enterprises LLC specifically for the purpose of HTC development and ownership. Ms. Broadbent has 5 years experience in affordable housing development."	Corporate Development Shenanigans
379	OWNER Organizational Chart - HUB only 40% ownership of only .01 %	Seems to be a "front" to meet HUB requirement "HUB is entitled to 5% of cash flow under the Managing Member Operating Agreement"	Corporate Development Shenanigans
379	OWNER Organizational Chart - Special Member (Tax Credit Investor TBD) owns 99.99%	99.99 % owner can't be "TBD"	Corporate Development Shenanigans
380-381	DEVELOPER Organizational Chart; GUARANTOR Organizational Chart	95% MHP Developer Anderson Creek, LLC (NOT formed entity). Of which Chris Shear will get 20%. Corporate Officers benefitting	Corporate Development Shenanigans
383 - 385	List of Organizations and Principals	Why is "Cshear@mcdhousing.com" the email contact for 9 of 10 organizations? pg. 374 said RKBroadbent Enterprises, LLC had 5 years experience with \$60 million in tax credits, but answered "no" for "previous TDHCA Experience."	Corporate Development Shenanigans
408	Development Team Members	All "proposed fee" is TBD...no proposal? no idea???	Corporate Development Shenanigans
412	Development Team Explanation of Relationship	Same Developer and Managing Member , Member of the Applicant	Corporate Development Shenanigans
455-461	Support from ECHO - Ending Community Homelessness Coalition	5% of units have been committed to the ECHO Continuum of Care. Support letter references a different property (Village Square).	Unhoused/Homeless. Community Voice
463	Required Third Party Reports	Report recommends further studies or establishes environmental hazards that currently exist on the Property or off-site with the potential to affect the Property.	Environmental Buttermilk Creek

Matthew Griego

From: Laura Bruton <laurakbruton@hotmail.com>
Sent: Friday, June 18, 2021 5:15 PM
To: HTC Public Comment
Subject: Cypress Creek Apartments @ Forest Lane Application #21139

REF: Cypress Creek Apartments
11520 N Central Expressway
Texas, Dallas County

I am sending this email to let you know that I am opposed to the building of the Cypress Creek Apartments @ Forest Lane. I am a resident of Hamilton Park Community. My family moved here when the community was built. I have lived in other cities in the U.S. but have returned back to live in Hamilton Park. The initiation of this Cypress Creek project was kept in the quiet just as other similar projects surrounding the Hamilton Park Community have come about. There is no communications with the residents because the city does not consider us a viable community in the city of Dallas or in the Richardson School District--simply put, we are ignored. One classic example of that is the initial city plan to extend the street Church Hill way through Hamilton Park onto Campanella Dr. What a mess that would have been and also divided our neighborhood. So, our leaders then were vigilant and stopped that city design. So here we are again at the table where no communication was given to the residents of Hamilton Park about this proposed Cypress Creek Apartment. So, we have had to gather enough information to show that the intent of this project is not for the good of anyone. It aligns itself with the developers who have designated, along with the City of Dallas, the property on the northwest side of Hamilton Park as a target area to purchase. No thought is being given to this being a historical black community. The City of Dallas should be putting resources into the Hamilton Park community housing to keep it vital, vibrant and a safe place to live. To date our community has not received any acknowledgement from the City of Dallas on a willingness to speak to residents about the city plans for Hamilton Park. Instead, they have voted to have this Cypress Creek Apts. built with no thought to the impact it will have on the Hamilton Park community. Building "affordable housing" in a high crime area is not what the regs say should happen. Affordable housing regs also describes the services that are to be provided to the residents and there is no mention of that in any of the miniscule dialog that has taken place. So, on the outside it looks like a money-making project at tax payers expense--us being the taxpayers.

I reiterate that I am opposed to the building of the Cypress Creeks apartments.

Laura Bruton
12120 Galve Dr.
Dallas, TX 75243
(901) 219-5379

Matthew Griego

From: Emma Turner <pneturner@yahoo.com>
Sent: Friday, June 18, 2021 4:53 PM
To: HTC Public Comment
Cc: dcjudge@dallascounty.org; theresa.daniel@dallascounty.org;
jj.koch@dallascounty.org; district3@dallascounty.org;
elba.garciadds@dallascounty.org
Subject: RE: Cypress Creek Apartments at Forest Lane (Application #21139)

HTCPC - Multifamily Finance Production

HTCPC@tdhca.state.tx.us

RE: Cypress Creek Apartments at Forest Lane (Application #21139)
11520 N. Central Expressway
Dallas, Texas, Dallas County

To: TDHCA decision-makers

We currently live in the Stults Road community and this letter is to express our objection to Application #21139 for the following reasons:

1. Cypress Creek Developers did not participate in any substantive community meetings regarding their proposed apartments. None of the nearby communities were notified by either the Developers or City Council Member about the proposed development until very late into the process - February 2021.

- a. The first Developers' meeting was held with the Stults Road Community during the winter storm, one week before the Dallas City Council's Wednesday, February 24, 2021 vote on Cypress Creek.
 - b. The Hamilton Park community heard about the proposed apartments from several Stults Road community residents, and not from the Developers. Hamilton Park's first meeting with the Developers was Tuesday, February 23, 2021, only one day before the City Council voted to approve the Developers' application. Since the Dallas City Council vote on Wednesday, February 24, 2021, the Developers have NOT met with the Stults Road and Hamilton Park communities (neighborhoods nearest to the proposed apartments).
 - c. Only a few residents participated in those meetings because the word was just getting out.
 - i. During those two meetings, it was obvious the Developers were not knowledgeable about the 6 communities that would be impacted. For example, the Developers did not know the name of Orbiter Park that is located in the same census tract as the proposed apartments.
 - d. NO discussions were held to ensure the development would be successful for the NEW residents, or existing communities. Many questions remain to this day.
 - e. Richardson Independent School District and nearby businesses were not aware of the proposed development prior to the City Council's vote on February 24, 2021.
2. Ample housing already exists within the price points of Cypress Creek's proposed rents.
 - a. We are surrounded by numerous multi-family developments that have declined due to age and lack of management oversight.

- b. An example is one apartment complex located inside of Hamilton Park, which was rundown with many code violations inside and outside the premise, junk cars, parties, trash, and beer cans on grass, in streets, etc., until it was recently sold.
-
- 3. We need affordable single-family homes in/near our neighborhood. We need funds to assist with repairs and home improvement projects for the existing mix/low-income development in Hamilton Park, a historical African American community.
-
- 4. This project will not resolve Dallas' housing issues.
-
- 5. We want better quality businesses, higher-end developments in the area
 - a. Family style, full-service restaurants vs. many fast-food restaurants,
 - b. name brand drug stores, like Walgreens vs. the two convenience stores within 5-10 min walking distance.
 - c. Better retail development
 - d. Educational, vocational services
-
- 6. Ongoing crime. This is not a "high opportunity area" for low-income tax credit apartments.
 - a. The City of Dallas needs to clean up CRIME first.
 - b. The proposed property location is also 1.1 miles south of one of the city's designated crime hot spots, at the NW intersection of I-635 and US-75.

- c. Long history of crime on Cottonwood Trail, behind Race Trac/7-11, Forest Lane DART Station. Crime spills into nearby neighborhoods
- d. A second crime hot spot at I635 and Greenville Avenue, Forest Lane is roughly 1.5 miles away, where a full-service Kroger grocery store is located.

7. Concentrated Poverty already exists

- a. St. Jude Homeless Shelter is 1 mile north of the property. Opened in January 2021.
- b. The Hamilton Park area is designated as an area of concentrated poverty in the City of Dallas' 2015 Neighborhood Plus report, with a high poverty rate, double what the developer indicated in the application.
- c. The City of Dallas is also proposing a City of Refuge for housing the homeless nearby.
- d. The developers' proposal used the Stults Road census tract for income. Was the Hamilton Park census tract used? Is this really a 'high income, low poverty' opportunity area as defined by HUD?
- e. Homeless encampments – a major camp under the US-75 near the complex have existed since July 2020. The day the City Council voted to approve this application, they announced they would remove the encampment.
- f. Homeless continues to live in the area, spread out due to the fencing under the highway, now closest to nearby Home Depot.

Thank you,

Paul & Emma Turner - Stults Road Community

Pneturner@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

Matthew Griego

From: Paula Lane <lanep2001@me.com>
Sent: Friday, June 18, 2021 4:40 PM
To: HTC Public Comment
Cc: Paula Lane
Subject: Cypress Creek Apartments at Forest Lane (Application #21139)

Follow Up Flag: Follow up
Flag Status: Flagged

HTCPC - Multifamily Finance Production

HTCPC@tdhca.state.tx.us

RE: Cypress Creek Apartments at Forest Lane (Application #21139)

11520 N. Central Expressway

Dallas, Texas, Dallas County

To: TDHCA decision-makers

We currently own property in the Stults Road community and this letter is to express our objection and opposition to Application #21139 for the following reasons:

1. Cypress Creek Developers did not participate in any substantive community meetings regarding their proposed apartments. None of the nearby communities were notified by either the Developers or City Council Member about the proposed development until very late into the process - February 2021.
 - a. The first Developers' meeting was held with the Stults Road Community during the winter storm, one week before the Dallas City Council's Wednesday, February 24, 2021 vote on Cypress Creek.
 - b. The Hamilton Park community heard about the proposed apartments from several Stults Road community residents, and not from the Developers. Hamilton Park's first meeting with the Developers was Tuesday, February 23, 2021, only one day before the City Council voted to approve the Developers' application. Since the Dallas City Council vote on Wednesday, February 24, 2021, the Developers have NOT met with the Stults Road and Hamilton Park communities (neighborhoods nearest to the proposed apartments).
 - c. Only a few residents participated in those meetings because the word was just getting out.

- i. During those two meetings, it was obvious the Developers were not knowledgeable about the 6 communities that would be impacted. For example, the Developers did not know the name of Orbiter Park that is located in the same census tract as the proposed apartments.
 - d. NO discussions were held to ensure the development would be successful for the NEW residents, or existing communities. Many questions remain to this day.
 - e. Richardson Independent School District and nearby businesses were not aware of the proposed development prior to the City Council's vote on February 24, 2021.
2. Ample housing already exists within the price points of Cypress Creek's proposed rents.
- a. We are surrounded by numerous multi-family developments that have declined due to age and lack of management oversight.
 - b. An example is one apartment complex located inside of Hamilton Park, which was rundown with many code violations inside and outside the premise, junk cars, parties, trash, and beer cans on grass, in streets, etc., until it was recently sold.
3. We need affordable single-family homes in/near our neighborhood. We need funds to assist with repairs and home improvement projects for the existing mix/low-income development in Hamilton Park, a historical African American community.
4. This project will not resolve Dallas' housing issues.
5. We want better quality businesses, higher-end developments in the area
- a. Family style, full-service restaurants vs. many fast-food restaurants,
 - b. name brand drug stores, like Walgreens vs. the two convenience stores within 5-10 min walking distance.
 - c. Better retail development
 - d. Educational, vocational services
6. Ongoing crime. This is not a "high opportunity area" for low-income tax credit apartments.
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 - f. Homeless continues to live in the area, spread out due to the fencing under the highway, now closest to nearby Home Depot.

Your attention to this matter is very important to us.

Thank you,

John & Paula Lane - Stults Road Community

Lanep2001@me.com

214-679-6266

Matthew Griego

From: Christopher Grimes <csg2525@gmail.com>
Sent: Friday, June 18, 2021 4:26 PM
To: HTC Public Comment
Subject: CYPRESS CREEK APARTMENTS @ FOREST LANE

Follow Up Flag: Follow up
Flag Status: Flagged

Hi

I ask you to vote against this development.

The City of Dallas needs to clean up CRIME first! We have had dead bodies found in the creek alongside this development. Plus, the other day a girl was attacked with a knife.

Cypress Creek Apartments at Forest Lane (Application #21139)

11520 N. Central Expressway

Texas, Dallas County

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- f. Homeless continue to live in the area, spread out due to the fencing under the highway, now closest to nearby Home Depot.

--

Chris Grimes
214-718-0130
8620 Banff Dr Dallas TX 75243

Matthew Griego

From: t williams <twilliams577@gmail.com>
Sent: Friday, June 18, 2021 4:21 PM
To: HTC Public Comment
Subject: Cypress Creek Application 21139

Follow Up Flag: Follow up
Flag Status: Flagged

I continue to oppose the construction of The Cypress Creek Apartments for the following reasons:

1. lack of amenities such as grocery stores, banks, post office, pharmacies in the Census Tract 78.05;
2. failure of the Developers' to conduct minimal community engagement;
3. errors and omissions in the Application;
4. differing standards for judging the Application by the State and City of Dallas.

On May 18, 2021 I spoke before the Panel.

Thank you.

Sincerely,
Traci Williams

9194 Orbiter Circle Dallas TX 75243 (Census Tract 0078.05)
214.536.2941 twilliams577@gmail.com

Please excuse all typographical and grammatical errors.

Matthew Griego

From: Lenard Pierson <lenard.pierson@gmail.com>
Sent: Friday, June 18, 2021 9:20 AM
To: HTC Public Comment
Subject: Cypress Creek Apts.

Follow Up Flag: Follow up
Flag Status: Flagged

My wife and I are opposed to building the Cypress Creek Apts. The reason: this side of 75, the east side, is already packed with low-income housing and homeless people and beggars. It appears that the city likes to dump the poor on our side of 75. I suggest you try to locate these apartments in Preston Hollow near Bush's residence. See how far that will get you.

Lennard and Sharron Pierson
9217 Orbiter Drive
Dallas, TX 75243

--

Lennard Pierson

Matthew Griego

From: Velma Lupo <e.lupo@tx.rr.com>
Sent: Friday, June 18, 2021 5:16 AM
To: HTC Public Comment
Subject: Cypress Springs

Follow Up Flag: Follow up
Flag Status: Flagged

We have enough living areas in our community, we are being affected by higher crime in our area as well as an overflow of traffic among other things . There is not a free piece of land. No areas for children to relax and adults should have areas where we can go and relax. Almost every day there is action in this area where the police has been called to put protect businesses and homeowners.

Sent from my iPhone

Matthew Griego

From: Loscar Mejia <loscarmeja5@gmail.com>
Sent: Wednesday, June 16, 2021 3:32 PM
To: HTC Public Comment
Subject: CYPRESS CREEK APARTMENTS @ FOREST LANE

Follow Up Flag: Follow up
Flag Status: Flagged

Dear TDHCA Representatives:

I am reaching out regarding the proposed development:

Cypress Creek Apartments at Forest Lane (Application #21139)

11520 N. Central Expressway

Texas, Dallas County

I am a resident of the area and will be directly and negatively impacted by this development. I wanted to share with you a few of our concerns with regards to this proposal. I am hopeful that you will review my information and find that this development does NOT belong in our neighborhood.

1. Cypress Creek Developers did not participate in any substantive community meetings regarding their proposed apartments. None of the nearby communities were notified by either the Developers or City Council Member about the proposed development until extremely late into the process - February 2021.

a. The first Developers' meeting was held with the Stults Road Community during the winter storm, one week before the Dallas City Council's Wednesday, February 24, 2021 vote on Cypress Creek.

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- f. Homeless continue to live in the area, spread out due to the fencing under the highway, now closest to nearby Home Depot.

Matthew Griego

From: Gretchen Caudell <glcaudell@hotmail.com>
Sent: Wednesday, June 16, 2021 7:24 AM
To: HTC Public Comment
Subject: Application #21139

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to you regarding the application 21139 and my opposition to it. We already have numerous low and section 8 living options in our immediate area and neighborhood as well as the issues and problems that accompany them.

This will not solve the homeless issue nor add to our already existing homeless problems which include brazen theft, assaults, loitering and littering.

Please, find another alternate location for your development and not Cypress Creek Apartments at Forest Lane (Application #21139)
11520 N. Central Expressway
Texas, Dallas County

Sincerely,
Gretchen Caudell
Resident

Matthew Griego

From: Andrea Pedigo <andrea pedigo@gmail.com>
Sent: Tuesday, June 15, 2021 8:47 PM
To: HTC Public Comment
Cc: andrea pedigo <andrea pedigo@gmail.com> >
Subject: OPPOSE Cypress Creek Apartments Application #21139

Follow Up Flag: Follow up
Flag Status: Flagged

As a resident of Dallas and a resident of the Northwood Estates neighborhood I firmly oppose the Cypress Creek Apartments based on its projected impact in this struggling neighborhood and based on the “shady” methods conducted to get this project through the system.

First, this humble neighborhood is struggling. We struggle with ongoing homeless issues and the low income apartments and housing already surrounding our neighborhood. That in and of itself is an issue as we try to get better infrastructure and shopping options to serve this diverse community. Major businesses such as TI & the Medical City Hospital Group do not utilize this neighborhood as eating, dining, and shopping worthy. We are slowly building the residents and need better support from the city of Dallas to encourage growth that serves us and the industries that already exist here. We do not need more people of low income or inducements for people experiencing homelessness. We need better incentives for businesses to establish themselves here and single family housing. We have low income apartments already and adding more will further blight this neighborhood. Providing more businesses that serve us will generate income for the City of Dallas and further foster economic growth for this already struggling area.

Secondly, the manner in which this has been pushed through our system is shocking. When most of Dallas was without heat and electricity you were meeting to approve something this neighborhood does NOT want. The inequality of basic needs such as HEAT during our winter storm should have delayed your meeting, Furthermore why weren't the residents of this community informed except to deceive and pass this under the radar of the residents. If you do represent the citizens of Dallas and this district then you will reverse your decision and conduct a FAIR process, one in which all residents have a voice and not just a few elite.

Over this past year Dallas has stood up to bullying and race-based elitism. Do not forget that we all have a voice which should NOT BE based on a bank account or cronyism. Listen to the people and be courageous enough to stand with us.

Yours Sincerely,

Andrea Harrell Pedigo
8462 Birchcroft Dallas TX 75243
Born and raised in Dallas
Baylor Grad 1980
Resident of Northwood Estates since 2017

andrea h pedigo
214 . 929 . 0446
andrea pedigo@gmail.com

Matthew Griego

From: iiverson12@sbcglobal.net
Sent: Tuesday, June 15, 2021 4:19 PM
To: HTC Public Comment
Subject: Cypress Creek Apartments @ Forest Lane

Follow Up Flag: Follow up
Flag Status: Flagged

TDHCA,

I live in the community, Northwood Estates, (have for over 40 years) and this email is to let you know my OBJECTION to Cypress Creek Apts. in our neighborhood.

We, residents in our neighborhood, were not informed from the beginning regarding the developers plans. It was as if the developers waited to get approval from City Council before we were notified.

This development, Cypress Creek Apartments, is not going to "fix" the Dallas housing issue. There already is housing in the price range.

Our area needs affordable single-family homes. We need better quality businesses(name brand stores), good retail, full-service restaurants.

There is a lot of crime in this area. A lot of homeless people are living under 75, near Home Depot and along the creek. Hamilton Park is a concentrated area of poverty

Thank you for considering the Voices of the Neighborhood and OPPOSE Cypress Creek Apartments.

Regards,

Isabella Iverson
9014 Pinewood Dr.
Dallas, TX 75243

21047

Matthew Griego

From: lulujasso <lulujasso@yahoo.com>
Sent: Friday, June 18, 2021 5:00 PM
To: CHCRNA VP; HTC@tdhca.state.tx.us
Cc: CHCRNA President; Matthew Griego
Subject: RE: Opposition to App. 21047 at 21701 E. Anderson Lane

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I, Willie and Guadalupe Francois, live at 7602 Pebble Cove. We are both in opposition to the tax credit and we agree with NA opposition.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: CHCRNA VP <chcrna.vp@gmail.com>
Date: 6/18/21 4:21 PM (GMT-06:00)
To: HTC@tdhca.state.tx.us
Cc: CHCRNA President <chcrna.pres@gmail.com>, Matthew Griego <matthew.griego@tdhca.state.tx.us>
Subject: Opposition to App. 21047 at 21701 E. Anderson Lane

Hello,

The Coronado Hills/Creekside Neighborhood Association has compiled the attached concerns:

1. Coronado Hills_Creekside Neighborhood Association Concerns and Opposition to App. 21047_ McDowell Housing. 1701 E. Anderson Lane, 78752
2. Exhibit A - Misrepresented proximity distance & Pedestrian dangers walking to_from Rec. Center
3. Exhibits B.1 & B.3 - Public Transportation Sidewalk Route
4. Exhibit B.2 requires Google Drive sharing; see link.

 [_Exhibit B.2 - Public Transportation Sidewalk Ro...](#)

5. The nearby Tax Credit development, Paddock at Norwood is less than one linear mile from the proposed development.

Thank you for the opportunity to submit our concerns.

~Cheryl Thompson
CHCRNA Vice President

www.cherna.com

Board Emails:

chernapres@gmail.com

chcrnavp@gmail.com

chcrnatreas@gmail.com

chcrnasec@gmail.com

Matthew Griego

From: Bonnie Turek <blturek@sbcglobal.net>
Sent: Friday, June 18, 2021 3:49 PM
To: HTC Public Comment
Subject: Fw: Coronado Hills Neighborhood Rezoning App# 21047

----- Forwarded Message -----

From: blturek@sbcglobal.net
To: "htcpc@tdhca.state.tx.us" <htcpc@tdhca.state.tx.us>
Sent: Friday, June 18, 2021, 02:21:33 PM CDT
Subject: RE: Coronado Hills Neighborhood Rezoning App# 21047

Dear Sir or Madam,

Please be advised that I am vehemently opposed to this developer's request to change the zoning on the parcel of land at 1701 E. Anderson Lane (ID 230725). In addition, we do not need or want another 5–6 story building with 200 residents.

Our neighborhood was established in the 60s. Our Neighborhood Association worked diligently and tirelessly to make sure our neighborhood plan reflected what the residents wanted—that has NOT changed!

We are surrounded by Low-income, multi-housing apartments, condominiums, Section 8 Housing and Senior/Disabled living facilities. Our little neighborhood has plenty of affordable housing throughout. It was an expressed wish from those that worked on the neighborhood plan to keep a portion of it to a one or two story building.

Thank you for your time.

The link below is for our original Neighborhood Plan 2012.

http://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Ar eas/28_StJohn-CoronadoHillsCombined/sjch-np.pdf

Bonnie Turek
7303 Berkman Dr.
Austin Tx 78752

Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC)

June 17, 2021



Voting Entities

City of Benbrook
City of Fort Worth
City of Lake Worth
City of River Oaks
City of Sansom Park
City of Westworth Village
City of White Settlement
Tarrant County

Non-Voting Entities

Benbrook Area
Chamber of Commerce
DOD Office of Local
Defense Community
Cooperation
Fort Worth Chamber
of Commerce
Fort Worth Independent
School District
Lockheed Martin
Naval Air Station Joint
Reserve Base, Fort Worth
North Central Texas
Council of Governments
Tarrant Regional Water
District
Texas Department of
Transportation
Trinity Metro
White Settlement Area
Chamber of Commerce

Texas Department of Housing and Community Affairs
Attn: HTC Public Comment
P.O. Box 13941
Austin, Texas 78711-3941

The Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) is writing to oppose the low-income tax credit application for the proposed Blue Sky at Hawks Creek development (#21286, Region 3/Urban) in Westworth Village, Tarrant County. The project is a 120-unit, multi-family senior living community on 5.93 acres. The project will be located at 6660 Hawks Creek Avenue, immediately east of NAS JRB Fort Worth, and lies at the border of the 70 and 75 dB Noise Contours of NAS JRB Fort Worth, as determined by the US Department of Defense (DoD) through its effort to promote development compatible with military flight operations.

After review by members of the RCC and their designated staff members, it has been determined that the proposed Blue Sky at Hawks Creek development does not comply with the DoD's Air Installations Compatible Use Zone (AICUZ) Planning Document or the Joint Land Use Study (JLUS) recommendations for compatible land uses due to its being within the 70 dB Noise Contour of NAS JRB Fort Worth.

The AICUZ Planning Document and JLUS advise that residential apartment developments located in the 70 dB Noise Contour are strongly discouraged and would require significant sound attenuation measures to be compatible; such developments in the 75 dB contour are considered incompatible and should be prohibited. The RCC concurs with the attached comments from NAS JRB Fort Worth, Lockheed Martin, and City of Lake Worth expressing concerns about encroachment due to excess noise.

For reference, recommended land uses are listed in the 2017 Joint Land Use Study Report and in the 2004 Air Installation Compatible Use Zone Study, both of which are available online at www.nctcog.org/rcc.

On behalf of the RCC, thank you for considering these comments in your review of the application for the Blue Sky at Hawks Creek senior living community. The RCC is committed to promoting compatible development to preserve the military training mission at NAS JRB Fort Worth. If you have any questions or concerns, please feel free to contact me at (817) 710-2520 or Amanda Wilson at (817) 695-9284.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

KR:kw
Enclosure

cc: Amanda Wilson, Program Manager, North Central Texas Council of Governments
Mike Murray, City Administrator, City of Westworth Village

RCC Development Review Web Tool - Project Details and Comments

Project Details

Contact Information:

Name Mike Murray
 Title/Position City Administrator
 Entity Westworth Vilage
 E-mail mmurray@cityofwestworth.com
 Phone (817) 710-2517

Project Number: 132

Parcel ID(s): 38487-2-3

Project Description: New Development; Zoning change request for a new development located at 6660 Hawks Creek Ave., Lot 3R, Block 2 of the Shoppes of Hawks Creek. Proposed zoning of PD, Planned Development for a proposed land use of Senior Independent Living Community. The project under consideration is a 3-story apartment complex with 120 units. Approximately 5.925 acres. The property is currently zoned Commercial. The property does not fall into either APZ zones but is in the 75 dB noise contour.

Date Submitted: 3/31/2021 4:56:43 PM

Deadline for Comments: 4/12/2021

Comments

Name	Entity	Date	Comment
Suzanne Meason	City of Lake Worth	4/5/2021	While the project does not fall into the APZ zones, the 75 noise contour would be incompatible for a multi-family (apartment) use and would definitely warrant sound attenuation. I would think it would need to be to the highest degree available, especially considering it is a planned "senior" community and that should be relayed to the developer for consideration when designing the community.
Edward Spurlin	CPLO at NAS Fort Worth, JRB	4/6/2021	NAS JRB analysis finds the project incompatible as outlined by DoD Air Installation Compatible Use Zone (AICUZ) standards. A designated 55+ senior living, multi-family, 120-unit proposed development within proximity of a military installation with active jet aircraft has the following negative considerations: Incompatible: military aircraft 70-75 db noise hazard zone. Incompatible: encroachment to a strategic military installation. Safety: military munitions/ordnance hazard within 480-yards of proposed location. Safety: 1,330 yards from strategic fuel storage facility. Safety: military jet low-altitude airfield pattern, overflight hazard. A residential proposal, at that location, is counter by all standards of compatible land use that close to military jet base operations.
James Hoelke	Lockheed Martin	4/8/2021	Lockheed Martin analysis finds the project incompatible as outlined by DoD Air Installation Compatible Use Zone (AICUZ)

Aeronautics

standards. A designated 55+ senior living, multi-family, 120-unit proposed development within proximity of a military aircraft manufacturing facility and military installation, both with active jet aircraft, has the following negative considerations: Incompatible: military aircraft 70-75 db noise hazard zone. Incompatible: encroachment to a strategic military aircraft production facility. Safety: military jet low-altitude airfield pattern, overflight hazard. A residential proposal, at that location, is counter by all standards of compatible land use that close to military jet operations.

[CONTACT US](#) | [SITE MAP](#) | [LEGAL](#) | [SYSTEM REQUIREMENTS](#)



North Central Texas Council of Governments | 616 Six Flags Drive P.O. Box 5888 Arlington, TX 76005-5888
Main Operator: (817) 640-3300 | Fax: (817) 640-7806



CUI

DEPARTMENT OF THE NAVY
NAVAL AIR STATION JOINT RESERVE BASE
1510 CHENNAULT AVENUE
FORT WORTH TEXAS 76127-5000

IN REPLY REFER TO
11100
Ser N00/141
June 15, 2021

Texas Department of Housing and Community Affairs
Public Comment-Multifamily Finance Division
HTCPC@mail.tdhca.state.tx.us
P.O. Box 13941, Austin TX 78711-3941

Dear TDHCA Board:

Written comment submitted by Commanding Officer, Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth as a neighboring stakeholder, in the case of:

Blue Skye at Hawks Creek
Record locator index # 21286
Region 3/Urban
6660 Hawks Creek Ave.,
Westworth Village, TX, 76114
Tarrant County

NAS JRB Fort Worth strongly opposes the proposed filed low-income housing tax credit project at Blue Skye at Hawks Creek due to both concerns for the public's health, safety and welfare and to the negative impacts of current and future military missions at the installation, for the follow reasons:

- Incompatible: Military aircraft, greater than 70 decibel average **noise hazard zone**.
- Incompatible: Residential **encroachment** to a strategic U.S. military installation.
- Safety: Military **munitions/ordnance hazard** within 480-yards.
- Safety: 1,330 yards from a military installation strategic **jet fuel storage facility**.
- Safety: Military **jet aircraft overflight hazard** from military air operations.

The Department of Defense (DoD) cites specific guidance in assessing compatible development and land use in order to mitigate risks and to safeguard the public's health, safety and welfare in the proximity of military air installations.

DoD guidance is clear that residential development within military hazard zones is strongly discouraged and cities should only consider such projects when other viable alternative development options cannot satisfy community needs.

CUI

CUI

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Ser N00/141
June 15, 2021

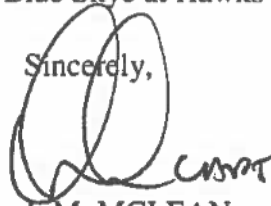
Additionally, it is our opinion that the Texas state application does not take in consideration the full scope and hazards associated with an active military air installation, as the application only asks cursory safety questions within a given airport's accident potential zone. In this case, we ask the board to take in consideration the full scope of hazards to the public near a military installation's fence line such as ours.

The hazards to the public from a high-density multi-family residential development within close proximity of a military operation poses a risk not only to the public at large, but also poses a risk to our installation's current and future operations, as outlined by DoD findings.

With consideration of the public's safety first and foremost; and the impact to current and future military missions at NAS JRB Fort Worth, the installation stands opposed to a multi-family high-density development within close proximity of our military air station.


Attachments 1 and 2, overlays apply to the Blue Skye at Hawks Creek.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.M. McLean', with a stylized flourish at the end.

J. M. MCLEAN
Captain, U.S. Navy
Commanding Officer

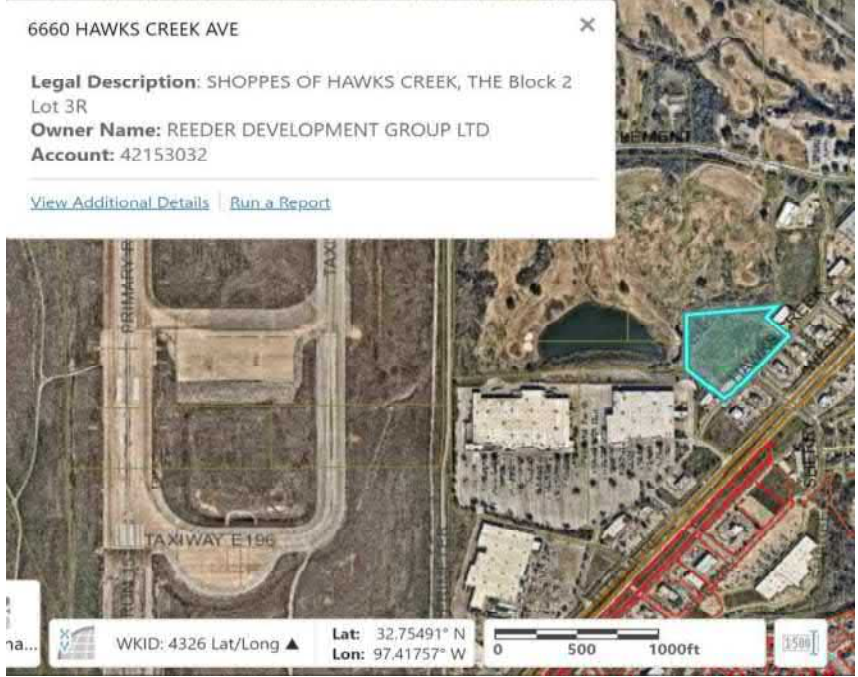
CUI
2



6660 HAWKS CREEK AVE

Legal Description: SHOPPES OF HAWKS CREEK, THE Block 2 Lot 3R
Owner Name: REEDER DEVELOPMENT GROUP LTD
Account: 42153032

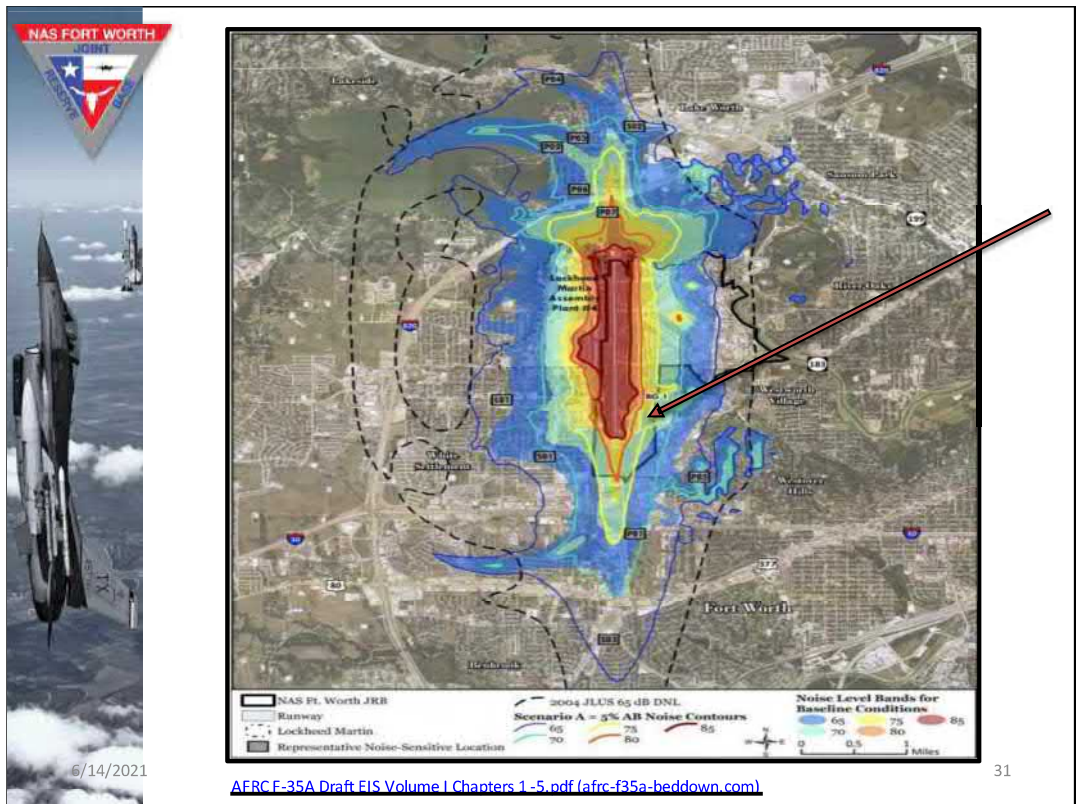
[View Additional Details](#) | [Run a Report](#)



WKID: 4326 Lat/Long ▲ Lat: 32.75491° N
 Lon: 97.41757° W

<https://mapit.fortworthtexas.gov/Html5Viewer/?viewer=zoning>

6/14/2021 28



Attachment 1.



Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC)

June 17, 2021

Voting Entities

City of Benbrook
City of Fort Worth
City of Lake Worth
City of River Oaks
City of Sansom Park
City of Westworth Village
City of White Settlement
Tarrant County

Non-Voting Entities

Benbrook Area
Chamber of Commerce
DOD Office of Local
Defense Community
Cooperation
Fort Worth Chamber
of Commerce
Fort Worth Independent
School District
Lockheed Martin
Naval Air Station Joint
Reserve Base, Fort Worth
North Central Texas
Council of Governments
Tarrant Regional Water
District
Texas Department of
Transportation
Trinity Metro
White Settlement Area
Chamber of Commerce

Texas Department of Housing and Community Affairs
Attn: HTC Public Comment
P.O. Box 13941
Austin, Texas 78711-3941

The Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) is writing to oppose the low-income tax credit application for the proposed Blue Sky at Hawks Creek development (#21286, Region 3/Urban) in Westworth Village, Tarrant County. The project is a 120-unit, multi-family senior living community on 5.93 acres. The project will be located at 6660 Hawks Creek Avenue, immediately east of NAS JRB Fort Worth, and lies at the border of the 70 and 75 dB Noise Contours of NAS JRB Fort Worth, as determined by the US Department of Defense (DoD) through its effort to promote development compatible with military flight operations.

After review by members of the RCC and their designated staff members, it has been determined that the proposed Blue Sky at Hawks Creek development does not comply with the DoD's Air Installations Compatible Use Zone (AICUZ) Planning Document or the Joint Land Use Study (JLUS) recommendations for compatible land uses due to its being within the 70 dB Noise Contour of NAS JRB Fort Worth.

The AICUZ Planning Document and JLUS advise that residential apartment developments located in the 70 dB Noise Contour are strongly discouraged and would require significant sound attenuation measures to be compatible; such developments in the 75 dB contour are considered incompatible and should be prohibited. The RCC concurs with the attached comments from NAS JRB Fort Worth, Lockheed Martin, and City of Lake Worth expressing concerns about encroachment due to excess noise.

For reference, recommended land uses are listed in the 2017 Joint Land Use Study Report and in the 2004 Air Installation Compatible Use Zone Study, both of which are available online at www.nctcog.org/rcc.

On behalf of the RCC, thank you for considering these comments in your review of the application for the Blue Sky at Hawks Creek senior living community. The RCC is committed to promoting compatible development to preserve the military training mission at NAS JRB Fort Worth. If you have any questions or concerns, please feel free to contact me at (817) 710-2520 or Amanda Wilson at (817) 695-9284.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

KR:kw
Enclosure

cc: Amanda Wilson, Program Manager, North Central Texas Council of Governments
Mike Murray, City Administrator, City of Westworth Village

RCC Development Review Web Tool - Project Details and Comments

Project Details

Contact Information:

Name Mike Murray
 Title/Position City Administrator
 Entity Westworth Vilage
 E-mail mmurray@cityofwestworth.com
 Phone (817) 710-2517

Project Number: 132

Parcel ID(s): 38487-2-3

Project Description: New Development; Zoning change request for a new development located at 6660 Hawks Creek Ave., Lot 3R, Block 2 of the Shoppes of Hawks Creek. Proposed zoning of PD, Planned Development for a proposed land use of Senior Independent Living Community. The project under consideration is a 3-story apartment complex with 120 units. Approximately 5.925 acres. The property is currently zoned Commercial. The property does not fall into either APZ zones but is in the 75 dB noise contour.

Date Submitted: 3/31/2021 4:56:43 PM

Deadline for Comments: 4/12/2021

Comments

Name	Entity	Date	Comment
Suzanne Meason	City of Lake Worth	4/5/2021	While the project does not fall into the APZ zones, the 75 noise contour would be incompatible for a multi-family (apartment) use and would definitely warrant sound attenuation. I would think it would need to be to the highest degree available, especially considering it is a planned "senior" community and that should be relayed to the developer for consideration when designing the community.
Edward Spurlin	CPLO at NAS Fort Worth, JRB	4/6/2021	NAS JRB analysis finds the project incompatible as outlined by DoD Air Installation Compatible Use Zone (AICUZ) standards. A designated 55+ senior living, multi-family, 120-unit proposed development within proximity of a military installation with active jet aircraft has the following negative considerations: Incompatible: military aircraft 70-75 db noise hazard zone. Incompatible: encroachment to a strategic military installation. Safety: military munitions/ordnance hazard within 480-yards of proposed location. Safety: 1,330 yards from strategic fuel storage facility. Safety: military jet low-altitude airfield pattern, overflight hazard. A residential proposal, at that location, is counter by all standards of compatible land use that close to military jet base operations.
James Hoelke	Lockheed Martin	4/8/2021	Lockheed Martin analysis finds the project incompatible as outlined by DoD Air Installation Compatible Use Zone (AICUZ)

Aeronautics

standards. A designated 55+ senior living, multi-family, 120-unit proposed development within proximity of a military aircraft manufacturing facility and military installation, both with active jet aircraft, has the following negative considerations: Incompatible: military aircraft 70-75 db noise hazard zone. Incompatible: encroachment to a strategic military aircraft production facility. Safety: military jet low-altitude airfield pattern, overflight hazard. A residential proposal, at that location, is counter by all standards of compatible land use that close to military jet operations.

[CONTACT US](#) | [SITE MAP](#) | [LEGAL](#) | [SYSTEM REQUIREMENTS](#)



North Central Texas Council of Governments | 616 Six Flags Drive P.O. Box 5888 Arlington, TX 76005-5888
Main Operator: (817) 640-3300 | Fax: (817) 640-7806



CUI

DEPARTMENT OF THE NAVY
 NAVAL AIR STATION JOINT RESERVE BASE
 1510 CHENNAULT AVENUE
 FORT WORTH TEXAS 76127-5000

IN REPLY REFER TO
 11100
 Ser N00/140
 June 15, 2021

Texas Department of Housing and Community Affairs
 Public Comment-Multifamily Finance Division
 HTCPC@mail.tdhca.state.tx.us
 P.O. Box 13941, Austin TX 78711-3941

Dear TDHCA Board:

Written comment submitted by Commanding Officer, Naval Air Station Joint Reserve Base (NAS JRB), Fort Worth as a neighboring stakeholder, in the case of:

Torrington Silver Creek
 Record locator index # 21215
 Region 3/Urban
 NWQ Silver Creek and Bomber Road
 White Settlement, TX, 76108
 Tarrant County

NAS JRB Fort Worth strongly opposes the proposed filed low-income housing tax credit project at Torrington Silver Creek, White Settlement, Texas, due to concerns for public health, safety and welfare and to the negative impact to current and future military flight operations at Lockheed Martin Aeronautics - Air Force Plant #4 and at NAS JRB Fort Worth for the following reasons:

- Incompatible: Military aircraft, greater than 65 decibel average noise hazard zone.
- Incompatible: Residential encroachment to a strategic U.S. military installation.
- Safety: Military munitions/ordnance hazard at neighboring military installation.
- Safety: Military jet aircraft fuel storage facility within proximity.
- Safety: Military jet aircraft overflight hazard from military flight operations.

Department of Defense (DoD) guidance is clear that residential development within military hazard zones is strongly discouraged and cities should only consider such projects when other viable alternative development options cannot satisfy community needs.

DoD cites specific recommendations within its Air Installation Compatible Use Zone guidance for types of compatible development and land use in order to mitigate risk to public safety.

High-density multi-family residential is NOT a recommended compatible use at the NWQ Silver Creek and Bomber Road, White Settlement, location.

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June 15, 2021

This location is at the western edge of the installation's boundary and adjacent to Air Force industrial plant #4, that serves as final assembly for the Services' F-35 Joint Strike Fighter Aircraft. The proposed project location is directly under the flight path of both NAS JRB Fort Worth based aircraft and also Lockheed-Martin Aeronautics production aircraft test flights.

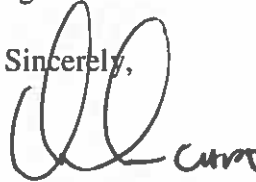
Long-term hazardous noise exposure and other safety concerns to potential residents is a foreseeable and avoidable risk. Maximum peak noise levels from the F-35 aircraft can exceed 100 decibels.

NAS JRB Fort Worth enjoys a close, personal relationship with the City of White Settlement, and the installation is committed to finding a suitable alternative location that removes safety concerns and exposure to the public from health hazards.

With consideration of the public's safety first and foremost; and the impact to current and future military missions at NAS JRB Fort Worth, the installation stands opposed to a multi-family high-density development within close proximity of our military air station.

Attachments 1 and 2, overlays apply to Torrington Silver Creek at White Settlement, TX.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. M. McLean', with a stylized flourish at the end.

J. M. MCLEAN
Captain, U.S. Navy
Commanding Officer

CUI

Red circle depicts approximate location of proposed Torrington Silver Creek record locator index # 21215, White Settlement, TX. Lockheed Martin Aeronautics – Air Force plant #4, F-35 aircraft final assembly industrial in the foreground - Naval Air Station Fort Worth runway and military base in the background. 25,000 annual flight operations at the military base.





Naval Air Station Joint Reserve Base (NAS JRB) Fort Worth, Texas, in the foreground. Military air station. Proposed location is within the 65 or greater average noise level and considered by Department of Defense as incompatible for residential development.

Enclosure 2 of 2



Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC)

June 17, 2021

Voting Entities

City of Benbrook

City of Fort Worth

City of Lake Worth

City of River Oaks

City of Sansom Park

City of Westworth Village

City of White Settlement

Tarrant County

Non-Voting Entities

Benbrook Area
Chamber of Commerce

DOD Office of Local
Defense Community
Cooperation

Fort Worth Chamber
of Commerce

Fort Worth Independent
School District

Lockheed Martin

Naval Air Station Joint
Reserve Base, Fort Worth

North Central Texas
Council of Governments

Tarrant Regional Water
District

Texas Department of
Transportation

Trinity Metro

White Settlement Area
Chamber of Commerce

Texas Department of Housing and Community Affairs
Attn: HTC Public Comment
P.O. Box 13941
Austin, Texas 78711-3941

The Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) is writing to oppose the low-income tax credit application for the proposed Torrington Silver Creek development (#21215, Region 3/Urban) in White Settlement, Tarrant County. The project is a 96-unit, multifamily housing community on 8.72 acres immediately across the street from the Lockheed Martin Aeronautics Air Force Plant #4 adjoining NAS JRB Fort Worth. The area is currently undeveloped and bordered by Bomber Road, Bennett Street, McCully Street, and Bourland Street. The area falls within the 70 dB Noise Contour of NAS JRB Fort Worth, as determined by the US Department of Defense (DoD) through its effort to promote development compatible with military flight operations.

The proposed project does not comply with the DoD's Air Installations Compatible Use Zone (AICUZ) Planning Document or the Joint Land Use Study (JLUS) recommendations for compatible land uses due to its being within the 70 dB Noise Contour of NAS JRB Fort Worth. The AICUZ Planning Document strongly discourages all residential uses within the 70 dB Noise Contour. It further states that viable alternative development options should be determined, and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited at the site. The RCC supports the efforts of the City of White Settlement and NAS JRB Fort Worth to find an alternative location for this development.

The recommended land uses are listed in the 2017 Joint Land Use Study Report and in the 2004 Air Installation Compatible Use Zone Study, both of which are available online at www.nctcog.org/rcc.

On behalf of the RCC, thank you for considering these comments in your review of the application for the Torrington Silver Creek multifamily housing community. The RCC is committed to promoting compatible development to preserve the military training mission at NAS JRB Fort Worth. If you have any questions or concerns, please feel free to contact me at (817) 710-2520 or Amanda Wilson at (817) 695-9284.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

KR:kw

cc: Amanda Wilson, Program Manager, North Central Texas Council of Governments
Jeff James, City Manager, City of White Settlement

Matthew Griego

From: Beth Haag <mcfarlandbeth@hotmail.com>
Sent: Thursday, June 17, 2021 9:24 AM
To: HTC Public Comment
Cc: Alena Morgan
Subject: APP. #21128; Fisher Street Apartments, 909 Fisher St. Houston, 77018; REGION 6 Urban_Applicant's Self Score

Texas Department of Housing and Community Affairs
Attn: HTC Public Comment
P.O. Box 13941
Austin, Texas 78711-3941

APP. #21128; Fisher Street Apartments, 909 Fisher St. Houston, 77018; REGION 6 – Urban
Dear Members:

May I make one comment in addition to those I made in an email I sent you Monday regarding my opposition to the above-referenced project?

Compared to the self-scores claimed by applicants for urban projects targeted toward the general population, the 137 points SBP has claimed in its application,

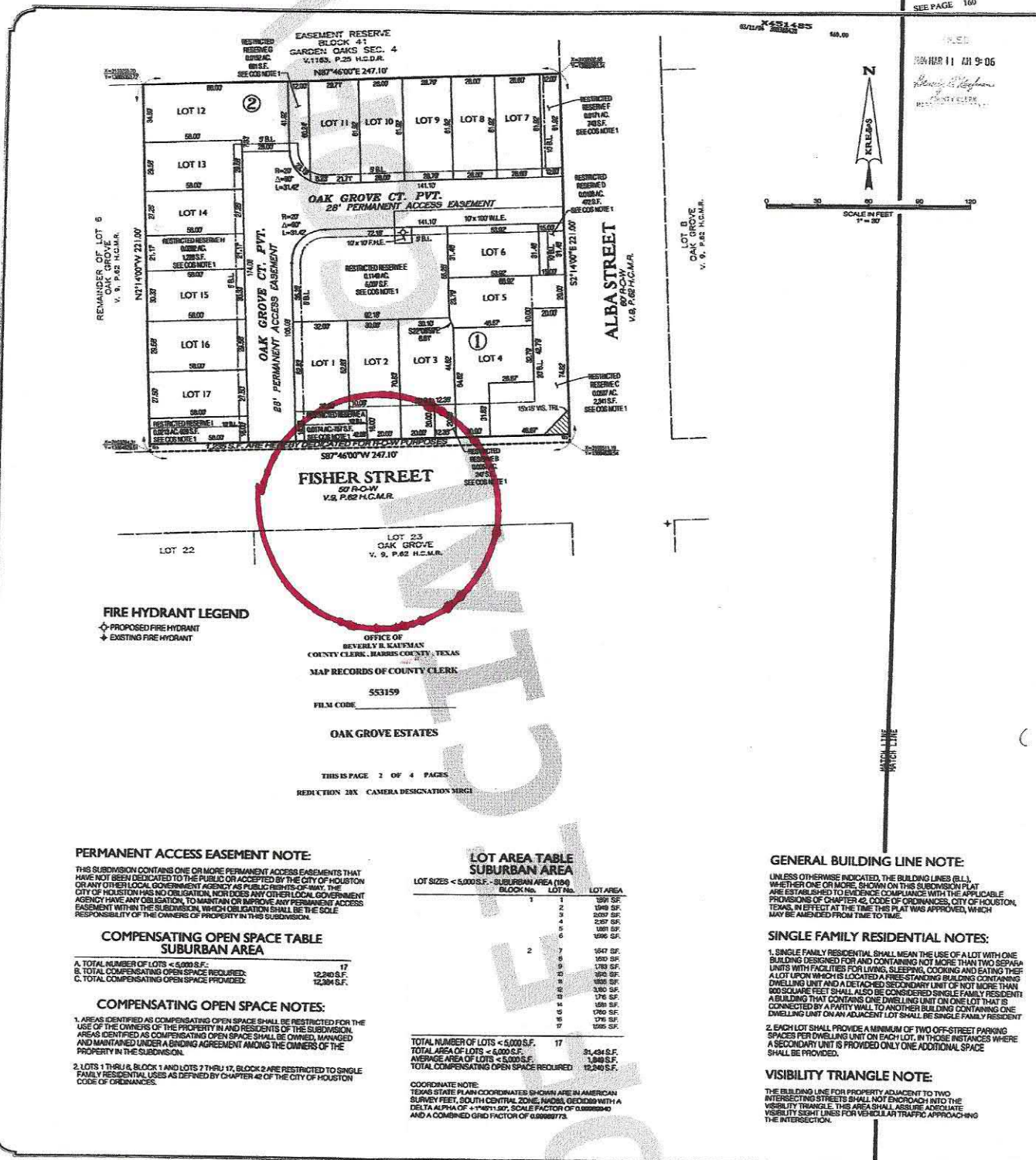
- is tied, with one other, for the top self-score in Region 6 among the eight projects still under consideration; and 6 points more than the average claimed by the remaining six; and
- is only 2 points less than the highest state-wide score, with only eight applicants among 61 still under consideration claiming more.

Given the site, location and design concerns relating to the Fisher Street Apartments and SBP's lack of experience developing in-fill or comparable projects, I'm wondering if the very high score it has awarded itself is fully warranted.

Thank you and forgive me for mentioning something you probably routinely consider.

Sincerely,

Elizabeth McFarland Haag
922 Fisher Street
mcfarlandbeth@hotmail.com
(713) 252-7355



FIRE HYDRANT LEGEND
 ◊ PROPOSED FIRE HYDRANT
 + EXISTING FIRE HYDRANT

OFFICE OF
 BEVERLY B. KAUFMAN
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 553159
 FILM CODE

OAK GROVE ESTATES

THIS IS PAGE 2 OF 4 PAGES
 REDUCTION 20% CAMERA DESIGNATION 5834

PERMANENT ACCESS EASEMENT NOTE:
 THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC HIGHWAYS OR RWAYS. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

**COMPENSATING OPEN SPACE TABLE
 SUBURBAN AREA**

A. TOTAL NUMBER OF LOTS < 5,000 S.F.:	17
B. TOTAL COMPENSATING OPEN SPACE REQUIRED:	12,240 S.F.
C. TOTAL COMPENSATING OPEN SPACE PROVIDED:	12,284 S.F.

COMPENSATING OPEN SPACE NOTES:
 1. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF THE OWNERS OF THE PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A WRITING AGREEMENT AMONG THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.
 2. LOTS 1 THRU 4, BLOCK 1 AND LOTS 7 THRU 17, BLOCK 2 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES AS DEFINED BY CHAPTER 42 OF THE CITY OF HOUSTON CODE OF ORDINANCES.

**LOT AREA TABLE
 SUBURBAN AREA**

LOT SIZES < 5,000 S.F. - SUBURBAN AREA (104)	BLOCK No.	LOT No.	LOT AREA
	1	1	1,397 S.F.
	2	2	1,949 S.F.
	3	3	2,207 S.F.
	4	4	1,681 S.F.
	5	5	1,036 S.F.
	2	7	1,647 S.F.
	8	8	1,910 S.F.
	9	9	1,789 S.F.
	10	10	1,950 S.F.
	11	11	2,160 S.F.
	12	12	1,716 S.F.
	13	13	1,780 S.F.
	14	14	1,716 S.F.
	15	15	1,780 S.F.
	16	16	1,716 S.F.
	17	17	2,255 S.F.

TOTAL NUMBER OF LOTS < 5,000 S.F. 17
 TOTAL AREA OF LOTS < 5,000 S.F. 31,424 S.F.
 AVERAGE AREA OF LOTS < 5,000 S.F. 1,848 S.F.
 TOTAL COMPENSATING OPEN SPACE REQUIRED: 12,240 S.F.

COORDINATE NOTE:
 TEXAS STATE PLAIN COORDINATED SHOWN ARE IN AMERICAN SURVEY FEET, SOUTH CENTRAL ZONE, NAD83, DERIVED WITH A DELTA ALPHA OF +14811.00, SCALE FACTOR OF 0.99999973, AND A COMBINED GRID FACTOR OF 0.99999973.

GENERAL BUILDING LINE NOTE:
 UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

SINGLE FAMILY RESIDENTIAL NOTES:
 1. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THAT A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING A DWELLING UNIT AND A DETACHED SECONDARY UNIT OF NOT MORE THAN 800 SQUARE FEET SHALL ALSO BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 2. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES FOR DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

VISIBILITY TRIANGLE NOTE:
 THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENDOURCH INTO THE VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.

**OAK GROVE ESTATES SURVEY
 (DIRECTLY ACROSS STREET FROM 909 FISHER)**

909 Fisher Street Site Feasibility Report



Prepared by:

 **GRADIENT**
Firm License: 15291

2107 City West Boulevard
Suite 450
Houston, Texas 77042

Gradient Project # 90012-0010

February 2021

d. Natural Gas – CenterPoint Energy

We have reached out to CenterPoint and they are currently conducting a preliminary investigation of gas mains in the area. We will update as soon as we receive the documentation. There is a 2-inch gas line running east to west along the south side of Fisher Street based on the survey.

e. Telecommunications – AT&T

We have reached out to AT&T and they are currently conducting a preliminary investigation of telecommunications in the area. We will update as soon as we receive the documentation. There are yellow markers indicating underground telecommunications running east to west along the south side of Fisher Street based on visual observation from Google Earth.

f. Electricity – CenterPoint Energy

We have reached out to CenterPoint and they are currently conducting a preliminary investigation of electrical services in the area. We will update as soon as we receive the documentation. There are arial electrical lines running east to west along the south side of Fisher Street based on the survey.

II. Site Restrictions**a. Right-of-Way (R.O.W.)**

The following information was obtained from the land title survey provided by Windrose and the 2020 City of Houston Major Thoroughfare and Freeway Plan.

- Fisher Street is designated as a local street. The ROW varies and the minimum R.O.W. is 60'. Based on Google Earth Images, Fisher Street is approximately 25' wide. The minimum width for a standard COH street is 24'.

b. Easements and Building Setbacks

Based on the land title survey provided by Windrose the property is encumbered by the following easements and restrictions.

- There is a 5' sanitary easement located along the south side of the property line.
- There is a 10' building setback on the north property line.

See Exhibit C for Land Title Survey

c. Environmental Assessment

A Phase I Environmental Site Assessment was NOT conducted for this site.



WIGINGTON RUMLEY DUNN & BLAIR L.L.P.
ATTORNEYS AT LAW

Jeffrey G. Wigington
Board Certified, Personal Injury Trial Law
Texas Board of Legal Specialization
Licensed in Texas and Oklahoma

E-mail: jwigington@wigrum.com
Corpus Christi Office
www.wigrum.com

June 18, 2021

Via Email to:

HTCPC@tdhca.state.tx.us

marni.holloway@tdhca.state.tx.us

Via Facsimile to: (512) 475-0764 and (512) 475-3340

Multifamily Finance Production

P.O. Box 13941

Austin, TX 78711-3941

To Whom It May Concern:

I fully support the 9% Housing Tax Credit program for low-income housing but I oppose the location for #21186 - Palms at Blucher Park.

Blucher Park in downtown Corpus Christi is world-renowned for its diversity of bird species and is extremely important habitat for migrating birds. The site-related problem with the proposed Palms at Blucher Park development is that it includes a 4-story multi-family building and parking lot immediately adjacent to Blucher Park (looking down on the park), in stark contrast to what currently exists on the proposed site: a grassy field and one small, old building that is used as a church. In addition, my law firm is located across the street from Blucher Park in one of the historic Blucher Houses.

It is likely that Blucher Park would suffer very negative impacts from a concentrated development at its "back door." A new 4-story multi-family building would introduce a host of threats to birds that do not currently exist, including collisions with the building and windows, nighttime lighting, and increased numbers of nuisance wildlife and feral pets attracted to the dumpsters.

Nighttime lighting is necessary for people's safety but would negatively affect habitat quality in the park by reducing the park's nighttime sheltering capacity. Additionally, increased volume and velocity of storm water runoff from the building and paved, impermeable parking lot would further increase existing erosion problems along the banks of the creek. There really is no way to protect the park's value to birds, and the community, if this development is built.

In addition, if the project is built and the park is not protected it will directly conflict with our city's claim to fame as "the birdiest city in America," where birders come from around the country and the world specifically to visit Blucher Park, and an annual

CORPUS CHRISTI OFFICE:
123 North Carrizo St.
Corpus Christi, Texas 78401
Tel 361. 885. 7500 Fax 361. 885. 0487

SAN ANTONIO OFFICE:
601 Howard Street
San Antonio, Texas 78212
Tel 210. 487. 7500 Fax 210. 487. 7501

June 18, 2021

Page 2

four-day birding festival draws people from around the country to our area. This park is a rare “nature” park and a unique greenspace.

We believe there are other sites that are more suited to multi-family dwelling development projects. Indeed, there is even one other site in Corpus Christi competing for this same tax credit program, so there is potential to direct this type of development to alternative locations.

Please reconsider the decision to locate housing so close to a hidden gem that would surely lose its luster from the effects of more human habitation. Thank you for your attention.

Very truly yours,

/s/ Jeffrey G. Wigington
Jeffrey G. Wigington

/ka

cc: Honorable Paulette Guajardo paulette.guajardo@cctexas.com
Mr. Michael T. Hunter Michael.hunter@cctexas.com
Mr. John Martinez john.martinez@cctexas.com
Mr. Mike Pusley mike.pusley@cctexas.com
Mr. Billy A. Lerma billy.lerma@cctexas.com
Mr. Ben Molina ben.molina@cctexas.com
Mr. Roland Barrera roland.barrera@cctexas.com
Mr. Greg Smith greg.smith@cctexas.com
Mr. Gil Hernandez gil.hernandez@cctexas.com

Over 40 similar emails
sent in opposition for
21186

Matthew Griego

From: Clay Reuter <reuterclay@gmail.com>
Sent: Tuesday, June 15, 2021 1:54 PM
To: HTC Public Comment; Marni Holloway
Subject: Community Concern

I fully support the 9% Housing Tax Credit program for low-income housing but cannot support the location for #21186 - Palms at Blucher Park.

Blucher Park in downtown Corpus Christi is world-renowned for its diversity of bird species and is extremely important habitat for migrating birds. The site-related problem with the proposed Palms at Blucher Park development is that it includes a 4-story multi-family building and parking lot immediately adjacent to Blucher Park (looking down on the park), in stark contrast to what currently exists on the proposed site: a grassy field and one small, old building that is used as a church.

It is a likely guarantee that Blucher Park would suffer very negative impacts from a concentrated development at its "back door." A new 4-story multi-family building would introduce a host of threats to birds that do not currently exist, including collisions with the building and windows, nighttime lighting, and increased numbers of nuisance wildlife and feral pets attracted to the dumpsters.

Nighttime lighting is necessary for people's safety but would negatively affect habitat quality in the park by reducing the park's nighttime sheltering capacity. Additionally, increased volume and velocity of storm water runoff from the building and paved, impermeable parking lot would further increase existing erosion problems along the banks of the creek. There really is no way to protect the park's value to birds if this development is built.

In addition, if the project is built and the park is not protected it will directly conflict with our city's claim to fame as "the birdiest city in America," where birders come from around the country and the world specifically to visit Blucher Park, and an annual four-day birding festival draws people from around the country to our area. Coordination between the City Council, the project applicant, and groups interested in bird conservation was totally lacking prior to the planning and design of this project.

We believe there are other sites that are more suited to multi-family dwelling development projects. Indeed, there is even one other site in Corpus Christi competing for this same tax credit program, so there is potential to direct this type of development to alternative locations.

Please reconsider the decision to locate housing so close to a hidden gem that would surely lose its luster from the effects of human habitation. Thank you for your attention.

Clay Reuter



Coastal Bend Audubon Society

Chapter W-13
P.O. Box 3604
Corpus Christi, TX 78463

Coastalbendaudubon@gmail.com

Board of Directors
Texas Department of Housing & Community Affairs
PO Box 13941
Austin, Texas 78711

Dear Chairman and Members of the Board:

This letter is sent to raise your awareness of serious site location issues that have been identified by the Coastal Bend Audubon Society for one of the two 9% Low Income Housing Credit Program applications in Region 10. Our concerns are specifically regarding the project named The Palms at Blucher Park at 209, 217, 223, and 227 S. Tanchua St., Corpus Christi, 78404 (Nueces County); Application # 21186. We are asking that you not select this particular project for funding.

Our organization fully recognizes the need for affordable housing in our area, and we are supportive of the State's grant funding, like the type provided by this tax credit program, to enhance development of such projects. It is the location of this proposed development that poses such a huge problem. Blucher Park is a small oasis of wooded habitat near Corpus Christi Bay in the city's uptown/downtown area. Because it is in an older part of the city, the trees in the park are relatively older and larger than in other areas, and their growth is enhanced by a small creek that runs through the lowest elevation in the park. The presence of this creek, as well as the large trees and variety of native vegetation, attracts an outsize number and diversity of bird life for such a small site. The proximity to Corpus Christi Bay means that migrating birds drop into Blucher Park for shelter and food following an exhausting flight over and around the Gulf of Mexico. The amazing abundance and diversity of bird species, especially in spring, is the reason why this little park is on local, state, national, and international birding site lists, and is listed as site CTC071 on the Great Texas Birding Trail. There have been 287 species of birds observed at Blucher Park and 3,911 checklists completed by various birders. ⁽¹⁾

Blucher Park was donated to the City of Corpus Christi by the Blucher Family for the conservation of native trees and plants, and as a bird sanctuary. There are specific deed restrictions that would require the property to be returned to Blucher Family ownership if the park were not maintained for its original purpose. "The property shall be used to provide a wooded park of natural beauty for the conservation

of native shrubs, trees, and plants; to provide a bird sanctuary where birds may find refuge and thrive; and to provide a place where city dwellers may commune with nature in an atmosphere of quiet and relaxation.”⁽²⁾ While we realize that the property slated for the development is privately owned, allowing an adjacent 4-story development is not in keeping with the intent or protection of the park. In the words of Peter Zanoni, Corpus Christi City Manager, “The park is really a hidden gem for the city... When you walk into those areas, it’s a natural wooded area that is unique. It’s different than the ... ocean amenities we have in Corpus Christi.”⁽³⁾

Audubon Outdoor Club members have worked to plant and maintain native vegetation and mulched trails in this park for over 30 years, working in concert with the City of Corpus Christi’s Parks Department. The City of Corpus Christi’s Convention and Visitor’s Bureau includes Blucher Park in pamphlets touting the tourist destinations and the city is not shy about promoting Corpus Christi as a birding hotspot, calling itself the “birdiest” city in the nation. During 2020, the City of Corpus Christi even submitted an application to Texas Parks & Wildlife Department and Audubon Texas for a designation as a “Bird Friendly City”. Dependence on bird species diversity and numbers means having to protect habitat because when there is nowhere for birds to stop over, or to nest and reside, then there are no birds. In order to use the presence of birds as a nature attraction and a signature class of wildlife, then habitat needs to be protected, especially a site as important as Blucher Park.

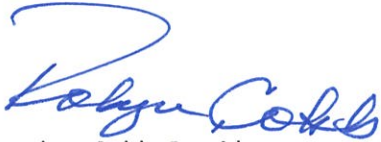
The site-related problem with the proposed Palms at Blucher Park development is that it includes a 4-story multi-family building and parking lot immediately adjacent to Blucher Park (looking down on the park). This is in contrast to what currently exists on the proposed site; a grassy field and one small, old building that is used as a church. It is pretty much guaranteed that Blucher Park would suffer very negative impacts from a concentrated development at its “backdoor”. A new 4-story multi-family building would introduce a host of threats to birds that do not presently exist. Among the factors contributing to the annual losses of hundreds of millions of birds in the U.S. are collisions with buildings and with windows^(4,5), outside cats⁽⁶⁾ (as opposed to cats kept indoors), nighttime lighting that degrades the quality of habitat⁽⁷⁾, and increased numbers of nuisance wildlife and feral pets. The Palms at Blucher Park poses a number of these threats to the park. The 4-story building would be a tall structure in and of itself, not to mention its windows. Nighttime lighting would be necessitated for people’s safety but would deleteriously affect habitat quality in the park by reducing the park’s nighttime sheltering capacity and could further disrupt evening hours rest needed by bird life by enhancing people and animals’ use of the park after dark. People and pet pressures, as well as increasing numbers of feral cats, rats, and other “subsidized wildlife” like raccoons and opossums, drawn to the dumpsters, would pose significant dangers to birds. Additionally, increased volume and velocity of stormwater runoff from the building and paved, impermeable parking lot would further increase existing erosion problems along the banks of the creek. There really is no way to protect the park’s value to birds if this development is built. Coordination between the City Council, the project applicant, and groups interested in bird conservation was totally lacking prior to the planning and design of this project. Had we known more than three days before the city council voted on a resolution to support it, we would have gladly educated them on bird biology and the negative impacts that this building will have on the birdlife in the park.

We believe there are other sites that are more well suited to multi-family dwelling development projects. Indeed, there is even one other site in Corpus Christi competing for this same tax credit program, so there is potential to direct this type of development to alternative locations.

Thank you for your consideration of this request.

Sincerely,

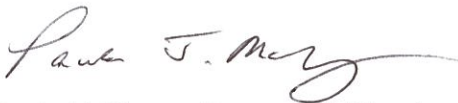
Coastal Bend Audubon Society's Board of Directors:



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Clare Lee, Vice-President



Paula McKinney, Treasurer & Membership Chair



Linda Fuiman, Education Chair



David Newstead, Conservation Chair

Gene Blacklock, Field Trip Chair



References:

⁽¹⁾E-bird accessed May 31, 2021,

https://ebird.org/hotspot/L374130?yr=all&m=&rank=hc&hs_sortBy=count&hs_o=desc

⁽²⁾Blucher Park Story (1983) by Bill Walraven. <https://txmn.org/st/blucher-park-story-by-bill-walraven/>

⁽³⁾<https://www.thegardnernews.com/story/news/local/2019/10/09/after-ordinance-heres-whats-next-corporis-christis-blucher-park/3821303002/>

⁽⁴⁾<https://abcbirds.org/blog/truth-about-birds-and-glass-collisions/>

⁽⁵⁾<https://bioone.org/journals/the-condor/volume-116/issue-1/CONDOR-13-090.1/Birdbuilding-collisions-in-the-United-States--Estimates-of-annual/10.1650/CONDOR-13-090.1.full>

⁽⁶⁾Dauphiné N. and R.J. Cooper. 2009. Impacts of free-ranging domestic cats (*Felis catus*) on birds in the United States: a review of recent research with conservation and management recommendations. *Proceedings of the Fourth International Partners in Flight Conference: Tundra to Tropics* 205–219
Partners in Flight: US. <https://abcbirds.org/wp-content/uploads/2015/07/Dauphine-and-Cooper-2009-Impacts-of-free-ranging-cats-on-birds-in-US.pdf>

⁽⁷⁾<https://www.audubon.org/lights-out-program>

Matthew Griego

From: Winnie Shrum <winnieshrum@gmail.com>
Sent: Wednesday, June 9, 2021 10:33 PM
To: HTC Public Comment
Subject: Concern over Blucher Park
Signed By: winnieshrum@gmail.com

Follow Up Flag: Follow up
Flag Status: Completed

I am a member of Outdoor Audubon in Corpus Christi Tx. Our Audubon volunteer group has supported and maintained Blucher Park for many years, collecting trash and planting native trees and plants to preserve this special birding location. We understand the impact of the proposed building of this 4 story family apartment building with have on this unique habitat and the birds that find shelter there all year and especially in migration through downtown Corpus Christi.

We fully support the 9% Housing Tax Credit program for low-income housing but cannot support the location for #21186 Palms at Blucher Park. Blucher Park is a renowned for it's diversity of bird species and is extremely important habitat for migrating birds. The site-related problem with the proposed Palms at Blucher Park development is that it includes a 4-story multi-family building and parking lot immediately adjacent to Blucher Park (looking down on the park). This is in contrast to what currently exists on the proposed site; a grassy field and one small, old building that is used as a church. It is pretty much guaranteed that Blucher Park would suffer very negative impacts from a concentrated development at its "backdoor". A new 4-story multi-family building would introduce a host of threats to birds that do not presently exist including collisions with the building and windows, nighttime lighting, and increased numbers of nuisance wildlife and feral pets attracted to the dumpsters. Nighttime lighting would be necessitated for people's safety but would negatively affect habitat quality in the park by reducing the park's nighttime sheltering capacity. Additionally, increased volume and velocity of stormwater runoff from the building and paved, impermeable parking lot would further increase existing erosion problems along the banks of the creek. There really is no way to protect the park's value to birds if this development is built. In addition, if the project is built and the park is not protected it will directly conflict with the city's slogan - "the Birdiest City in America". Coordination between the City Council, the project applicant, and groups interested in bird conservation was totally lacking prior to the planning and design of this project. We believe there are other sites that are more well suited to multi-family dwelling development projects. Indeed, there is even one other site in Corpus Christi competing for this same tax credit program, so there is potential to direct this type of development to alternative locations.

Please consider other locations for this development. Yours Sincerely Winifred Shrum.

21221

Matthew Griego

From: Alena Morgan
Sent: Thursday, March 25, 2021 1:18 PM
To: Lori Goats; HTC Public Comment
Subject: RE: Development #21221

Received, thank you for your comment.

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

TDHCA COVID-19 ASSISTANCE: <https://www.tdhca.state.tx.us/covid19-response.htm>.

RENT OR UTILITY BILL ASSISTANCE: [TexasRentRelief.com](https://www.texasrentrelief.com) \ 1-833-989-7368.

About TDHCA

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Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Lori Goats <Lorigoats@gmail.com>
Sent: Thursday, March 25, 2021 11:55 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: Development #21221

I understand this development is being considered in the Lumberton, TX area. It's called Providence on Park. I want to bring up my concerns about a development in this location. I live on Park Rd and our entire neighborhood flooded during Hurricane Harvey. The flow of water went right through where this development is being considered. If the water was not able to flow in that direction, it will back up even more into the neighborhood. That's not my only concern though.

The other concern is traffic issues. There's a Little League field and a soccer park (plus community park) on this street and the traffic is terrible during ball season. There's no way to install a turn lane off the main street (Hwy 69) due to a large drainage ditch. The entrance to the street can't be widened unless a bridge was built over this drainage ditch. If a new bridge was built, there's the issue of an old railroad track that has to be crossed as well. I'm not sure who owns the track.

The ball fields are not the only traffic issue. Park Rd has become a road that all the residences along Keith Rd cuts through in order to get into Lumberton city. The traffic is getting worse and worse. Adding to that would be detrimental to those of us who actually live on a street that was once very quiet and we would walk in the evenings and kids would ride bikes. We can't do that any longer. I can't imagine adding to that.

Please take these concerns to the meeting.

Sincerely,
Lori



Lori Goats, REALTOR®

(409) 718-0151
www.SellingSETX.com



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[Consumer Protection Notice](#)

Matthew Griego

From: Alena Morgan
Sent: Monday, March 29, 2021 10:21 AM
To: Traci Lemons; HTC Public Comment
Subject: RE: Development Number: 21221

Received, thank you for your comments.

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
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From: Traci Lemons <cmtlemons@yahoo.com>
Sent: Monday, March 29, 2021 10:20 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: Development Number: 21221

Good morning!

We are writing to express our concern over drainage, flooding, and heavy traffic on Park Road. All of these are a very real and very big issues for every resident in this area. The drainage has been a consistent problem for a long time. As more and more homes have been built, the problem has gotten worse. Our backyard stays flooded! There is no where for the water to run. Drainage on this road is not good and it is getting worse as the building in this area continues.

Another issue, along with flooding and drainage, is the heavy traffic on Park Road and Talpa Trail. This road has become a main source of passage for the entire area. Every day, we watch as car after car uses our street as a raceway to get to their destination. The rate of speed many of these cars drive is unreal. There are people running, walking their dogs, riding their bikes, etc. on Park Rd and Talpa Trail, yet people drive on this road like it's the highway. This is an issue on Keith Road as well!

This is an extremely desirable area to live in. People anxious to get out of Beaumont, but still be close, choose this area. That is what brought us here. Our concern, is that this area will become less desirable because of the flooding and traffic and people will decide to move elsewhere (not in Hardin County). The goal should be to

keep this area as desirable and appealing as possible to encourage Lumberton to continue to grow as it has over the past few years.

Thank you for your time,

Traci and Craig Lemons
7149 Park Rd
Lumberton ,TX

Matthew Griego

From: Alena Morgan
Sent: Monday, March 29, 2021 1:51 PM
To: Tong Huynh; HTC Public Comment
Subject: RE: Development No. 21221 Providence on Park

Comment received, thank you.

Regards,

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

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From: Tong Huynh <Huynhtt73@outlook.com>
Sent: Thursday, March 25, 2021 1:28 PM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: Development No. 21221 Providence on Park

Ms. Morgan,

My name is Tong Huynh and my family and I live on the South side of Park Road North right before the Boggy Creek bridge (South side). I have lived here for 3 years. During that time, my house flooded once and there have been multiple times where it came close to flooding it. Also, when Boggy Creek overflows its bank during a heavy rain event, the bridge floods causing the County to close that section of Park Road down. If the flooding gets worse, then the bridge on Keith Road floods causing the County to close that road too leaving stranded. These two areas are my exit points for the neighborhood during time of emergencies. The County has made many improvements to the drainage in the area within the past year, reducing the flooding potential.

It has been brought to my attention that there is a proposal to construct affordable rental housing on the Southwest Quadrant of Park Road North and Highway 69 named Providence on Park (Development No. 21221). Currently, the proposed area is undeveloped allowing the soil and vegetation to absorb and reduce

the velocity of the rain water which will help with the drainage in the area. Every little bit helps. Constructing an eighty unit complex means more concrete and less soil to soak up the rain water resulting in a large impervious area increasing the velocity of the rain flows causing more soil erosion that will block the natural drainage in the area. This will result in an increase of flooding in the area and my house. All of the work the County has done will no longer be sufficient to prevent the flooding.

Additionally, traffic on Park Road will increase due to the rental housing complex along with the normal traffic. Traffic is already bad now without the rental housing complex, I can't imagine what it would be like with it. There will be an increase of 80 vehicles in the area assuming one vehicle per unit. That's undo stress you will be added to the resident of the area.

Therefore, I respectfully DO NOT support the 9% Housing Tax Credit or the approval of the construction of the affordable rental housing complex. Thank you in advance for your support in denying this request.

Kind Regards,

Tong Huynh

Matthew Griego

From: Alena Morgan
Sent: Wednesday, June 2, 2021 4:24 PM
To: HTC Public Comment
Subject: FW: Providence in Park #21221

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
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Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Melissa Tweedel <tweedel93@gmail.com>
Sent: Thursday, March 25, 2021 9:25 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: : Providence in Park #21221

Good morning.

We were informed by someone that you will be voting on this today. Please do not let this happen. Although the City of Lumberton passed this through. There is only a small portion that is in the city. The county did not pass this due to this property being in the flood plain. This development in the flood plain will be detrimental to all of us living near it. Our county leaders in Hardin County listened to us and agreed. If you have any questions please watch the commissioner court meeting when this was brought up. The developer tried to bully our commissioners to passing this and they stood their ground. Now he is coming to you to pass it anyway. Please do not further flood us for the sake of a business. There is other land land that is not in an already shaky situation with flooding. Please...do not do this to us. Do not approve this.

Thank you

Matthew Griego

From: Alena Morgan
Sent: Wednesday, June 2, 2021 4:24 PM
To: HTC Public Comment
Subject: FW: Providence in Park #21221

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
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From: Melissa Tweedel <tweedel93@gmail.com>
Sent: Thursday, March 25, 2021 9:25 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
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Thank you

Matthew Griego

From: Alena Morgan
Sent: Wednesday, June 2, 2021 4:25 PM
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Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
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Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Scott <scotty.mcse@gmail.com>
Sent: Thursday, March 25, 2021 11:33 AM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: Development Number: 21221

It has recently come to my attention that there is proposed construction that would take place on Park Road. This new construction is, in my opinion, a very bad idea. We have struggled with flooding over the past 14 years we have lived here. This has happened many times, and has progressively been much worse in recent years. This also includes having our home flooded in 2017 due to the very poor drainage in this area. We attribute this to the additional homes that have been built on Park Road, as well as a bit further down on Talpa Trail. The bridge that goes over Boggy Creek has been under water by as much as a few feet several times, even before any homes were built on Talpa. The pictures I have included below are from before when most of the new homes were built. It's worse now. When this flooding occurs, we are forced to drive down to Keith Road just to go into town. Many times, this flooding backs up over the road to where Keith Road is also under water and everyone that lives in the area is basically land-locked and cannot go anywhere without a boat. Any new construction in this area puts us in more fear of our home flooding again. The current consensus is that everything that could be done to help with drainage has already been done. There is nothing else that they can do to alleviate the issue. I've personally spoken with county officials about this. The bridge over Boggy Creek has also had to be "rebuilt" for a lack of better terms, at least 2 or 3 times due to it washing out under it. This is directly related to the flooding that occurs due to poor drainage.

There is another problem as well. Traffic between Park Road and Hwy 69 has been getting progressively worse. This is directly related to all of the additional families that now live down Park Road and Talpa Trail. Traffic down Park Road is to the point that, during certain times of the year, We have even had difficulty

backing out of our own driveway due to the traffic. We've even been blocked in at times because of the lack of parking in Veteran's Memorial Park. Heavier traffic compounds the issue. It is also getting more and more difficult for simple tasks like taking your children to school in the morning. Since Hwy 69 now has 4 lanes, it's getting much harder to turn out onto the highway safely.

Please reconsider any new construction on Park Road. It affects more than just drainage and traffic, it affects families.

Scott St.Cyr
10007 Park Road North
Lumberton, TX 77657
409-241-6189





Matthew Griego

From: Alena Morgan
Sent: Monday, March 29, 2021 1:50 PM
To: Danny McMonigle; HTC Public Comment
Subject: RE: oppsoing Housing Tax Credits for planned development

Comment received, thank you.

Alena R. Morgan, JD
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
221 E. 11th St., Austin, TX 78701
Office: 512.936.7834

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About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC §11.1(b), there are important limitations and caveats.

From: Danny McMonigle <djmcmonigle@gmail.com>
Sent: Thursday, March 25, 2021 9:53 PM
To: Alena Morgan <alena.morgan@tdhca.state.tx.us>
Subject: oppsoing Housing Tax Credits for planned development

Hello,

As a concerned citizen of the East Riverside/Oltorf neighborhood and a neighbor to a planned development, I am reaching out to you to oppose the application submitted Parker Apartments (Development Number 21063) to fund Housing Tax Credits for their planned development.

I have several concerns about the development but primary among them is the existing high-density of multi-family apartment complexes already in our neighborhood (20 within a 4 city block area) an including several which area already tax credit subsidized.

Our community prefers that this property maintain its CIVIC zoning and be put to a CIVIC purpose to serve the greater needs of the at-risk population already residing here - ideally a recreation/community center.

Thanks
Dan McMonigle