



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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RE: 2014 MULTIFAMILY PROGRAMS APPLICATION WORKSHOPS AND CYCLE UPDATES

Dear Stakeholders:

Activities to prepare for the 2014 tax credit cycle are in full swing. The Governor's Office has approved the 2014 Qualified Allocation Plan ("QAP") with one change, revising the term "Central Standard Time" to be "Central Time Zone" in §11.1 of the QAP. Three multifamily application workshops were conducted around the state, reaching approximately 300 persons, including developers, attorneys, consultants, and other interested persons. The 2014 Uniform Application and most other application materials are now posted to the Department's website. A first round of frequently asked questions and answers are also available on the website (note the disclaimer on these materials!). Potential applicants are traveling throughout the state to identify and secure development sites. It is a frenetic time for all involved in affordable multifamily development here in Texas.

At the multifamily application workshops we covered a great deal of information that folks in the development community are taking into account as they identify sites. These workshops are also an incredibly beneficial experience for staff as we learn of your questions and concerns and try to be proactive in addressing them. We, staff, always appreciate the candid observations and "fringe" issues that always seem to arise with the implementation of a new set of rules and requirements. This is ultimately a real estate finance program, and the unique scenarios that developers encounter never cease to amaze us. Yet we at TDHCA do our best to develop and implement an objective set of standards and expectations for the development community and public. We strive for transparency and openness.

The application workshops are one example of this effort. However, through the process of conducting these workshops the development community points out areas in need of clarification on the slides and materials used in conducting these workshops. This year, staff identified the majority of such material issues, with the help of those in attendance, during each of the workshops and in all but a couple instances corrections to the materials was communicated at the same workshop as it was being held.



Attendees at each workshop were told that an updated set of slides with corrections would be made available shortly after the workshops. In order to ensure that the areas corrected are clear to those working on applications, we have added slide numbers and created a summary of the corrections made. That summary is as follows:

Slide #	Topic	Summary of Corrections
13	Credit Ceiling	Numbers updated
23	Set-Asides	Set Aside amounts revised based on posted Region Allocation chart
80	Selection Criteria	Added reference to Full Application to the opening description
87	Sponsor Characteristics	Added the parenthesized statement in the rule to the end of last bullet
99	Opportunity Index-Urban	Added a line at the bottom about the <35% poverty rate for Regions 11&13
104	Opportunity Index-Rural	Adjusted heading to clarify that these are the cumulative pts.
115	LPS	Added the county instrumentality information and removed parenthetical
120	LPS	Added the county references that were left out
121	LPS	Corrected 2 nd bullet related to phrase “county commissioners for that city”
135	CRP Region 3	Put in “area targeted for revitalization” where applicable
137	CRP Region 3	Reference to “Pre-application” corrected to “Full-Application”
138	CRP Region 3	Added “targeted area” where needed
153	Leveraging	Added RAD to list of federal programs
161	Pre-Application	Changed CST to Central Time Zone
163	MF App Submission	Changed CST and added “calendar” days
164	MF App Submission	Added “calendar” days
182	Admin Deficiencies	Changed CST to Central Time Zone
183	Admin Deficiencies	Changed CST to Central Time Zone
190	AM App-Admin	Inserted description under Certification of Principal
206	Occupied Rehabs	Changed date to correct Application Acceptance Period beginning date

Those attendees that anticipate completing a pre-application and/or full application are strongly advised to review the slides and consider them as they develop their materials for submission.

In addition, staff anticipates adding to the list of frequently asked questions (“FAQs”) that is already available on the website. We do our best to make time for all of your questions and in instances in which the questions would benefit the development community and public broadly, we strive to incorporate the answers into this FAQ. We encourage program participants to contact staff when needed. It is our desire to address issues before they develop into bigger problems or result in deficiencies or appeals. We encourage folks to browse through the FAQs periodically to stay informed on any new clarifications.

Some in the development community may notice that staff has incorporated a lengthy disclaimer into the signature block of our email correspondence. This disclaimer was not incorporated to distance ourselves from any responsibility we might have in conveying information incorrectly but rather to

ensure that recipients of our guidance and assistance understand the inherent limitations thereof. My staff and I always provide guidance in good faith and in an effort to resolve problems before they occur. However, final decisions and rule interpretations are made by our Governing Board. The purpose of this disclaimer is to remind applicants that the responsibility for complying with the rules and requirements is ultimately theirs.

As always, should you have any questions please feel free to contact me at cameron.dorsey@tdhca.state.tx.us, Jean Latsha at jean.latsha@tdhca.state.tx.us, or Teresa Morales at teresa.morales@tdhca.state.tx.us.

Sincerely,

Cameron Dorsey

Cameron F. Dorsey
Director of Multifamily Finance